

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

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Augusta Housing Authority Plans  
5 Year Plan for Fiscal Years 2000-2004  
Annual Plan for Fiscal Year 2003

**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:** Augusta Housing Authority

**PHA Number:** GA001

**PHA Fiscal Year Beginning:** 04/2003

**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)  
Augusta-Richmond County, Housing & Neighborhood Dev.

Dept.

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)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2001 - 2004**  
[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:  
The AHA shall assist 100 new families by April 1, 2004
  - Reduce public housing vacancies:  
The AHA will reduce the number of public housing vacancies by 1% through the Resident Services Department.
  - 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:  
The AHA shall allow assisted housing families to complete questionnaires semi-annually and make necessary improvements by April 1, 2004.
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:  
The AHA shall modernize units as outlined in the Capital Fund Program by April 1, 2004.
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices  
Objectives:
  - Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords:  
The AHA shall increase the number of landlords participating in the program by 50 on or before April 1, 2004.
  - 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)

**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:  
See Deconcentration Policy (Attachment A).
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: See Deconcentration Policy (Attachment A).
  - Implement public housing security improvements:
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - Other: (list below)

Provide on-site programs: GED Classes, Childcare, Resident Services Programs, Youth Services and Healthcare, Weed & Seed Program.

**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: AHA will increase the number of employed persons by 10% on or before April 1, 2004.\*
  - 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)
- \* Baseline number was 242.

**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:  
The AHA will coordinate activities with the City's Housing & Neighborhood Development Department to educate the public on fair housing issues.
  - 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 2003**  
[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.

**Per 24 CFR Part 903, Public Housing Agency Plans; Final Rule, HUD removed the requirement to submit an Executive Summary.**

**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:**

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

**Additional Required Attachments:**

- 2002 5-Year Plan Progress Report for Fiscal Years 2000-2004 (Attachment F)
- Narrative on Retained Rental Income for Resident Related Improvements and Services (Attachment G)
- Narrative on Conversion Assessment Report (Attachment H)
- Section 8 Homeownership Capacity Statement (Attachment I)
- Resident Assessment Survey Follow-Up Plan (Attachment J)
- Resident Membership of the PHA Governing Board (Attachment K)
- Membership of the Resident Advisory Board (Attachment L)
- FFY 2000 Annual Statement/P&E Report Capital Fund Program (Attachment M)
- FFY 2001 Annual Statement/P&E Report Capital Fund Program (Attachment N)
- FFY 2002 Annual Statement/P&E Report Capital Fund Program (Attachment O)
- Pet Policy (Attachment Q)

**Optional Attachments:**

- PHA Management Organizational Chart (Attachment P)
- FY 2002 Capital Fund Program 5 Year Action Plan (Attachment C)
- Public Housing Drug Elimination Program (PHDEP)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (Attachment E)
- Other (List below, providing each attachment name)
  - PHA Certifications of Compliance with the PHA Plans and Related Regulations;
  - Board Resolution to Accompany the PHA Plan;
  - Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan;
  - Form HUD-50070, Certificate for a Drug-Free Workplace;
  - Standard Form-LLL, Disclosure of Lobbying Activities; and
  - Form HUD 50071, Certification of Payments to Influence Federal Transactions

**Supporting Documents Available for Review**

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

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	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
X	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 Quality Housing and Work Responsibility Act Initial Guidance; Notice 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 checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment	Annual Plan: Rent

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	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
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	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
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident	Annual Plan: Community Service &

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	services grant) grant program reports	Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Briefing Packet to Owners	
X	Retained Rental Income Calculation	
X	2001 Customer Service and Satisfaction Survey Reponse	
X	2001 Customer Service and Satisfaction Results	
X	2000 and 2001 Memoranda of Understandings	

## **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.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford- ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access- ibility</b>	<b>Size</b>	<b>Loca- tion</b>
Income <= 30% of AMI	75%	5	5	5	3	3	2
Income >30% but <=50% of AMI	67%	5	5	5	3	3	3
Income >50% but <80% of AMI	41%	5	5	5	3	3	4
Elderly	53%	3	5	4	5	1	2
Families with Disabilities	20%	3	3	3	3	3	3

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
White	37%	5	5	5	3	3	3
Black	56%	5	5	5	3	3	3
Hispanic	43%	5	5	5	3	3	4

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: 2000-2004
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset, 2000
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)  
1990 Census of Population and Housing (Georgia)  
1997 Georgia County Guide  
HUD's website

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input checked="" type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	6722		28.8%
Extremely low income <=30% AMI	5698	84.8%	
Very low income (>30% but <=50% AMI)	900	13.4%	
Low income (>50% but <80%			

Housing Needs of Families on the Waiting List			
AMI)	115	1.7%	
Families with children			
Elderly families	1337	19.9%	
Families with Disabilities	1291	19.2%	
White	705	10.5%	
Black	5933	88.3%	
Asian. Pac.	45	.7%	
AmI Alk	7	.1%	
His.	28	.42%	
Characteristic s by Bedroom Size (Public Housing Only)			
1 BR	528	18.3%	
2 BR	1869	65.1%	
3 BR	424	14.8%	
4 BR	46	1.6%	
5 BR	2	.06%	
5+ BR	0	0%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: Section 8 Waiting List is closed. How long has it been closed (# of months)? 24-months Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Welfare-to-Work Program, Family Unification Program and Fair Share Program)			

### 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)  
Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing as directly related to Capital Fund Program.

**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)  
Coordinate activities with the City's Housing & Neighborhood Development Department that are designed to educate the public about Fair Housing.

**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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2001 grants)</b>		
a) Public Housing Operating Fund	5,970,144	
b) Public Housing Capital Fund	4,789,654	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	21,000,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	500,000	
g) Resident Opportunity and Self-Sufficiency Grants/SCPH	331,645	
h) Community Development Block Grant	20,000	Summer Youth Program
i) HOME	0	
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
<b>3. Public Housing Dwelling Rental Income</b>	4,240,680	Operations PH
<b>4. Other income (list below)</b>		
Investment Income	148,250	Operations PH
Entrepreneurial Activities	187,440	Operations PH
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>37,187,813</b>	

### **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) (10-15)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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 records, outstanding balances owed to AHA, and ability of applicant to maintain the responsibilities of tenancy.

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**

1. 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)

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)  
Head of household or spouse employed full-time (at least 30 hours per week) for a continuous period of six (6) months and Elderly or

handicapped or disabled families who are receiving Social Security, Supplemental Security Income benefits or other disability benefits as a result of their inability to work.

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:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)  
Head of household or spouse employed full-time (at least 30 hours per week) for a continuous period of six (6) months and Elderly or handicapped or disabled families who are receiving Social Security, Supplemental Security Income benefits or other disability benefits as a result of their inability to work.

4. Relationship of preferences to income targeting requirements:

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

#### (5) Occupancy

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy

- PHA briefing seminars or written materials
- Other source (list)

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

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

**(6) Deconcentration and Income Mixing**

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

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

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

- Adoption of site-based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:  
Jennings Place, Barton Village, Overlook Apartments and Underwood Homes,
- 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: Jennings Homes, Barton Village, Overlook Apartments and Underwood.

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)  
Outstanding balances owed to AHA, and ability of applicant to maintain the responsibilities of tenancy.

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)  
Briefing packet to explain the program procedures. The current and previous landlord addresses and telephone numbers upon request from potential landlord.

**(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)

**(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:

Extensions are given to the elderly and/or disabled and to residents who are unsure about location in regards to employment opportunities, school districts, and transportation.

**(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)

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

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

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**

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)  
Notices are provided to the local Department of Family and Children Services. Augusta Task Force for the Homeless and member agencies.

**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---

0

- 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)

For non-reimbursed handicap expenses of disabled or elderly families

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

0

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)
- 95<sup>th</sup> 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)  
When there is an increase in household income that comes as a result of a new income/asset source, the natural birth of a child and adoption of a child.

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

**(2) Flat Rents**

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR

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

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
- Ability to find new landlords

**(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	2656	
Section 8 Vouchers	1979	
Section 8 Certificates	N/A	
Section 8 Mod Rehab	192	
Special Purpose Section 8 Certificates/Vouchers (list individually)	W-to-W 651 Fair Share 301 Family Unit 88	
Public Housing Drug Elimination Program (PHDEP)	2656	
Other Federal Programs (list individually)		
		<ul style="list-style-type: none"> <li>• 29% turnover among Public Housing, Section 8 and Mod Rehab.</li> </ul>

**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)  
Admission and Continued Occupancy Policy, Maintenance Plan
- (2) Section 8 Management: (list below)  
Administrative 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)

**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 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:

- 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.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Gilbert Manor
1b. Development (project) number: GA001003R
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (01/2003)
5. Number of units affected: 278
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 03/2003 b. Projected end date of activity: 12/2005

**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.

<b>Designation of Public Housing Activity Description</b>
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.

<b>Conversion of Public Housing Activity Description</b>
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.)

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

**B. Section 8 Tenant Based Assistance**

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (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? 07/24/96

a. 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)

a. 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. )

<b>Services and Programs</b>				
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)
Family Self-Sufficiency	220		PHA Main Office	Section 8 Only
GED Classes	25		Public Housing Developments	Section 8 & Public Housing

**(2) Family Self Sufficiency program/s**

**a. Participation Description**

<b>Family Self Sufficiency (FSS) Participation</b>		
<b>Program</b>	<b>Required Number of Participants (start of FY 2002 Estimate)</b>	<b>Actual Number of Participants (As of: 04/01/02)</b>
Public Housing	N/A	N/A
Section 8	244	220

- 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)  
The AHA has a cooperative agreement with the appropriate TANF agency that allows an exchange of information and coordination of services.

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

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below) Local newspapers and local TV news.

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

**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)  
All Public Housing Developments

**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)  
 All Public Housing Developments

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2001 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 2002 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment.

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)] Per 24 CFR Part 903, exemptions are high performing and small PHAs. They are not required to address the pet policy in the streamlined PHA plans.

**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) Attachment E
- Provided below:

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below: 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)  
Augusta-Richmond County, 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)  
The mission of the AHA is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

### D. Other Information Required by HUD

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

## **Substantial deviations**

Substantial deviations or significant amendments or modifications are defined as major changes in the plans or policies of the Augusta Housing Authority or financial resources that significantly affect the mission, goals, objectives, or plans of the agency and that require review by the Resident Advisory Board and formal approval by the Board of Commissioners.

## **Attachments**

Use this section to provide any additional attachments referenced in the Plan



**A RESOLUTION AMENDING THE HOUSING AUTHORITY OF THE CITY OF AUGUSTA, GEORGIA'S ADMISSION AND CONTINUED OCCUPANCY POLICIES TO PROVIDE FOR DECONCENTRATION OF POVERTY AND INCOME MIXING IN ITS PUBLIC HOUSING DEVELOPMENTS.**

**WHEREAS**, the Quality Housing and Work Responsibility Act of 1998 requires public housing agencies to submit with their annual public housing agency plan an admission policy designed to provide for deconcentration of poverty and income mixing, by bringing higher income residents into lower income public housing communities and bringing lower income residents into higher income public housing communities.

**NOW, THEREFORE BE IT RESOLVED:** Section 5F of the Admission and Continued Occupancy Policies shall be amended as follows:

11. The Authority will determine the average household income in all such developments combined and define higher-income families as those with incomes over this average, higher-income developments and buildings as those where the average family income is over this average, lower-income families as those with incomes under this average and lower-income developments and buildings as those where the average family income is under this average:
  - (a) In order to achieve the Authority's goals of deconcentration of poverty and income mixing the Authority will from time to time skip certain families on the waiting list to reach families with a higher or lower income as needed to further these goals. Such skipping will be applied uniformly.
  - (b) The Authority will make an offer to the next eligible family with the appropriate income needed to further the deconcentration of poverty and income mixing goals in accordance with **Section 2I Applicant Selection Criteria**

This resolution supercedes any other resolutions read, passed and adopted by this Board of Commissioners regarding deconcentration strategies.

**READ, PASSED AND ADOPTED THIS THE 12<sup>nd</sup> DAY OF December, 2002.**

**ATTEST:**

**THE HOUSING AUTHORITY OF THE CITY  
OF AUGUSTA, GEORGIA**

\_\_\_\_\_  
**Jacob L. Oglesby**  
**Secretary**

**BY:** \_\_\_\_\_  
**Dr. Rodger Murchison**  
**Chairman**

**S E A L**

# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b>  <p style="text-align: center;"><b>The Augusta Housing Authority</b></p>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <span style="float: right;"><b>GA06P00150103</b></span> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <p style="text-align: center;"><b>FFY2003</b></p>
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Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement (revision no: ) 02)  
 Performance and Evaluation Report for Period Ending:   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$478,935	\$0	\$0	\$0
3	1408 Management Improvements	\$485,000	\$0	\$0	\$0
4	1410 Administration	\$477,050	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$140,000	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$181,400	\$0	\$0	\$0
10	1460 Dwelling Structures	\$2,971,969	\$0	\$0	\$0
11	1465.1 Dwelling Equipment--Nonexpendable	\$30,000	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$10,000	\$0	\$0	\$0
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	\$15,000	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collaterization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$4,789,354	\$0	\$0	\$0

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

PHA Name: <b>The Augusta Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P00150103</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>FFY2003</b>
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Original Annual Statement   
 Reserve for Disasters/Emergencies   
 Revised Annual Statement (revision no: ) 02)  
 Performance and Evaluation Report for Period Ending:   
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	30,000	0	0	0
23	Amount of line 21 Related to Section 504 compliance	10,000	0	0	0
24	Amount of line 21 Related to Security - Soft Cases	30,000	0	0	0
25	Amount of line 21 Related to Security - Hard Cases	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	55,000	0	0	0

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2003		
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	
<b>GA-001 ALL</b>	A. Operations	1406	1	\$478,935				
<b>HA Wide Management Improve.</b>	A. Admin. Personnel Education to improve individual job performance.	1408	25	\$15,000				
	B. Education to improve Maintenance personnel safety & job performance	1408	10	\$15,000				
	C. Private Police Service (See Justification in Management Needs)	1408	15	\$450,000				
	D. Computer hardware and software	1408	N/A	\$5,000				
	<b>Subtotal</b>			<b>\$485,000</b>				
<b>HA Wide Administrative</b>	A. Funds for Preventive Maintenance Inspectors	1410						
	Salaries		2	\$63,000				
	Benefits		2	\$22,050				
	<b>Sub Total</b>			<b>\$85,050</b>				

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2003		
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	
HA Wide	A. Funds for 100% Mod. Dir.,	1410						
Admin.	Dir. of Plann. & Dev. 3 Clerks, &							
Cost	30% of Finance Clerk to cover cost of CGP Administration							
	Salaries		N/A	\$260,000				
	Benefits		N/A	\$120,000				
	Travel		N/A	\$5,000				
	Sundry		N/A	\$7,000				
	<b>Sub Total</b>			<b>\$392,000</b>				
GA-All	A. Salary for	1430	1	\$45,000				
PHA Wide Modern.	Construction Inspector							
GA06P001001/01A	B. Salaries for	1430	1	\$45,000				
Olmsted Homes and Annex	Construction Inspector GA1-1							
GA06P001001/01A	D. A/E for Comprehensive Modern.	1430	255	\$50,000				
Olmsted Homes and Annex								
	<b>Sub Total</b>			<b>\$140,000</b>				

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2003		
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	
GA06P001001/1A Olmsted Hms and Extension	A. Replace Sidewalks and Landscaping	1450	100	\$100,000				
	B. Clotheslines and Posts	1450	114	\$25,000				
	C. Site Grading and Grassing	1450	33	\$20,000				
	<b>Sub Total</b>			<b>\$145,000</b>				
GA06P001014 Barton Village	A. Landscaping and Fencing	1450	100	\$25,000				
	B. Clotheslines and Posts	1450	114	\$11,400				
	<b>Sub Total</b>			<b>\$36,400</b>				
GA06P001014 Barton Village	A. Roof Replacement	1460	4	\$15,000				
	B. Replace Windows and Screens	1460	4	\$5,250				
	C. Replace Fascia, Siding, Soffits and Shutters	1460	4	\$20,000				
	D. Replace Columns & Bldg Ident.	1460	4	\$20,000				
	E. Clean and Seal Bricks	1460	4	\$10,000				
	F. Replace Exterior Doors & hardware	1460	4	\$15,000				
	G. Replace Exterior Screen Doors	1460	4	\$2,000				

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2003		
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	
GA06P001014 Barton Village	H. Attic Insulation	1460	4	\$5,000				
	I. Upgrade Electrical Systems	1460	4	\$30,000				
	J. Kitchen Rehabilitation	1460	4	\$25,000				
	K. Replace Floor Tile	1460	4	\$15,000				
	L. Int Door Inst and Repl, and Hardware	1460	4	\$10,000				
	M. Repair and Paint Interiors Walls	1460	4	\$25,000				
	N. HVAC Replacement	1460	4	\$30,000				
	O. Plumbing Upgrades	1460	4	\$60,000				
	P. Bathroom Rehabilitation	1460	4	\$20,000				
	<b>Sub Total</b>			<b>\$307,250</b>				
GA06P001001/1A Olmsted Homes and Annex	A. Replace Windows and Screens	1460	76	\$180,000				
	B. Replace Exterior Doors and Screens	1460	67	\$100,000				
	C. Repair Exterior Walls	1460	7	\$9,915				
	D. Replace Roofs	1460	23	\$90,000				

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2003		
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	
GA06P001001/1A	E. Inst. Front and Rear Porches	1460	67	\$180,000				
Olmsted Homes and Annex	F. Termite Control	1460	90	\$20,000				
	G. House Identification	1460	88	\$6,000				
	H. Kitchen Rehabilitation	1460	64	\$150,000				
	I. Bathroom Rehabilitation	1460	90	\$200,000				
	J. Replace Floors	1460	87	\$140,000				
	K. Replace/Repair/Repaint Interior Walls	1460	88	\$150,000				
	L. Replace/Repair/Repaint Int. Ceilings	1460	150	\$250,000				
	M. Insulate Walls and Ceilings	1460	63	\$50,000				
	N. Replace Interior Doors and Closets	1460	60	\$50,000				
	O. Interior Door Hardware	1460	60	\$30,000				
	P. Replace Stair Treads	1460	255	\$40,000				
	Q. Upgrade Electrical System	1460	100	\$338,804				

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2003		
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	
GA06P001001/1A Olmsted Homes and Annex	R. Replace DWH System	1460	68	\$120,000				
	S. Replace HVAC System	1460	80	\$200,000				
	T. Replace Interior Plumbing	1460	66	\$100,000				
	U. 504 upgrades to meet Code	1460	10	\$10,000				
GA06P001007A Peabody Apts	V. Roof Replacement	1460	252	\$50,000				
	W. Elevator Upgrades	1460	2	\$200,000				
	<b>Sub Total</b>			<b>\$2,664,719</b>				
GA06P001001/1A Olmsted Hms and Extension	A. Ranges and Refrigerators	1465.1	50	\$30,000				
	<b>Sub Total</b>			<b>\$30,000</b>				



# Annual Statement/Performance and Evaluation Report

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

### Part III Implementation Schedule

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150103 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2003		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	9/30/2005			9/30/2006			
Management							
Improvements							
GA06P001001/1A	9/30/2005			9/30/2006			
Olmsted Homes							
GA06P001002/4	9/30/2005			9/30/2006			
Cherry Tree							
Crossing							
GA06P001003R	9/30/2005			9/30/2006			
Gilbert Manor							
GA06P001005	9/30/2005			9/30/2006			
Oak Pointe Apts							
GA06P001006	9/30/2005			9/30/2006			
Dogwood Terrace							
GA06P001007A	9/30/2005			9/30/2006			
Peabody Apts							
GA06P001007B	9/30/2005			9/30/2006			
Ervin Towers							
GA06P001008	9/30/2005			9/30/2006			
Allen Homes							
GA06P001012	9/30/2005			9/30/2006			
M.M. Scott Apts							
GA06P001014	9/30/2005			9/30/2006			
Barton Village							
GA06P001016	9/30/2005			9/30/2006			
Overlook Apts							
GA06P001009	9/30/2005			9/30/2006			
Hal Powell Apts							

**Capital Fund Program Five-year Action Plan**

**Part I: Summary**

PHA Name Housing Authority of the City of Augusta, Georgia				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/name/HA-Wide	Year 1 FFY 03 Annual Statement	Work Statement for Year 2 FFY Grant:04 PHA FY:04	Work Statement for Year 3 FFY Grant:05 PHA FY:05	Work Statement for Year 4 FFY: 06	Work Statement for Year 5 FFY: 07
GA06P001001/1A Olmsted Homes and Annex		2,974,109	2,912,049	2,895,176	
GA06P001011 Underwood Homes					1,859,598
GA06P001010 Jennings Homes					
GA06P001014 Barton Village		388,250	388,250	388,250	723,750
GA06P001007A Peabody Apts					
GA06P001007B Ervin Towers					115,078
GA06P001009 Hal Powell Apartments					105,000
GA06P001006 Dogwood Terrace					350,000
GA06P001003R Gilbert Manor					100,000
HA-Wide Physical Activities			125,000	125,000	125,000
Other HA-Wide Non-Physical		1,426,995	1,364,055	1,380,928	1,410,928
CFP Funds Listed for 5-year planning		4,789,354	4,789,354	4,789,354	4,789,354
Replacement Housing Factor Funds					





Capital Fund Program Five-year Action Plan

Part II: Supporting Pages -- Work Activities

Activities for Year: <u>  4  </u> FFY Grant:2006 PHA FY:2006			Activities for Year: <u>  4  </u> FFY Grant:2006 PHA FY:2006		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
GA06P001014	Landscaping and Fencing	20,000	GA06P001001/1A	Storm Sewer Distribution	50,000
Barton Village	Clotheslines and Poles	7,500	Olmsted Homes	Sanitary Sewer Distribution	50,000
	Windows and Screens	5,250	and Annex	Sidewalks and Landscaping	95,000
	Ext. Doors and Screens	25,000		Fencing and Circulation Control	50,000
	Repair Ext Walls	20,000		Dumpster Enclosures	68,523
	Replace Roofs	15,000		Clothes Lines and Poles	31,100
	Fascia Soffits, siding and shutters	30,000		Site Grading And Grassing	133,000
	Building Identification	25,000		General Landscaping	25,500
	Kitchen Rehabilitation	25,000		Street Repair and Parking Areas	13,230
	Bathroom Rehabilitation	22,500		Street Lighting	72,400
	Floors	20,000		Replace Windows and Screens	150,650
	Interior Walls and ceilings	30,000		Exterior Doors and Screen Doors	129,950
	Insulation	15,000		Replace Roofs	306,276
	Interior Doors and Closets	10,000		Install Front and Rear Porches	158,015
	Carport Columns	8,000		Kitchen Rehabilitation	134,915
	Electrical System	30,000		Bathroom Rehabilitation	160,000
	Plumbing/Mechanical and HVAC	80,000		Replace Floors	75,765
				Interior Walls	150,000
	<b>Sub Total</b>	<b>388,250</b>		Ceilings	0
				Insulate Walls and Ceilings	39,000
PHA Wide	Dev Acct 1406	86,065		Interior Doors and Enclose Closets	30,000
	Dev Acct 1408	608,487		Interior Door Hardware	10,055
	Dev Acct 1410	611,376		Electrical System	270,000
	Dev Acct 1430	50,000		HVAC, DWH and Plumbing	361,797
	Dev Acct 1465.1	10,000		Repair Ext. Walls	150,000
	Dev Acct 1475	10,000		Gutters, Porches and Gen Ext.	180,000
	Dev Acct 1495.1	5,000		<b>Sub Total</b>	<b>2,895,176</b>
	<b>Sub Total</b>	<b>1,380,928</b>			
			HA Wide Physical	*Non Dwelling Improvements	50,000
				Other	75,000
				<b>Sub Total</b>	<b>125,000</b>
	<b>Total CFP Estimated Cost</b>	<b>4,789,354</b>			

Capital Fund Program Five-year Action Plan

Part II: Supporting Pages -- Work Activities

Activities for Year: <u>5</u> FFY Grant:2007 PHA FY:2007			Activities for Year: <u>5</u> FFY Grant:2007 PHA FY:2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
GA06P001014	Landscaping and Fencing	20,000	GA06P001011	Storm Sewer Distribution	100,000
Barton Village	Clotheslines and Poles	7,500	Underwood Homes	Sanitary Sewer Distribution	100,000
	Windows and Screens	5,250		Gas Distribution System	12,500
	Ext. Doors and Screens	25,000		Street Repair and Parking Areas	100,000
	Repair Ext Walls	20,000		Water Distribution System	100,000
	Replace Roofs	15,000		Replace Windows and Screens	100,000
	Fascia Soffits, siding and shutters	30,000		Exterior Doors and Screen Doors	100,000
	Building Identification	25,000		Repair Ext. Walls	150,000
	Kitchen Rehabilitation	100,000		Replace Roofs	300,000
	Bathroom Rehabilitation	100,000		Install Front and Rear Porches	50,000
	Floors	100,000		Gutters, Porches and Gen Ext.	20,000
	Interior Walls and ceilings	133,000		Kitchen Rehabilitation	100,000
	Insulation	15,000		Bathroom Rehabilitation	65,098
	Interior Doors and Closets	10,000		Replace Floors	150,000
	Carport Columns	8,000		Interior Walls	50,000
	Electrical System	30,000		Ceilings	50,000
	Plumbing/Mechanical and HVAC	80,000		Insulate Walls and Ceilings	50,000
				Interior Doors and Enclose Closets	50,000
	<b>Sub Total</b>	<b>723,750</b>		Interior Door Hardware	2,000
				Replace Stairs and Treads	50,000
PHA Wide	Dev Acct 1406	116,065		Electrical System	10,000
	Dev Acct 1408	608,487		HVAC, DWH and Plumbing	150,000
	Dev Acct 1410	611,376		<b>Sub Total</b>	<b>1,859,598</b>
	Dev Acct 1430	50,000			
	Dev Acct 1465.1	10,000	GA06P001003R	HVAC Upgrades	100,000
	Dev Acct 1475	10,000	Gilbert Manor		
	Dev Acct 1495.1	5,000	GA06P001006	Reroofing	350,000
	<b>Sub Total</b>	<b>1,410,928</b>	Dogwood Terrace		
			GA06P001007B	Reroofing	115,078
HA Wide Physical	*Dev Acct 1470	125,000	Ervin Towers		
			GA06P001009	Reroofing	105,000
	<b>Sub Total</b>	<b>125,000</b>	Hal Powell Apts		
				<b>Sub Total</b>	<b>670,078</b>
	<b>Total CFP Estimated Cost</b>	<b>4,789,354</b>			



**Minutes**  
**Resident Advisory Board**  
**Thursday, September 26, 2002**  
**10:30 a.m.**  
**Peabody Apartments Social Room**

Mr. Oldfield opened the meeting by explaining the purpose of the meeting and also the rules regarding the meeting. He stressed that this meeting is not for individual problems but for the bigger problems facing the residents.

**Agenda Item 3: Housing Authority Update:** Mr. Oldfield then proceeded with an update of what is taking place at the Housing Authority.

**New Construction:** Mr. Oldfield stated the new three story building is just about done. Work will probably be completed in three weeks to a month.

In two weeks they will start on Olmsted which will take approximately four year. This is a \$16,000,000 project.

**United Way:** We had a United Way Program several weeks ago and we had Mr. T come over and entertain us. Actually it was Ricky Jones the manager of Underwood who came dressed as Mr. T. The United Way supports our Little World of Learning as well as Kid's Café. The Housing Authority always generously supports the United Way.

**Programs:** Mr. Oldfield stated he was at a GAHRA Convention and spoke with Boyce Norris. The Community Service Requirement Program may be coming back to the housing authority. This is the program where residents are required to work eight hours a week if they qualify. This may be coming back but Mr. Oldfield stated he hoped that we are done but have to wait and see.

Maggie Fallen, Oak Pointe: Wasn't it ages 61 and up didn't have to do it?

Mr. Oldfield: 62 and over or if you have a disability. Also if you are under 18 you don't have to participate.

**Agenda Item 4, Red Ribbon Week Activities.** Reta Thomas passed out a schedule of Red Ribbon Week Activities. She explained that there would be a Red Ribbon Day in Jonesboro, Georgia. She had sent out notices but the list is now full. Most people who wanted to go did get to go. The day will be spent with other from around the State who are committed to a drug free lifestyle.

The Opening Ceremony will be held at Jennings Place with the Girl Scouts performing the Flag Ceremony. Ms. Thomas did not know until recently that Ms. Oni Payne will speak about not smoking. People who want to quit should try to attend. Residents will then sign pledge cards and form a human drug free chain.

Staff involvement – The employees will “Tie One On” at the maintenance department. They will tie red ribbons on vehicles. They will then take a pledge to be drug free. We are united in this effort.

The employees of the housing authority will bring in pictures of when they were children and the staff will try to guess who the pictures belong to. We did this two or three years ago and everyone enjoyed it.

The seniors will have a presentation and luncheon at Oak Pointe on the 29<sup>th</sup>. Oak Pointe will have a magician. MCG will be presenting a program about prescription abuse. Miss Payne will be there again speaking about the hazards of smoking and how to quit. This is going to be a fun filled event.

The big event is the ceremony on Halloween. Some call it Halloween some call it Hallows Eve. We want to get as many people there as possible. We are going to put up flyers and send out notices. Russell Brown is going to have a big show on Friday night. The tickets are \$35 but we will have the chance to see him Thursday night for free.

There will also be Calvin's Magic Show, music and costume contest. Ms. Thomas encouraged everyone to come. The theatre holds 900 people. This is a family event that means parents and children because we will need chaperones with the children. Tickets will be made and they will be available on the 15<sup>th</sup> of October. Residents please let us know if you want to come. If you are going get your tickets as soon as you can. Please do not get an excess of tickets and everyone must come and get their own tickets. There will be a limit on tickets and this is for housing authority residents.

Debra Stitt, Oak Pointe: Do the children come get the tickets or parents.

Ms. Thomas: The parents come and get the tickets.

Charity Thomas, Ervin Towers: What is I want to bring my granddaughter

Ms. Thomas: Is she a resident of public housing?

Charity Thomas: No

Ms. Thomas: Then you cannot bring her. This is limited to housing authority residents only. If we let you bring your granddaughter then we will end of doing this again and 10 seats will be gone that could have served our residents.

Mr. Oldfield explained that we are not trying to be mean but this is provided by funds that are only to be used for housing authority residents.

Sevi Roberson: You say tickets will be on sale on the 15<sup>th</sup>.

Reta Thomas: The tickets are not for sale, they are free.

Sevi Roberson: Transportation is available?

Reta Thomas: I am still working on that. I will make a schedule of when the bus will be coming into the developments. The bus will pick up a development and then come back and pick up more.

Mary Wright, Gilbert Manor: Will there be transportation for the Jennings Home opening ceremony?

Reta Thomas: No but there will be transportation for the 29<sup>th</sup>. Transportation will not be provided for the opening but please feel free to come.

Ms.Thomas asked for questions and there were no more.

Mr. Oldfield then introduced Tonya Stroman to speak about the Annual Plan

**Agenda Item 5. Annual Plan.** Ms. Stroman stated we have already discussed housing needs, financial resources, eligibility, selection and admission, rent determination, operation and management policies, capital improvement needs, grievance procedures, demolition and/or disposition, housing for elderly or families with disabilities or elderly families and families with disabilities, conversion of Public Housing, and home ownership programs.

Today we are going to discuss safety and crime prevention measures, pet ownership policies, civil rights certification, and most recent fiscal year audit and asset management.

Oak Pointe: What is Weed and Seed?

Mr. Oldfield explained the Weed and Seed program is from the Department of Justice. He stated Weed and Seed currently operates out of a unit in Barton Village. In Barton Village we have about 150 houses but there are about 500 houses in Barton Village. The purpose is to remove or weed the area and establish new programs or seed.

Dorothy Rose, M M. Scott: You have police patrols we don't have that.

Mr. Oldfield: They don't stay there. They patrol the developments. There are problems at Cherry Tree and Underwood. I will ask them to make sure they are going through the developments. I know you have a problem.

Charity Thomas, Ervin Towers: Do high rises get patrols?

Mr. Oldfield: They are supposed to come out. I keep making them the pass cards and they lose them.

Resident: One of the tenants was telling me she saw some guys on the property selling drugs.

Mr. Oldfield: Did she report this like she was supposed to. Mr. Oldfield stressed the importance of reporting these incidents. You can call him, the manager or the police but the housing authority has to know about this to take care of the problem. When you see something like this you have to get as much information as possible, what they look like, what time it was, what they were wearing. We had an officer at Oak Pointe come to one of the apartments to catch a young man who was selling drugs and as he went to the door four others rushed out and knocked down the officer. The more information you give us the better off we are.

Deborah Stitt Oak Pointe: Drug Awareness what is the number?

Sevi Roberson: It is on the magnet on the refrigerators.

Reta Thomas: 828-3784.

Mr. Oldfield: When you call this number you don't have to give your name and any other information.

Deborah Stitt: What number do we call about people dumping stuff?

Mr. Oldfield: 312-3100 this goes right to me. Or you can call your manager and they will send it on to me. There are also reports you can fill out. I would like you to do that if you could and we can send this to HUD.

Blair Kennedy: If they are dealing drugs on your property why not call the police?

Deborah Stitt: One of the tenants says someone was in their yard and they called the police at 8:30 and they didn't get there at 12:30.

Mr. Oldfield: sometimes it is an immediate response. Sometimes they are on another call.

Ms. Stroman then explained the pet policy. If something happens to your pet we call the person you have designated to call. Sometimes there is no one to take the pet and we have to do the best we can. There are places that keep pets overnight for \$8 or \$9 a night.

Mr. Oldfield: Can I have a rattlesnake?

Ms. Stroman: You can have a dog, cat, bird

Resident: What about Dobermans? They lock them up in the day and let them out at night.

Mr. Oldfield: No, you call and let me now where they are.

Dorothy Neely, Peabody: Do you pay a deposit for fish?

Ms. Stroman: It depends on how big the tank is. If you have a 25 gallon or 50 gallon depends on what it is.

Mr. Oldfield asked them to take into consideration what would happen if the tank breaks the water goes on the floor.

Dorothy Stitt, Jennings Homes: What about stray dogs.

You need to call animal control to have the animals removed.

Ms. Stroman reviewed the civil rights certification.

Ms. Stroman then spoke about the Annual Audit. There is a correction to the hand out.. The audit covers April 1, 2000 to March 31, 2001.

Whenever they come to audit the housing authority they let us know if they find something wrong. We have to solve the problem and let HUD know.

Mr. Oldfield explained what a finding is. The auditors check that all the money spent in connection with Red Ribbon is actually spent on Red Ribbon. Mr. Mason does a good job in keeping us straight.

Ms. Stroman then discussed Asset Management. We mentioned how we dispose of assets. Surplus equipment is auctioned off. Employees of the housing authority are not allowed to bid on the equipment.

Ms. Roberson explained that items are sold in blocks not just one.

Aceander Homes, Overlook: Who do you call if you see someone feeding stray animals?

Mr. Oldfield: Let your manager no right away.

Call animal control so they can pick it up.

Ms. Holmes: Do you have he number?

It is in the phone book under Richmond County.

Ms. Stroman explained the deadline is October 25, 2002. The public hearing is set up for December 10. We are going to have it in the new board room in the new addition.

Mr. Oldfield stated we would not be having a meeting next month but would advise everyone of the date and time of the next meeting.

Meeting was adjourned.

Resident Advisory Board  
September 26, 2002

Name	Address
Maggie Fallen	124 E. Chapman Street
Deborah Stitt	719 Demaret Street
Mamie Blount	109 Dillard Court
Elsie Wilson	102 E Chapman
Catherine Sallee	825 Spruce Street #59
Dorothy Rose	825 Spruce Street #49
Mary Wright	Gilbert Manor
Dot Neely	Peabody #1009
Marjorie Wade	Peabody #402
Pauline Pipkins	Peabody #712
Annie Philpot	Ervin Towers
Charles Phinizey	Ervin Towers
Charity Thomas	Ervin Towers
Aceanders Holmes	2712 Brenda Court
Pamela Wilson	Area 1
Joan Bell	AHA
Jerry Howard	AHA
Blair Kennedy	AHA
Sevi Roberson	AHA
Tonya Stroman	AHA
Alretha Berrien	Jennings Place
Ret Thonas	AHA
Judy Silver	AHA
Buddy Oldfield	AHA

2003 5-Year Plan Progress Report  
For Fiscal Years 2000-2004

The Augusta Housing Authority (AHA) has maintained its mission, goals, and objectives in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and other HUD requirements.

We adopted the Mission Statement to guide the activities of the AHA:

- ☞ The mission of the AHA is the same as the Department of Housing and Urban Development – to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

We are implementing the adopted goals and objectives that were outlined in the 5-Year Plan:

**Goal 1: Expand the supply of assisted housing**

- ☞ During the March 31, 2001 through April 1, 2002 period, the AHA received an additional 300 Rental Vouchers. Our annual waiting list turnover rate for the Section 8 program for this fiscal period was 29%.
- ☞ We have on-going counseling services available to our residents to decrease the number of vacancies.

**Goal 2: Improve the quality of assisted housing**

- ☞ The AHA is currently addressing issues that were outlined in the Resident Assessment Survey.
- ☞ AHA has continued to perform modernization work as outlined in the Capital Fund Program.

**Goal 3: Increase assisted housing choices**

- ☞ The AHA has continued to conduct outreach efforts to potential voucher landlords.

**Goal 4: Provide an improved living environment**

- ☞ The AHA has continued to implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments and vice versa as outlined in the Deconcentration Policy. We are also continuing to provide on-site programs: GED classes, childcare, resident service programs, youth centers, and healthcare.

**Goal 5: Promote self-sufficiency and asset development of assisted households**

- ☞ The AHA will ensure that the number of employed persons in assisted families will continue to increase during the five-year period.
- ☞ AHA is continuing to work with local agencies to provide supportive services to improve assisted recipients' employability and to increase independence for the elderly and families with disabilities.

**Goal 6: Ensure equal opportunity and affirmatively further fair housing**

- ☞ AHA is taking measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. AHA has also coordinated activities with the City's Housing & Neighborhood Development Department to educate the public on fair housing issues.

*Narrative on Retained Rental Income For Resident Related  
Improvements and Services*

In accordance with the instructions for form HUD-52723, Retained Rental Income for Resident Related Improvements and Services will be calculated for Fiscal Year End 3-31-2003. The Resulting amount will be included in the Resident Services Budget under line item 4220, Recreation, Publication, and Other Services. The funds will be used in accordance with the rules as outlined in 24 CFR, Part 964 – Tenant Participation and Tenant Opportunities in Public Housing.

## **Narrative of Conversion Assessment Report**

The Conversion Assessment Report was conducted per HUD Regulations as outlined in 24 CFR part 971 and further outlined in Federal Register Volume 64, No. 141 published on July 23, 1999.

The Augusta Housing Authority certifies that it has reviewed each development's operation as public housing and considered the implications of converting the public housing to tenant-based assistance and the based on the Assessment, conversion is either appropriate or inappropriate for conversion to tenant-based assistance. Supporting documentation is maintained on file by the Authority to be reviewed by HUD and the public sector.

Thirteen (13) public housing developments were surveyed and analyzed to determine if a conversion to tenant-based assistance was a viable alternative to public housing. Analysis forms were submitted for each development. Three (3) of the AHA 16 developments were immediately eliminated from the analysis because they are designated as elderly sites, they include the following: Peabody Apartments, Ervin Towers and Hal Powell Apartments.

The analysis indicates that at this time, conversion to tenant-based assistance is not a viable alternative for any of the public housing developments. The financial analysis, however, indicated that it may be financially feasible to convert Olmsted Homes to a tenant-based assistance program. This is a result of the full-scale modernization project currently planned for this development. This is offset by the limited availability of affordable housing in Augusta. Conversion of the development would adversely affect the availability of affordable housing to low-income families and therefore does not qualify for a Conversion Plan.

*Section 8 Homeownership Program Capacity Statement*

The Augusta Housing Authority shall employ HUD approved provisions to demonstrate its capacity to administer the Section 8 Homeownership Program. The housing authority will establish a minimum downpayment requirement of at least 3 percent and require that at least 1 percent of the downpayment come from the family's resources

## **2001 Resident Satisfaction Survey Responses**

### **Communication**

1. Although the Housing Authority communicates with residents at every opportunity, a renewed effort will be made to increase this communication through the Resident Advisory Board, Resident Association meetings, the Authority newsletter, flyers and individual meetings. This communication will include information concerning all facets of the Authority's operations, especially maintenance and repairs, modernization, lease rules and all current topics.

### **Safety**

1. Discussions concerning lease violations and requirements will be held with residents at regularly scheduled council meetings as well as at the resident advisory board meeting. It will be demonstrated that the Authority takes action on all lease violations, but sometimes residents are not immediately evicted because of legal constraints.
2. The Sheriff's Department will be encouraged to interact more frequently with the residents, including having a presence at the council meetings.
3. Residents will be reminded to confidentially report crimes to an already existing confidential hot line or to an Authority representative.
4. Lighting and other passive security measures will be reviewed and action will be taken as appropriate.
5. Various crime prevention programs, including Neighborhood Watch, will be reviewed and where appropriate implemented.

### **Neighborhood Appearance**

1. A renewed effort will be made to keep all developments free and clear of trash and other debris.
2. Meetings will be held with residents to encourage their assistance in keeping the developments free of litter.

*Resident Member AHA Board of Commissioners*

NAME: Mary Fallen  
808 Belafonte Street  
Augusta, GA 30901

METHOD OF SELECTION: Appointment by the Mayor of the City of Augusta, Ga

TERM OF APPOINTMENT: 1-year term (January 2002 – January 2003)

## Resident Association Officers 2002

### AREA I

Underwood Homes  
610 Fairhope Street

3<sup>rd</sup> Wednesday

3:00 p.m.

Office	Name	Address	Phone Number
President	Mamie Blount	109 Dillard Court	722-4510
Vice President	Margaret Bussey	118 Yancy Court	722-3923
Secretary	Gerri Adams	136 Kinchley Court	774-1012
Asst Secretary	Rochelle Kirkland	116 Yancy Court	724-6129
Treasurer	Tommi Jo Jones	145 Yancy Court	724-2557

Oak Pointe

730 East Boundary

2<sup>nd</sup> Tuesday

4:00 p.m.

Office	Name	Address	Phone Number
President	Deborah Stitt	719 Demaret Street	828-0623
Secretary	Ellsie Wilson	103 East Chapman	722-4157
Treasurer	Maggie Fallen	124 Chapman Street	724-3546

M. M. Scott

825 Spruce Street

2<sup>nd</sup> Wednesday

4:00 p.m.

Office	Name	Address	Phone Number
President	Dorothy Rose	825 Spruce St #49	722-1377
Vice President	Josephine Williams	825 Spruce St #61	722-5605
Secretary	Geneva Rivers	825 Spruce St #201	722-8536
Asst Secretary	Catherine Sallee	825 Spruce St #53	722-2679
Treasurer	Frozena Thomas	825 Spruce St #34	724-6228

Allen Homes

526 Hines Street

2<sup>nd</sup> Wednesday

5:00 p.m.

Office	Name	Address	Phone Number
President	Darrel Lee	1191 Peters Road	836-2174
Vice-President	Linda Brooks	505 Hines Street	724-0996
Asst Secretary	Jacqueline Thomas	514 Hines Street	
Treasurer	Nettie Upton	523 Blum Street	823-9808

Secretary	Charlyn Denham	1155 Peters Road	
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## AREA II

Cherry Tree Crossing  
1694 Hunter Street

3<sup>rd</sup> Tuesday

2:00 p.m.

Office	Name	Address	Phone Number
President	Catherine Byrdsell	1642 McCauley St	731-9013
Vice-President	Angela Abraham	1654 McCauley St	
Secretary	Christy Henley	1633 Linden Street	737-4668
Treasurer	Sherry Clemmons	1582 Bleakley Street	667-0467

Gilbert Manor

1301 R A Dent Boulevard

2<sup>nd</sup> Thursday

4:00 p.m.

Office	Name	Address	Phone Number
President	John Walton	564 Gilbert Manor	724-6399
Vice-President	Mary Wright	421 Gilbert Manor	724-4204
Secretary	Helen Stone	575 Gilbert Manor	828-3426
Asst Secretary	Anita Reese	401 Gilbert Manor	
Treasurer	Tameka Holmes	529 Gilbert Manor	724-0925
Chaplain	Frank Devine	563 Gilbert Manor	724-9557

## AREA III

Olmsted Homes

2141 B Street

4<sup>th</sup> Tuesday

4:00 p.m.

Office	Name	Address	Phone Number
Vice-President	Ruth Collins	2109 Broad Street	667-6789

## AREA IV

Dogwood Terrace

2101 15<sup>th</sup> Avenue

3<sup>rd</sup> Thursday

5:00 p.m.

Office	Name	Address	Phone Number
President	Diana Horton	2074 Bolt Drive	

Vice-President	Betty Lovett	2075 Bolt Drive	774-6010
Secretary	Kim Myles	2124 1 <sup>st</sup> Avenue	722-1658
Treasurer	Jessie Jackson	2118 2 <sup>nd</sup> Avenue	724-3329

Jennings Place  
1690 Olive Road

4<sup>th</sup> Wednesday

4:00 p.m.

Office	Name	Address	Phone Number
President	Yvette Berrien	1873 Cooney Circle	667-9831
Vice-President	Shaneisha Hobbs	1939 Cooney Circle	737-9408
Secretary	Velvet Turner	1926 Cooney Circle	736-9192
Asst Secretary	Valarie Williams	1805 Cooney Circle	737-3678
Treasurer	Alretha Berrien	1937 Cooney Circle	738-8510

Overlook Apartments  
2325 Overlook Road

4<sup>th</sup> Thursday

4:00 p.m.

Office	Name	Address	Phone Number
President	Nell Westry	2405 Donna Avenue	772-9994
Vice-President	Hattie Bell	2705 Brenda Court	560-9054
Secretary	Aceanders Holmes	2712 Brenda Court	790-5337
Asst Secretary	Evon Smith	2724 Brenda Court	798-2479
Treasurer	Cassandra Westry	2405 Donna Avenue	772-9994

## SENIORS

Peabody Apartments  
1425 Walton Way

2<sup>nd</sup> Monday

6:00 p.m.

Office	Name	Address	Phone Number
President	Helen Tanksley	Peabody #727	722-7658
Vice-President	Dorothy Neeley	Peabody #1009	828-5200
Secretary	Margaret Wade	Peabody #723	826-1727
Asst Secretary	Paulia Pipkin	Peabody #712	724-8923
Treasurer	Barbara Smith	Peabody #307	
Chaplain	Margaret Robinson	Peabody #1022	722-9946

Hal Powell  
2244 Broad Street

4<sup>th</sup> Thursday

4:00 p.m.

<b>Office</b>	<b>Name</b>	<b>Address</b>	<b>Phone Number</b>
President	Betty Hitt	Hal Powell #508	737-6649
Vice-President	Betty Green	Hal Powell #205	737-2417
Secretary	Evelyn Rouse	Hal Powell #613	731-0539
Asst Secretary	Sheri Evans	Hal Powell #307	738-2650
Treasurer	Walter Mae Smith	Hal Powell #610	737-2989
Chaplain	Fred Dukes	Hal Powell #501	737-0575

Ervin Towers

1365 Laney Walker Boulevard

2<sup>nd</sup> Tuesday

5:00 p.m.

<b>Office</b>	<b>Name</b>	<b>Address</b>	<b>Phone Number</b>
President	Ethel Brooks	Ervin Towers #211	828-3684
Vice-President	Annie Philpot	Ervin Towers #411	722-1692
Secretary	Charity Thomas	Ervin Towers #909	774-1364
Treasurer	Charles Phinezy	Ervin Towers #608	724-6647

## Membership of the Resident Advisory Board

<b>Name</b>	<b>Address</b>	<b>City</b>	<b>Zip</b>
Nell Westry	2405 Donna Avenue	Augusta, GA	30906
Hattie Mae Smith	2705 Brenda Court	Augusta, GA	30906
Aceandes Homes	2712 Brenda Court	Augusta, GA	30906
Anthony Henry	2706 Brenda Court	Augusta, GA	30906
Yvette Berrien	1873 Cooney Circle	Augusta, GA	30901
Valarie Williams	1805 Cooney Circle	Augusta, GA	30901
Alretha Berrien	1937 Cooney Circle	Augusta, GA	30901
Gerri Adams	136 Kinchley Court	Augusta, GA	30901
Mamie Blount	109 Dillard Court	Augusta, GA	30901
Tommie Jo Jones	145 Yancy Court	Augusta, GA	30901
Clemestine Carter	726 E. Chapman	Augusta, GA	30901
Melani Yancey	704 E. Chapman	Augusta, GA	30901
Blanche Waters	101 E. Armour	Augusta, GA	30901
Maggie Fallen	124 E. Chapman	Augusta, GA	30901
Tara Hurst	210 E. Taylor	Augusta, GA	30901
Dorothy Rose	825 Spruce St #49	Augusta, GA	30901
Josephine Williams	825 Spruce St #61	Augusta, GA	30901
Catherine Sallee	825 Spruce St #53	Augusta, GA	30901
Frozena Thomas	825 Spruce St #34	Augusta, GA	30901
Darrel Lee	1191 Peters Road	Augusta, GA	30901
Linda Brooks	505 Hines Street	Augusta, GA	30901
Charlyn Denham	1155 Peters Road	Augusta, GA	30901
Lindori Johnson	506 Hines Street	Augusta, GA	30901
Nettie Upton	523 Blum Street	Augusta, GA	30901
Mamie Bussey	1132 New Savannah	Augusta, GA	30901
John Walton	1301 R. A. Dent Blvd #564	Augusta, GA	30901
Willie Mae Childs	1301 R. A. Dent Blvd	Augusta, GA	30901

	#452		
Helen Stone	1301 R. A. Dent Blvd #575	Augusta, GA	30901
Mary Wright	1301 R. A. Dent Blvd #421	Augusta, GA	30901
Doc Devine	1301 R. A. Dent Blvd #563	Augusta, GA	30901
Betty Lovett	2075 Bolt Drive	Augusta, GA	30901
Mary Thomas	2056 Dudley Drive	Augusta, GA	30901
Ethel Smith	2022 3 <sup>rd</sup> Avenue	Augusta, GA	30901
Shirley Jones	2034 1 <sup>st</sup> Avenue	Augusta, GA	30901
Catherne Byrdsell	1642 McCauley Street	Augusta, GA	30901
Angela Abraham	1654 McCauley Street	Augusta, GA	30901
Christy Henley	1633 Linden Street	Augusta, GA	30901
Sherry Clemons	1582 Bleakley Street	Augusta, GA	30901
Sherri McCray	2314 Prague Court	Augusta, GA	30906
Lela Lyons	2150 A Street	Augusta, GA	30904
Tasha Smith	2114 C Street	Augusta, GA	30904
Rachel Taylor	2118 C Street	Augusta, GA	30904
Ruby Levicy	2159 Broad Street	Augusta, GA	30904
Orie Wigfall	2131 Broad Street	Augusta, GA	30904
Mildred Lowman	1425 Walton Way #325	Augusta, GA	30901
James Woods	1425 Walton Way #924	Augusta, GA	30901
Margaret Wade	1425 Walton Way #723	Augusta, GA	30901
Dorothy Dickson	1425 Walton Way #1122	Augusta, GA	30901
Mary McGahee	1425 Walton Way #516	Augusta, GA	30901
Margaret Robinson	1425 Walton Way #1022	Augusta, GA	30901
Eddie Denton	2244 Broad St #613	Augusta, GA	30904
Betty Grim	2244 Broad St #508	Augusta, GA	30904
Walter Mae Smith	2244 Broad St #610	Augusta, GA	30904
		Augusta, GA	

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Sherry Clemons	1582 Bleakley Street	Augusta, GA	30901
Sherri McCray	2314 Prague Court	Augusta, GA	30906
Lela Lyons	2150 A Street	Augusta, GA	30904

Tasha Smith	2114 C Street	Augusta, GA	30904
Rachel Taylor	2118 C Street	Augusta, GA	30904
Ruby Levicy	2159 Broad Street	Augusta, GA	30904
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James Woods	1425 Walton Way #924	Augusta, GA	30901
Margaret Wade	1425 Walton Way #723	Augusta, GA	30901
Dorothy Dickson	1425 Walton Way #1122	Augusta, GA	30901
Mary McGahee	1425 Walton Way #516	Augusta, GA	30901
Margaret Robinson	1425 Walton Way #1022	Augusta, GA	30901
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Betty Grim	2244 Broad St #508	Augusta, GA	30904
Walter Mae Smith	2244 Broad St #610	Augusta, GA	30904
		Augusta, GA	

# Annual Statement/Performance and Evaluation Report

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

PHA Name: <b>The Augusta Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P00150100</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>FFY2000</b>
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Original Annual Statement   
 Reserve for Disasters/Emergencies   
 Revised Annual Statement (revision no:3 )  
 Performance and Evaluation Report for Period Ending: 9/30/02   
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$808,470	\$808,470	\$808,470	\$808,470
3	1408 Management Improvements	\$588,067	\$589,427	\$589,427	\$589,427
4	1410 Administration	\$382,728	\$399,651	\$399,651	\$399,651
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$527,240	\$579,963	\$579,963	\$555,501
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$1,184,593	\$536,773	\$536,773	\$469,698
10	1460 Dwelling Structures	\$1,151,805	\$1,307,482	\$1,307,482	\$1,292,977
11	1465.1 Dwelling Equipment--Nonexpendable	\$0	\$1,490	\$1,490	\$1,490
12	1470 Nondwelling Structures	\$201,254	\$635,070	\$635,070	\$82,787
13	1475 Nondwelling Equipment	\$30,000	\$30,381	\$30,381	\$30,381
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	\$20,000	\$5,450	\$5,450	\$5,450
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collaterization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$4,894,157	\$4,894,157	\$4,894,157	\$4,235,832

## Annual Statement/Performance and Evaluation Report

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

PHA Name: <b>The Augusta Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P00150100</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>FFY2000</b>
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Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement (revision no: 3 )  
 Performance and Evaluation Report for Period Ending: 9/30/02   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	30,000	30,000	30,000	30,000
23	Amount of line 21 Related to Section 504 compliance	10,000	10,000	10,000	10,000
24	Amount of line 21 Related to Security - Soft Cases	30,000	30,000	30,000	30,000
25	Amount of line 21 Related to Security - Hard Cases	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	55,000	55,000	55,000	55,000

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

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150100 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2000		
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	
GA001-All	Operations	1406	1	\$808,470	\$808,470	\$808,470	\$808,470	Complete
HA Wide Management Improve.	A. Provide business experience for residents.	1408	5	\$62,277	\$63,291	\$63,291	\$63,291	Complete
	B. Admin. Personnel Education to improve individual job performance.	1408	25	\$41,746	\$41,746	\$41,746	\$41,746	Complete
	C. Education to improve Maintenance personnel safety & job performance	1408	10	\$4,500	\$4,305	\$4,305	\$4,305	Complete
	D. Private Police Service (See Justification in Management Needs)	1408	15	\$479,044	\$479,044	\$479,044	\$479,044	Complete
	E. Computer Software	1408	N/A	\$500	\$1,041	\$1,041	\$1,041	Complete
	<b>Subtotal</b>			<b>\$588,067</b>	<b>\$589,427</b>	<b>\$589,427</b>	<b>\$589,427</b>	
HA Wide Administrative	A. Funds for Preventive Maintenance Inspectors	1410						
	Salaries		2	\$47,821	\$50,185	\$50,185	\$50,185	Complete
	Benefits		2	\$16,291	\$17,180	\$17,180	\$17,180	Complete
	<b>Sub Total</b>			<b>\$64,112</b>	<b>\$67,365</b>	<b>\$67,365</b>	<b>\$67,365</b>	

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

# Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No: GA06P00150100 Replacement Housing Factor Grant No:				FFY2000		
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	
HA Wide	A. Funds for 100% Mod. Dir.,	1410						
Admin.	Dir. of Plann. & Dev. 3 Clerks, &							
Cost	30% of Finance Clerk to cover cost of CGP Administration							
	Salaries		N/A	\$219,011	\$227,594	\$227,594	\$227,594	Complete
	Benefits		N/A	\$88,618	\$92,212	\$92,212	\$92,212	Complete
	Travel		N/A	\$1,123	\$1,146	\$1,146	\$1,146	Complete
	Sundry		N/A	\$9,864	\$11,334	\$11,334	\$11,334	Complete
	<b>Sub Total</b>			<b>\$318,616</b>	<b>\$332,286</b>	<b>\$332,286</b>	<b>\$332,286</b>	
GA-All	A. Salary for	1430	1	\$38,911	\$40,227	\$40,227	\$40,227	Complete
PHA Wide Modern.	Construction Inspector							
GA06P001010	B. Salaries for	1430	1	\$25,081	\$26,684	\$26,684	\$26,684	Complete
Jennings Homes	Construction Inspector GA1-10							
GA06P001001/01A	C. A/E for Comprehensive Modern.	1430	1	\$300,000	\$336,204	\$336,204	\$336,204	Complete
Olmsted Hms								
and Annex	D. Comprehensive Testing for LBP and	1430	255	\$30,000	\$30,000	\$30,000	\$17,150	Ongoing
	Asbestos							
GA06P001014	D. A/E for Modernization	1430	1	\$8,900	\$8,900	\$8,900	\$2,263	Ongoing
Barton Village								
GA06P001007A/7B	F. A/E for Modernzaion	1430	2	\$15,000	\$10,198	\$10,198	\$8,523	Ongoing
Peabody Apts								
Ervin Twrs.								
GA06P001008	G. A/E for Modernization	1430	1	\$12,000	\$15,000	\$15,000	\$15,000	Complete
Allen Homes								

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
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Augusta Housing Authority		Capital Fund Program Grant No: Replacement Housing Factor Grant No:			GA06P00150100		FFY2000	
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	
GA06P001009/012	H. A & E Distress Call Systems	1430	100/25	\$1,875	\$3,677	\$3,677	\$3,677	Complete
	Hal Powell Apts and M.M. Scott							
GA06P001005	I. A & E Dumpster Enclosures	1430	10	\$6,750	\$6,550	\$6,550	\$6,550	Complete
	Oak Pointe Apts							
GA06P001010	J. A & E Comprehensive Modernization	1430	150	\$88,723	\$88,723	\$88,723	\$88,723	Complete
	Jennings Place							
GA06P001016	K. Shifted in from Overlook Apts	1430	100	\$0	\$3,000	\$3,000	\$3,000	Complete
	A & E Exterior Repairs							
GA06P001002/004	L. Shifted in from Cherry Tree	1430	15	\$0	\$10,800	\$10,800	\$7,500	Complete
	A&E Dumpster Enclosures							
	<b>Sub Total</b>			<b>\$527,240</b>	<b>\$579,963</b>	<b>\$579,963</b>	<b>\$555,501</b>	
GA06P001014	A. Landscaping, Site Fencing	1450	10	\$10,000	\$29,700	\$29,700	\$29,700	Ongoing
	Barton Village							
GA06P001012	B. Dumpster Enclosures	1450	5	\$0	\$0	\$0	\$0	
	M.M. Scott Apts.							
GA06P001016	C. Drainage Improvements	1450	76	\$0	\$0	\$0	\$0	
	Overlook Apts							
	D. Dumpster Enclosures	1450	5	\$0	\$0	\$0	\$0	

Capital Fund Program Tables Page 5

<b>Annual Statement/Performance and Evaluation Report</b>								
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>								
<b>Part II: Supporting Pages</b>								
PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150100 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2000		
Development	General Description of Major Work	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of

Number Name/HA-Wide Activities	Categories			Original	Revised	Funds Obligated	Funds Expended	Work
GA06P001005 Oak Pointe Apts.	E. Dumpster Enclosures	1450	20	\$131,748	\$162,474	\$162,474	\$162,474	Complete
GA06P001008 Allen Homes	F. Dumpster Enclosures	1450	2	\$8,000	\$12,898	\$12,898	\$12,898	Complete
GA06P001003R Gilbert Manor	H. Dumpster Enclosures	1450	5	\$58,949	\$0	\$0	\$0	
GA06P001006 Dogwood Terrace	I. Dumpster Enclosures	1450	8	\$0	\$0	\$0	\$0	
GA06P001002/004 Cherry Tree Crsng	J. Dumpster Enclosures	1450	10	\$80,000	\$0	\$0	\$0	
GA06P001010 Jennings Place	K. Landscape Improvements	1450	10	\$255,896	\$264,626	\$264,626	\$264,626	Complete
	<b>Sub Total</b>			<b>\$544,593</b>	<b>\$469,698</b>	<b>\$469,698</b>	<b>\$469,698</b>	
GA06P001001/1A Olmsted Hms and Extension	A. Improve Parking Areas	1450	40	\$40,000	\$0	\$0	\$0	Ongoing
	B. Replace Gas Distribution System	1450	255	\$20,000	\$0	\$0	\$0	Ongoing
	C. Replace Sidewalks	1450	20	\$10,000	\$0	\$0	\$0	Ongoing
	D. Replace Water Dist. System	1450	255	\$270,000	\$22,605	\$22,605	\$0	Ongoing
	E. Replace Storm Sewer System	1450	255	\$150,000	\$6,500	\$6,500	\$0	Ongoing
	F. Replace Sanitary Sewer System	1450	255	\$150,000	\$4,800	\$4,800	\$0	Ongoing
	G. Site Grading and Grassing Shifted in from 2003	1450	20	\$0	\$33,170	\$33,170	\$0	Ongoing
	<b>Sub Total</b>			<b>\$640,000</b>	<b>\$67,075</b>	<b>\$67,075</b>	<b>\$0</b>	

Capital Fund Program Tables Page 6

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b> <b>Part II: Supporting Pages</b>						
PHA Name:		Grant Type and Number			Federal FY of Grant:	
Augusta Housing Authority		Capital Fund Program Grant No: GA06P00150100			FFY2000	
		Replacement Housing Factor Grant No:				
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	
GA06P001014	A. Roof Replacement	1460	10	\$15,000	\$24,247	\$24,247	\$24,247	Complete
Barton Village								
	B. Replace Windows and Screens	1460	10	\$12,500	\$26,067	\$26,067	\$26,067	Complete
	C. Replace Fascia, Siding, Soffits and Shutters	1460	10	\$20,000	\$21,293	\$21,293	\$21,293	Complete
	D. Replace Carport Columns	1460	10	\$2,000	\$745	\$745	\$745	Complete
	E. Clean and Seal Bricks	1460	10	\$12,000	\$3,398	\$3,398	\$3,398	Complete
	F. Replace Exterior Doors & hardware	1460	10	\$21,502	\$21,602	\$21,602	\$21,602	Complete
	G. Replace Exterior Screen Doors	1460	10	\$5,000	\$5,000	\$5,000	\$5,000	Complete
	H. Attic Insulation	1460	10	\$10,000	\$22,124	\$22,124	\$22,124	Complete
	I. Upgrade Electrical Systems	1460	10	\$20,000	\$41,176	\$41,176	\$41,176	Complete
	J. Kitchen Rehabilitation	1460	10	\$20,000	\$29,440	\$29,440	\$29,440	Complete
	K. Replace Floor Tile	1460	10	\$10,000	\$32,377	\$32,377	\$32,377	Complete
	L. Int Door Inst and Repl, and Hardware	1460	10	\$13,910	\$17,184	\$17,184	\$17,184	Complete
	M. Repair and Paint Interiors Walls	1460	10	\$30,016	\$92,829	\$92,829	\$92,829	Complete
	N. Bathroom Rehabilitation	1460	10	\$0	675	675	675	Complete

Capital Fund Program Tables Page 7

<b>Annual Statement/Performance and Evaluation Report</b>								
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>								
<b>Part II: Supporting Pages</b>								
PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No: GA06P00150100				FFY2000		
		Replacement Housing Factor Grant No:						
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	
GA06P001014	O. HVAC Replacement	1460	10	\$20,000	\$55,861	\$55,861	\$55,861	Complete

Barton Village								
	P. Plumbing Upgrades	1460	10	\$25,000	\$50,100	\$50,100	\$50,100	Complete
	<b>Sub Total</b>			<b>\$236,928</b>	<b>\$444,118</b>	<b>\$444,118</b>	<b>\$444,118</b>	
GA06P001012	A. Elevator Upgrades	1460	2	\$50,000	\$50,000	\$50,000	\$50,000	Complete
M.M. Scott Apts								
	B. Replace Locks on Screen Doors	1460	100	\$10,000	\$14,236	\$14,236	\$14,236	Complete
GA06P001007A	C. Replace Boiler and Water Dist Syst	1460	252	\$0	\$0	\$0	\$0	
Peabody Apts								
	D. Upgrade Distress Call System	1460	252	\$175,000	\$107,124	\$107,124	\$107,124	Complete
GA06P001007B	E. Replace Boiler and Water Dist Syst	1460	100	\$0	\$0	\$0	\$0	
Ervin Twrs								
	F. Upgrade Distress Call System	1460	100	\$62,000	\$58,194	\$58,194	\$56,560	Ongoing
GA06P001008	G. Install A/C in existing system	1460	150	\$250,000	\$244,206	\$244,206	\$237,456	Ongoing
Allen Homes								
GA06P001001/1A	H. Replace Roofs	1460	102	\$0	\$0	\$0	\$0	
Olmsted Homes								
GA06P001007B	I. Exterior Repairs	1460	252	\$8,690	\$8,690	\$8,690	\$8,690	Complete
Ervin Towers	Moved in From							
GA06P001016	J. Paint Storage Doors	1460	76	\$3,692	\$3,692	\$3,692	\$3,692	Complete
Overlook Apts	Moved In From							

Capital Fund Program Tables Page 8

<b>Annual Statement/Performance and Evaluation Report</b>								
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>								
<b>Part II: Supporting Pages</b>								
PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150100 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2000		
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	
GA06P001006	K. Replace Kitchens	1460	50	\$5,000	\$0	\$0	\$0	
Dogwood Terrage								
GA06P001010	L. Replace Interior walls	1460	50	\$350,495	\$377,222	\$377,222	\$371,101	Ongoing

Jennings Homes	Transferred in from 708								
	<b>Sub Total</b>				<b>\$914,877</b>	<b>\$863,364</b>	<b>\$863,364</b>	<b>\$848,859</b>	
GA06P001014	A. Shifted in from	1465.1	10	\$0	\$1,490	\$1,490	\$1,490	\$1,490	Complete
Barton Village	Ranges and Refrigerators								
	<b>Sub Total</b>				<b>\$0</b>	<b>\$1,490</b>	<b>\$1,490</b>	<b>\$1,490</b>	
GA06P001001/1A	A. Construct a new Administration	1470	1	\$0	\$513,683	\$513,683	\$11,400	\$11,400	Ongoing
Olmsted Hms and Extension	Building								
	B. Rehabilitate Maintainance Facility	1470	1	\$150,000	\$50,000	\$50,000	\$0	\$0	Ongoing
	C. Rehabilitate Community Facility	1470	1	\$51,254	\$51,254	\$51,254	\$51,254	\$51,254	Ongoing
GA06P001010	D. Rehab AMC Building	1470	1	\$0	\$20,133	\$20,133	\$20,133	\$20,133	
Jennings Homes	Shifted in from CGP708								
	<b>Sub Total</b>				<b>\$201,254</b>	<b>\$635,070</b>	<b>\$635,070</b>	<b>\$82,787</b>	

Capital Fund Program Tables Page 9

<b>Annual Statement/Performance and Evaluation Report</b>									
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>									
<b>Part II: Supporting Pages</b>									
PHA Name:		<b>Grant Type and Number</b>				<b>Federal FY of Grant:</b>			
Augusta Housing Authority		Capital Fund Program Grant No: GA06P00150100				FFY2000			
		Replacement Housing Factor Grant No:							
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		
<b>GA-ALL</b>	A. Purchase two (2) computer systems	1475.1	2	\$30,000	\$30,381	\$30,381	\$30,381	\$30,381	Complete



# Annual Statement/Performance and Evaluation Report

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

### Part III Implementation Schedule

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150100 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2000		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	9/30/2002		9/30/2002	9/30/2003			
Management							
Improvements							
GA06P001001/1A	9/30/2002		9/30/2002	9/30/2003			
Olmsted Homes							
GA06P001002/4	9/30/2002		9/30/2002	9/30/2003			
Cherry Tree							
Crossing							
GA06P001003R	9/30/2002		9/30/2002	9/30/2003			
Gilbert Manor							
GA06P001005	9/30/2002		9/30/2002	9/30/2003			
Oak Pointe Apts							
GA06P001006	9/30/2002		9/30/2002	9/30/2003			
Dogwood Terrace							
GA06P001007A	9/30/2002		9/30/2002	9/30/2003			
Peabody Apts							
GA06P001007B	9/30/2002		9/30/2002	9/30/2003			
Ervin Towers							
GA06P001008	9/30/2002		9/30/2002	9/30/2003			
Allen Homes							
GA06P001012	9/30/2002		9/30/2002	9/30/2003			
M.M. Scott Apts							
GA06P001014	9/30/2002		9/30/2002	9/30/2003			
Barton Village							
GA06P001016	9/30/2002		9/30/2002	9/30/2003			
Overlook Apts							

# Annual Statement/Performance and Evaluation Report

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

PHA Name: <b>The Augusta Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P00150101</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>FFY2001</b>
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Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement (revision no: 3 )  
 Performance and Evaluation Report for Period Ending: 9/30/02   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$492,655	\$492,655	\$470,514	\$464,340
3	1408 Management Improvements	\$525,000	\$525,000	\$525,000	\$349,006
4	1410 Administration	\$450,002	\$450,002	\$108,646	\$29,050
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$249,000	\$260,153	\$246,080	\$213,235
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$690,000	\$662,000	\$648,510	\$59,557
10	1460 Dwelling Structures	\$1,666,500	\$1,658,408	\$1,490,329	\$39,908
11	1465.1 Dwelling Equipment--Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$856,021	\$877,976	\$877,976	\$692,215
13	1475 Nondwelling Equipment	\$30,000	\$32,984	\$32,984	\$32,984
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	\$45,000	\$45,000	\$8,600	\$8,600
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collaterization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$5,004,178	\$5,004,178	\$4,408,639	\$1,888,895

**Annual Statement/Performance and Evaluation Report**

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

<b>PHA Name:</b>  <b>The Augusta Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P00150101</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>FFY2001</b>
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Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement (revision no: 3 )  
 Performance and Evaluation Report for Period Ending:   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	30,000	30,000	30,000	30,000
23	Amount of line 21 Related to Section 504 compliance	10,000	10,000	10,000	10,000
24	Amount of line 21 Related to Security - Soft Cases	30,000	30,000	30,000	30,000
25	Amount of line 21 Related to Security - Hard Cases	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	55,000	55,000	55,000	55,000

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150101		FFY2001	
Replacement Housing Factor Grant No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
GA001-ALL	Operations	1406	1	\$ 492,655	\$ 492,655	\$ 470,514	\$ 464,340
HA Wide Management Improve.	A. Admin. Personnel Education to improve individual job performance.	1408	25	\$30,000	\$35,032	\$35,032	\$34,507
	B. Education to improve Maintenance personnel safety & job performance	1408	10	\$10,000	\$12,090	\$12,090	\$11,883
	C. Private Police Service (See Justification in Management Needs)	1408	15	\$480,000	\$471,632	\$471,632	\$296,370
	D. Computer Software	1408	N/A	\$5,000	\$6,246	\$6,246	\$6,246
	<b>Subtotal</b>			<b>\$525,000</b>	<b>\$525,000</b>	<b>\$525,000</b>	<b>\$349,006</b>
HA Wide Administrative	A. Funds for Preventive Maintenance Inspectors	1410					
	Salaries		2	\$60,000	\$60,000	\$60,000	\$10,640
	Benefits		2	\$21,000	\$21,000	\$21,000	\$4,253
	<b>Sub Total</b>			<b>\$81,000</b>	<b>\$81,000</b>	<b>\$81,000</b>	<b>\$14,893</b>



# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150101		FFY2001	
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
GA06P001014 Barton Village	A. Landscaping, Site Fencing Sod installation	1450	10	\$20,000	\$20,000	\$20,000	\$11,400
GA06P001007A Peabody Apts	B. Sidewalk Repairs	1450	1	\$30,000	\$12,000	\$8,510	\$8,510
GA06P001007B Ervin Towers	C. Sidewalk Repairs	1450	1	\$10,000	\$5,000	\$0	\$0
GA06P001009 Hal Powell Apts	D. Sidewalk Repairs	1450	1	\$10,000	\$5,000	\$0	\$0
GA06P001 JMR Bldg Addition	E. Landscaping	1450	1	\$70,000	\$70,000	\$70,000	\$38,397
	<b>Sub Total</b>			<b>\$140,000</b>	<b>\$112,000</b>	<b>\$98,510</b>	<b>\$58,307</b>
GA06P001001/1A Olmsted Hms and Extension	A. Improve Parking Areas	1450	30	\$100,000	\$100,000	\$100,000	\$1,250
	B. Replace Sidewalks	1450	50	\$50,000	\$50,000	\$50,000	\$0
	C. Replace Water Dist. System	1450	138	\$200,000	\$200,000	\$200,000	\$0
	D. Replace Storm Sewer System	1450	85	\$100,000	\$100,000	\$100,000	\$0
	E. Replace Sanitary Sewer System	1450	85	\$100,000	\$100,000	\$100,000	\$0
	<b>Sub Total</b>			<b>\$550,000</b>	<b>\$550,000</b>	<b>\$550,000</b>	<b>\$1,250</b>

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150101		FFY2001	
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
GA06P001014 Barton Village	A. Roof Replacement	1460	5	\$15,000	\$15,000	\$0	\$0
	B. Replace Windows and Screens	1460	5	\$12,500	\$12,500	\$0	\$0
	C. Replace Fascia, Siding, Soffits and Shutters	1460	5	\$12,500	\$12,500	\$3,408	\$3,408
	D. Replace Carport Columns	1460	5	\$4,000	\$4,000	\$0	\$0
	E. Clean and Seal Bricks	1460	5	\$7,500	\$7,500	\$0	\$0
	F. Replace Exterior Doors & hardware	1460	5	\$5,000	\$5,000	\$3,500	\$3,500
	G. Replace Exterior Screen Doors	1460	5	\$5,000	\$5,000	\$0	\$0
	H. Attic Insulation	1460	5	\$7,500	\$5,000	\$0	\$0
	I. Upgrade Electrical Systems	1460	5	\$15,000	\$10,000	\$0	\$0
	J. Kitchen Rehabilitation	1460	5	\$12,500	\$12,500	\$3,000	\$3,000
	K. Replace Floor Tile	1460	5	\$10,000	\$10,000	\$800	\$800
	L. Int Door Inst and Repl, and Hardware	1460	5	\$5,000	\$10,921	\$10,921	\$10,500

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150101		FFY2001	
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
	M. Repair and Paint Interiors Walls	1460	5	\$15,000	\$15,000	\$2,700	\$2,700
	N. HVAC Replacement	1460	5	\$20,000	\$20,000	\$16,000	\$16,000
	O. Plumbing Upgrades	1460	5	\$20,000	\$13,487	\$0	\$0
	<b>Sub Total</b>			<b>\$166,500</b>	<b>\$158,408</b>	<b>\$40,329</b>	<b>\$39,908</b>
GA06P001012	A. Exterior Wall Repairs	1460	10	\$50,000	\$50,000	\$0	\$0
M.M. Scott Apts	<b>Sub Total</b>			<b>\$50,000</b>	<b>\$50,000</b>	<b>\$0</b>	<b>\$0</b>
GA06P001001/1A	A. Replace Windows and Screens	1460	46	\$120,000	\$120,000	\$120,000	\$0
Olmsted Homes and Annex	B. Replace Exterior Doors and Screens	1460	67	\$100,000	\$100,000	\$100,000	\$0
	C. Repair Exterior Walls	1460	71	\$20,000	\$20,000	\$20,000	\$0
	D. Replace Roofs	1460	31	\$125,000	\$125,000	\$125,000	\$0
	E. Inst. Front and Rear Porches	1460	34	\$100,000	\$100,000	\$100,000	\$0
	F. Termite Control	1460	60	\$20,000	\$20,000	\$20,000	\$0

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150101		FFY2001	
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
GA06P001001/1A	G. House Identification	1460	74	\$5,000	\$5,000	\$5,000	\$0
Olmsted Hms and Extension	H. Kitchen Rehabilitation	1460	47	\$110,000	\$110,000	\$110,000	\$0
	I. Bathroom Rehabilitation	1460	40	\$110,000	\$110,000	\$110,000	\$0
	J. Replace Floors	1460	50	\$40,000	\$40,000	\$40,000	\$0
	K. Replace/Repair/Repaint Interior Walls	1460	38	\$130,000	\$130,000	\$130,000	\$0
	L. Replace/Repair/Repaint Int. Ceilings	1460	50	\$40,000	\$40,000	\$40,000	\$0
	M. Insulate Walls and Ceilings	1460	38	\$30,000	\$30,000	\$30,000	\$0
	N. Replace Interior Doors and Closets	1460	36	\$30,000	\$30,000	\$30,000	\$0
	O. Interior Door Hardware	1460	40	\$20,000	\$20,000	\$20,000	\$0
	P. Upgrade Electrical System	1460	50	\$200,000	\$200,000	\$200,000	\$0
	Q. Replace DWH System	1460	32	\$40,000	\$40,000	\$40,000	\$0
	R. Replace HVAC System	1460	50	\$150,000	\$150,000	\$150,000	\$0
	S. Replace Interior Plumbing	1460	47	\$60,000	\$60,000	\$60,000	\$0
	<b>Sub Total</b>			<b>\$1,450,000</b>	<b>\$1,450,000</b>	<b>\$1,450,000</b>	<b>\$0</b>

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150101		FFY2001	
Replacement Housing Factor Grant No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
GA06P001001/1A	A. Construct a new Administration	1470	1	\$50,000	\$50,000	\$50,000	\$0
Olmsted Hms and Extension	Building						
	B. Rehabilitate Maintenance Facility	1470	1	\$50,000	\$50,000	\$50,000	\$0
GA-ALL	C. Building Addition	1470	1	\$506,021	\$527,976	\$527,976	\$527,976
J.M.R. Admin Bld.							
GA06P001014	D. New Community Building	1470	1	\$250,000	\$250,000	\$250,000	\$164,239
Barton Village							
	<b>Sub Total</b>			<b>\$856,021</b>	<b>\$877,976</b>	<b>\$877,976</b>	<b>\$692,215</b>
GA-ALL	A. Purchase two (2) computer systems with laser printers plus upgrades for existing systems	1475.1	2	\$30,000	\$32,984	\$32,984	\$32,984
	<b>Sub Total</b>			<b>\$30,000</b>	<b>\$32,984</b>	<b>\$32,984</b>	<b>\$32,984</b>
GA06P001001/1A	A. Relocation	1495	20	\$30,000	\$30,000	\$6,600	\$6,600
Olmsted Homes And Annex							
GA06P001014	B. Relocation	1495	20	\$15,000	\$15,000	\$2,000	\$2,000
Barton Village							
	<b>Sub Total</b>			<b>\$45,000</b>	<b>\$45,000</b>	<b>\$8,600</b>	<b>\$8,600</b>

Status of Work
On going
On going
On going
On going
Complete
On going
On going





Status of Work
On going
On going
On going
On going

Status of Work
On going
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Status of Work
On going
On going
Complete
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Complete
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On going

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

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150101 Replacement Housing Factor Grant No:			Federal FY of G	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised	Actual	Original	Revised	Actual
HA Wide	9/30/2003			9/30/2004		
Management						
Improvements						
GA06P001001/1A	9/30/2003			9/30/2004		
Olmsted Homes						
GA06P001002/4	9/30/2003			9/30/2004		
Cherry Tree						
Crossing						
GA06P001003R	9/30/2003			9/30/2004		
Gilbert Manor						
GA06P001005	9/30/2003			9/30/2004		
Oak Pointe Apts						
GA06P001006	9/30/2003			9/30/2004		
Dogwood Terrace						
GA06P001007A	9/30/2003			9/30/2004		
Peabody Apts						
GA06P001007B	9/30/2003			9/30/2004		
Ervin Towers						
GA06P001008	9/30/2003			9/30/2004		
Allen Homes						
GA06P001012	9/30/2003			9/30/2004		
M.M. Scott Apts						
GA06P001014	9/30/2003			9/30/2004		
Barton Village						
GA06P001016	9/30/2003			9/30/2004		
Overlook Apts						
GA06P001009	9/30/2003			9/30/2004		
Hal Powell Apts						



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

<b>PHA Name:</b>  <b>The Augusta Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P00150102</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>FFY2002</b>
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Original Annual Statement   
 Reserve for Disasters/Emergencies   
 Revised Annual Statement (revision no: 2 )  
 Performance and Evaluation Report for Period Ending: 9/30/02   
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$320,176	\$285,176	\$0	\$0
3	1408 Management Improvements	\$515,000	\$515,000	\$37,725	\$7,033
4	1410 Administration	\$472,502	\$472,502	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$117,950	\$117,950	\$30,000	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$495,000	\$502,300	\$502,300	\$7,300
10	1460 Dwelling Structures	\$2,492,726	\$2,497,726	\$2,321,226	\$5,000
11	1465.1 Dwelling Equipment--Nonexpendable	\$30,000	\$30,000	\$0	\$0
12	1470 Nondwelling Structures	\$300,000	\$322,700	\$322,700	\$281,038
13	1475 Nondwelling Equipment	\$30,000	\$30,000	\$20,442	\$19,268
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	\$16,000	\$16,000	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collaterization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$4,789,354	\$4,789,354	\$3,234,393	\$319,639

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

PHA Name:  <b>The Augusta Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P00150102</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>FFY2002</b>
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Original Annual Statement   
 Reserve for Disasters/Emergencies   
 Revised Annual Statement (revision no: 2 )  
 Performance and Evaluation Report for Period Ending: 9/30/02   
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	30,000	30,000	30,000	30,000
23	Amount of line 21 Related to Section 504 compliance	10,000	10,000	10,000	10,000
24	Amount of line 21 Related to Security - Soft Cases	30,000	30,000	30,000	30,000
25	Amount of line 21 Related to Security - Hard Cases	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	55,000	55,000	55,000	55,000

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

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150102 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2002		
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	
GA-001 ALL	A. Operations	1406	1	\$320,176	\$285,176	\$ -	\$ -	
HA Wide Management Improve.	A. Admin. Personnel Education to improve individual job performance.	1408	25	\$20,000	\$20,000	\$5,098	\$4,808	Ongoing
	B. Education to improve Maintenance personnel safety & job performance	1408	10	\$10,000	\$10,000	\$200	\$200	Ongoing
	C. Private Police Service (See Justification in Management Needs)	1408	15	\$480,000	\$480,000	\$30,402		Ongoing
	D. Computer Software	1408	N/A	\$5,000	\$5,000	\$2,025	\$2,025	Ongoing
	<b>Subtotal</b>			<b>\$515,000</b>	<b>\$515,000</b>	<b>\$37,725</b>	<b>\$7,033</b>	
HA Wide Administrative	A. Funds for Preventive Maintenance Inspectors	1410						
	Salaries		2	\$63,000	\$63,000	\$0	\$0	Ongoing
	Benefits		2	\$22,050	\$22,050	\$0	\$0	Ongoing
	<b>Sub Total</b>			<b>\$85,050</b>	<b>\$85,050</b>	<b>\$0</b>	<b>\$0</b>	

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

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No: GA06P00150102 Replacement Housing Factor Grant No:				FFY2002		
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	
HA Wide	A. Funds for 100% Mod. Dir.,	1410						
Admin.	Dir. of Plann. & Dev. 3 Clerks, &							
Cost	30% of Finance Clerk to cover cost of CGP Administration							
	Salaries		N/A	\$252,000	\$252,000	\$0	\$0	Ongoing
	Benefits		N/A	\$117,600	\$117,600	\$0	\$0	Ongoing
	Travel		N/A	\$10,815	\$10,815	\$0	\$0	Ongoing
	Sundry		N/A	\$7,037	\$7,037	\$0	\$0	Ongoing
	<b>Sub Total</b>			<b>\$387,452</b>	<b>\$387,452</b>	<b>\$0</b>	<b>\$0</b>	Ongoing
GA-All	A. Salary for	1430	1	\$41,475	\$41,475	\$0	\$0	Ongoing
PHA Wide Modern.	Construction Inspector							
GA06P001001/01A	B. Salaries for	1430	1	\$41,475	\$41,475	\$0	\$0	Ongoing
Olmsted Homes and Annex	Construction Inspector GA1-1							
GA06P001014	C. A/E for Modernization	1430	1	\$5,000	\$5,000	\$0	\$0	Ongoing
Barton Village								
GA06P001001/01A	D. A/E for Comprehensive Modern.	1430	255	\$30,000	\$30,000	\$30,000	\$0	Ongoing
Olmsted Homes and Annex								
	<b>Sub Total</b>			<b>\$117,950</b>	<b>\$117,950</b>	<b>\$30,000</b>	<b>\$0</b>	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
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Augusta Housing Authority		Capital Fund Program Grant No:			GA06P00150102		FFY2002	
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	
GA06P001001/1A	A. Replace Sidewalks and Landscaping	1450	100	\$50,000	\$50,000	\$50,000	\$0	Ongoing
Olmsted Hms and Extension								
	B. Clotheslines and Posts	1450	114	\$25,000	\$25,000	\$25,000	\$0	Ongoing
	C. Site Grading and Grassing	1450	33	\$150,000	\$150,000	\$150,000	\$0	Ongoing
	D. Street Repair and Parking Areas	1450	30	\$200,000	\$200,000	\$200,000	\$0	Ongoing
	E. Replace Electrical Service Dist. System	1450	255	\$70,000	\$70,000	\$70,000	\$0	Ongoing
GA001ALL JMR Building	F. Landscaping and Sodding	1450	255	\$0	\$7,300	\$7,300	\$7,300	Ongoing
	<b>Sub Total</b>			<b>\$495,000</b>	<b>\$502,300</b>	<b>\$502,300</b>	<b>\$7,300</b>	
GA06P001014 Barton Village	A. Roof Replacement	1460	3	\$15,000	\$15,000	\$0	\$0	Ongoing
	B. Replace Windows and Screens	1460	3	\$12,500	\$12,500	\$0	\$0	Ongoing
	C. Replace Fascia, Siding, Soffits and Shutters	1460	3	\$12,500	\$12,500	\$0	\$0	Ongoing
	D. Replace Carport Columns	1460	3	\$4,000	\$4,000	\$0	\$0	Ongoing
	E. Clean and Seal Bricks	1460	3	\$7,500	\$7,500	\$0	\$0	Ongoing
	F. Replace Exterior Doors & hardware	1460	3	\$5,000	\$5,000	\$0	\$0	Ongoing
	G. Replace Exterior Screen Doors	1460	3	\$5,000	\$5,000	\$0	\$0	Ongoing

Capital Fund Program Tables Page 5

<b>Annual Statement/Performance and Evaluation Report</b>								
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>								
<b>Part II: Supporting Pages</b>								
PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150102 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2002		
Development	General Description of Major Work	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of

Number Name/HA-Wide Activities	Categories							Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001014 Barton Village	H. Attic Insulation	1460	3	\$7,500	\$7,500	\$0	\$0	Ongoing
	I. Upgrade Electrical Systems	1460	3	\$15,000	\$15,000	\$0	\$0	Ongoing
	J. Kitchen Rehabilitation	1460	3	\$12,500	\$12,500	\$0	\$0	Ongoing
	K. Replace Floor Tile	1460	3	\$10,000	\$10,000	\$0	\$0	Ongoing
	L. Int Door Inst and Repl, and Hardware	1460	3	\$5,000	\$5,000	\$0	\$0	Ongoing
	M. Repair and Paint Interiors Walls	1460	3	\$15,000	\$15,000	\$0	\$0	Ongoing
	N. HVAC Replacement	1460	3	\$20,000	\$20,000	\$0	\$0	Ongoing
	O. Plumbing Upgrades	1460	3	\$20,000	\$20,000	\$0	\$0	Ongoing
	<b>Sub Total</b>			<b>\$166,500</b>	<b>\$166,500</b>			
GA06P001001/1A Olmsted Homes and Annex	A. Replace Windows and Screens	1460	76	\$150,000	\$150,000	\$150,000	\$0	Ongoing
	B. Replace Exterior Doors and Screens	1460	67	\$100,000	\$100,000	\$100,000	\$0	Ongoing
	C. Repair Exterior Walls	1460	7	\$10,226	\$10,226	\$10,226	\$0	Ongoing
	D. Replace Roofs	1460	23	\$90,000	\$90,000	\$90,000	\$0	Ongoing

Capital Fund Program Tables Page 6

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b> <b>Part II: Supporting Pages</b>							
PHA Name:		Grant Type and Number			Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No: GA06P00150102			FFY2002		
		Replacement Housing Factor Grant No:					
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	
GA06P001001/1A	E. Inst. Front and Rear Porches	1460	67	\$130,000	\$130,000	\$130,000	\$0	Ongoing
Olmsted Homes								
and Annex	F. Termite Control	1460	90	\$30,000	\$30,000	\$30,000	\$0	Ongoing
	G. House Identification	1460	88	\$6,000	\$6,000	\$6,000	\$0	Ongoing
	H. Kitchen Rehabilitation	1460	64	\$150,000	\$150,000	\$150,000	\$0	Ongoing
	I. Bathroom Rehabilitation	1460	90	\$200,000	\$200,000	\$200,000	\$0	Ongoing
	J. Replace Floors	1460	87	\$75,000	\$75,000	\$75,000	\$0	Ongoing
	K. Replace/Repair/Repaint Interior Walls	1460	88	\$250,000	\$250,000	\$250,000	\$0	Ongoing
	L. Replace/Repair/Repaint Int. Ceilings	1460	150	\$100,000	\$100,000	\$100,000	\$0	Ongoing
	M. Insulate Walls and Ceilings	1460	63	\$50,000	\$50,000	\$50,000	\$0	Ongoing
	N. Replace Interior Doors and Closets	1460	60	\$50,000	\$50,000	\$50,000	\$0	Ongoing
	O. Interior Door Hardware	1460	60	\$20,000	\$20,000	\$20,000	\$0	Ongoing
	P. Replace Stair Treads	1460	255	\$40,000	\$40,000	\$40,000	\$0	Ongoing
	Q. Upgrade Electrical System	1460	100	\$400,000	\$400,000	\$400,000	\$0	Ongoing

Capital Fund Program Tables Page 7

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary								
Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No: GA06P00150102				FFY2002		
		Replacement Housing Factor Grant No:						
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	
GA06P001001/1A	R. Replace DWH System	1460	68	\$40,000	\$40,000	\$40,000	\$0	Ongoing





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

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150102 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2002		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	9/30/2004			9/30/2005			
Management							
Improvements							
GA06P001001/1A	9/30/2004			9/30/2005			
Olmsted Homes							
GA06P001002/4	9/30/2004			9/30/2005			
Cherry Tree							
Crossing							
GA06P001003R	9/30/2004			9/30/2005			
Gilbert Manor							
GA06P001005	9/30/2004			9/30/2005			
Oak Pointe Apts							
GA06P001006	9/30/2004			9/30/2005			
Dogwood Terrace							
GA06P001007A	9/30/2004			9/30/2005			
Peabody Apts							
GA06P001007B	9/30/2004			9/30/2005			
Ervin Towers							
GA06P001008	9/30/2004			9/30/2005			
Allen Homes							
GA06P001012	9/30/2004			9/30/2005			
M.M. Scott Apts							
GA06P001014	9/30/2004			9/30/2005			
Barton Village							
GA06P001016	9/30/2004			9/30/2005			
Overlook Apts							
GA06P001009	9/30/2004			9/30/2005			
Hal Powell Apts							

**The Housing Authority of the City of Augusta, Georgia**

**Pet Information Form**

Resident's Name \_\_\_\_\_ Date \_\_\_\_\_

Resident's Address \_\_\_\_\_ Development \_\_\_\_\_

Pet Type: \_\_\_\_\_ Dog \_\_\_\_\_ Cat \_\_\_\_\_ Bird \_\_\_\_\_ Turtle \_\_\_\_\_ Pet's Name \_\_\_\_\_

Pet's Sex \_\_\_\_\_ Pet's Color \_\_\_\_\_ Pet's Age \_\_\_\_\_

Breed of Dog, Cat, Bird or Turtle \_\_\_\_\_ Projected Adult Weight \_\_\_\_\_

-----  
The following responsible parties have agreed to care for the above pet, if I should die, become incapacitated or am otherwise unable to care for my pet:

Name \_\_\_\_\_

Address \_\_\_\_\_ Phone Number \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

The following responsible parties have agreed to care for the above pet, if I should die, become incapacitated or am otherwise unable to care for my pet:

Name \_\_\_\_\_

Address \_\_\_\_\_ Phone Number \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

-----  
I have read the pet rules of the Housing Authority of the City of Augusta, Georgia and I agree to comply with them.

\_\_\_\_\_  
Signature of Resident

\_\_\_\_\_  
Date

-----  
Attach certificate signed by a local veterinarian or a State or local authority that the above named pet has received all inoculations required by applicable State and local law and proof that the pet has been either sprayed or neutered.  
-----

Resident has paid a pet deposit of \$\_\_\_\_\_.

---

Development Manager Date  
**THE HOUSING AUTHORITY OF THE CITY OF AUGUSTA, GEORGIA**

**PET POLICY**

The Quality Housing and Work Responsibility Act of 1998 permits a resident of a dwelling unit in public housing to own 1 or more common household pets in the Housing Authority of the City of Augusta, Georgia (hereinafter referred to as "AHA") owned and/or operated developments in accordance with this pet policy.

**I. Definition**

Common Household Pet means a domesticated dog, cat, bird or turtle. The weight of the pet at its adult size may not exceed twenty-five (25) pounds.

**II. Registration of Pet(s)**

Prior to bringing any pet onto the premises governed by the Quality Housing and Work Responsibility Act of 1998, the resident must register the pet with the Augusta Housing Authority and pay the applicable pet deposit(s). The resident must update the registration(s) at least annually to coincide with the annual reexamination of the resident income. The application for registration of the pet(s) includes:

- a) A certificate signed by a licensed veterinarian/or a State or local authority empowered to inoculate animals (or a designated agent of such an authority) stating that the pet has received all inoculations required by applicable State and local laws and that pet has been spayed or neutered.
- b) A completed pet information form that is sufficient to identify the pet and to demonstrate that it is a common household pet(s) as defined in this policy.
- c) 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.
- d) Payment of the applicable pet deposit as defined in Section III below, and
- e) A signed statement indicating that the resident has read the pet rules and agrees to comply with them.
- f) Display of rabies tag and/or have necessary documents upon request.

### **III. Pet Deposit**

Residents who own or keep pets in their units must pay a refundable pet deposit. This deposit is in addition to any other financial obligation generally imposed on residents of the development. The pet deposit fee shall be **\$300.00** for each pet the resident owns or keeps. The AHA reserves the right to change or increase the required deposit by amendment to this policy.

The AHA will use the pet deposit only to pay reasonable expenses directly attributed to the presence of the pet in the development, including but not limited to the cost of repairs and replacements to, and fumigation of, the resident's dwelling unit. If the resident is in occupancy when such costs occur, the resident shall be billed for such costs as a current charge. When the resident moves from the development, the AHA shall refund the unused portion of the pet deposit to the resident within a reasonable time. When the resident remains in the unit but no longer owns or keeps a pet in the dwelling unit, AHA shall credit the unused portion of the pet deposit to the resident's account.

### **IV. General Rules**

1. The number of pets allowed will be based on the size of the dwelling unit as outlined: 0-bedroom and 1-bedroom units – maximum of 2 common household pets of the same type. 2-bedroom and 3-bedroom units – maximum of 3 common household pets of the same type. 4-bedroom and 5-bedroom units – maximum of 4 common household pets of the same type.
2. Vicious and/or intimidating dogs will not be allowed.
3. All dogs and cats must be either spayed or neutered, as applicable.
4. When taken outside the resident's unit, dogs and cats must be kept on a leash or carried and controlled by a responsible adult at all times.
5. All pets must have the appropriate tags at all times. The information on the tag shall include the name of the dog and the resident's name and address.
6. Birds must be kept confined to a cage at all times.
7. Turtles must be enclosed in an acceptable cage or container at all times.
8. Residents shall not permit their pet to disturb, interfere or diminish the peaceful enjoyment of other residents. The terms "disturb, interfere, and diminish" shall include but not be limited to barking, howling, chirping, biting, scratching, and other like activities.

9. Residents must provide litter boxes for cat waste, which must be kept in the dwelling unit. Residents shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. Litter boxes must be changed at least once each week.
10. Pet waste must be disposed of in sealed plastic trash bags and placed in a container outside of the resident's building provide by the AHA.
11. Residents must use the designated areas on the development premises for pet exercise and the deposit of pet waste. Residents are forbidden from exercising their pets or permitting their pets to deposit waste on development premises outside of the designated areas.
12. Residents are solely responsible for cleaning up pet droppings, if any, outside the unit and on facility grounds. Droppings must be disposed of by being placed in a sack and then placed in the dumpster outside of the building provided by the AHA.
13. Residents shall take adequate precautions and measures necessary to eliminate pet odors within or around the unit and shall maintain the unit in a sanitary condition at all times.
14. Residents shall not alter their unit, patio or unit area in order to create an enclosure for any pet.
15. Residents are prohibited from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of the AHA.
16. If pets are left unattended for a period of twenty-four (24) hours or more, the Augusta Housing Authority may enter the dwelling unit, remove the pet and transfer it to the responsible parties or proper authorities. The AHA accepts no responsibility for the animal(s) under such circumstances.
17. The first three (3) floors of Peabody Apartments, Hal Powell Apartments and W. C. Ervin Towers are designated as no-pet areas. The first two (2) floors of the M. M. Scott Regency mid-rise building are designated as a no-pet area. The AHA may direct such initial moves as may be necessary to establish pet and no-pet areas. The AHA reserves the right to adjust the pet and no-pet areas or may direct such additional moves as may be necessary (for both) to accommodate such applicants for tenancy or to meet the changing needs of existing residents.
18. Pets are not allowed in common areas including hallways, lobby areas, laundry rooms, and social rooms except those common areas which are entrances to or exits from the building.

19. The head of household or designated family member must be present during annual inspections of the unit.
20. The resident shall properly display a decal as provided by the AHA to inform everyone that the dwelling unit has an approved common household pet(s) inside.

#### **V. Refusal to Register Pet(s)**

The AHA may not refuse to register a pet based on the determination that the head of household is financially unable to care for the pet(s). If the AHA refuses to register a pet, a written notification will be sent to the head of household stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The AHA has a right to refuse to register a pet:

- a) If the pet is not a *common household pet* as defined in this pet policy.
- b) If keeping the pet would violate any applicable House Pet Rule.
- c) If the resident fails to provide complete registration information in accordance with this policy or fails to annually update the pet registration, or
- d) If the AHA reasonably determines based on the resident's habits and practices, that the resident will be unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament may be considered as a factor in determining the prospective resident's ability to comply with the pet rules and other lease obligations.

The notice of refusal may be combined with a notice of a pet violation.

#### **VI. Pet Care**

All residents shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet(s). This information must be provided to the housing manager annually.

Residents must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals. Residents must agree to exercise courtesy with respect to other residents.

#### **VII. Violations**

Any violation of the general rules of this pet policy is grounds for removal of the pet from the resident's unit or termination of the resident's tenancy, or both, in accordance with the lease.

### **VIII. Exclusions**

The pet deposit will be waived for animals that assist persons with disabilities. 24 CFR 942.2 excludes animals that assist the handicapped from this pet policy. This exclusion applies to animals that reside in developments for the elderly and handicapped, as well as to animals that visit these developments. The AHA may not enforce or apply any pet rules against individuals with animals that are used to assist the handicapped. Noting in 24 CFR 942.2: 1. Limits or impairs the rights of handicapped individuals. 2. Authorizes the AHA to limit or impair the right of handicapped individuals. 3. Affects any authority the AHA may have to regulate animals that assist the handicapped, under Federal, State or local law.

To be excluded from the Pet Policy, the head of household must certify the following:

- a) That the animal has been trained to assist with the specified disability; and
- b) That the animal actually assists the person with the disability.

### **IX. Conflicts with State, Local Law or Regulations**

If there is any applicable State, local law or regulation that conflicts with any portion of the above pet policy, the State, local law or regulation shall apply.

Account Number: \_\_\_\_\_

Development Number: \_\_\_\_\_

Address: \_\_\_\_\_

**Dwelling Lease Rider**

The following change is hereby made to the Dwelling Lease.

Paragraph 7 (q) changed to read.

- (q) To keep pets only in accordance with Management’s adopted Pet Policy which is hereby incorporated by reference in the lease, a copy of which is posted in the development office. The resident agrees to comply with this Pet Policy, including the portion governing resident moves. The resident acknowledges that violation of the Pet Policy may be grounds for removal of the pet or termination of the resident’s tenancy in accordance with the provisions of this lease.

Resident \_\_\_\_\_ Date \_\_\_\_\_

Resident \_\_\_\_\_ Date \_\_\_\_\_

Housing Authority of the City of Augusta, Georgia

By: \_\_\_\_\_  
Development Manager Date