

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5YearPlanforFiscalYears2000 -2004

AnnualPlanforFiscalYear2003

**HOUSINGAUTHORITYOFTHECITY
OFATHENSGEORGIA
GA003**

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTO BECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

HUD50075
OMBApprovalNo:2577 -0226
Expires:03/31/2002

**PHA Plan
Agency Identification**

PHAName: Housing Authority of the City of Athens, Georgia

PHANumber: GA003

PHAFiscalYearBeginning:(mm/yyyy) 07/2003

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)

**Boys and Girls Club of Athens – Jack R. Wells Club (West Side)
Outreach Office, East Athens Development Corporation (East Side)**

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
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

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)
Our mission is to provide secure, affordable, quality housing and resources which encourage and sustain independence for wage earners, elderly and families.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA 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 targetssuch as: numbers of families served or PHAS scores achieved.) PHA should identify these measures in the space to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - 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:

- Concentrateoneffortstoimprovespecificmanagementfunctions:
(list;e.g.,publichousingfinance;voucherunitinspections)
- Renovateormodernizepublichousingunits:
- Demolishordisposeofobsoletepublichousing:
- Providereplacementpublichousing:
- Providereplacementvouchers:
- Other:(listbelow)

- PHAGoal:Increaseassistedhousingchoices

Objectives:

- Providevoucher mobilitycounseling:
- Conductoutreacheffortstopotentialvoucherlandlords
- Increasevoucherpaymentstandards
- Implementvoucherhomeownershipprogram:
- Implementpublichousingorotherhomeownershipprograms:
- Implementpublichousing site -basedwaitinglists:
- Convertpublichousingtovouchers:
- Other:(listbelow)

HUDStrategicGoal:Improvecommunityqualityoflifeandeconomicvitality

- PHAGoal:Provideanimprovedlivingenvironment

Objectives:

- Implementmeasurestodeconcentratepovertybybringinghigherincome
publichousinghouseholdsin tolowerincomedevelopments:
- Implementmeasurestopromoteincomemixinginpublichousingby
assuring accessforlowerincomefamiliesinto higherincome
developments:
- Implementpublichousingsecurityimprovements:
- Designateddevelopmentsorbuildingsforparticularresidentgroups
(elderly, personswith disabilities)
- Other:(listbelow)

HUDStrategicGoal:Promoteself -sufficiencyandassetdevelopmentoffamilies andindividuals

- PHAGoal:Promoteself -sufficiencyandassetdevelopmentofassisted
households

Objectives:

- Increasethenumberandpercentageofemployedpersonsinassisted
families:

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

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

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

Other PHA Goals and Objectives:(list below)

Goal One: The Athens Housing Authority will use its physical, financial and personnel assets to improve the lives of its residents and the entire Athens-Clarke County Community.

Objectives:

- We will provide homeownership opportunities through innovative financing and construction of affordable housing for first-time homebuyers.
- We will assist in the revitalization of neighborhoods surrounding AHA properties.
- We will diversify our housing services to provide a broad mix of affordable housing programs to benefit both low and moderate-income citizens.

Progress Statement

The Athens Housing Authority continues to strive to meet the diverse housing needs of its residents and the Athens -Clarke County community through its comprehensive housing programs.

Homeownership Opportunities Through Innovative Financing

The Athens Housing Authority is utilizing its physical, financial and personnel assets to improve the lives of its residents and the entire Athens -Clarke County Community through an emphasis on homeownership and revitalization of neighborhoods. Because neighborhoods with a higher percentage of owner -occupied homes are typically more stable, Athens -Clarke County officials have been supportive of this strategy as an effective means for the development of sustainable communities.

The Athens Housing Authority continues to employ a comprehensive approach to the issue of homeownership and neighborhood revitalization through homebuyer education programs, mortgage assistance bond programs, and construction of affordable single -family housing.

From August 1998 through August 2000, 120 moderate -income families realized their dream of purchasing their first home through the **AHA First Home** Program. Funding for this initiative was provided through \$9.8 million in Tax Exempt, Single -Family Mortgage Revenue Bonds issued by the Athens Housing Authority.

Because of the overwhelming success of this program, the Authority will continue to explore innovative homeownership programs to benefit both public housing residents and other eligible families in the Athens community. The AHA will continue this program upon availability of bond allocation and a more favorable bond market.

Homeownership Opportunities Through Revitalization of Neighborhoods and Construction of Affordable Housing

A second opportunity for homeownership began the summer of 2000 with the completion of the first **ACT I Homes**. ACT I Homes have the potential to significantly revitalize aging neighborhoods in the community and at the same time place affordable housing within reach for many families.

Working with the Athens -Clarke County Department of Human and Economic Development (HED), the Athens Housing Authority was

designated as one of the community partners to work with the HOME program and Community Development Block Grant (CDBG) funds. Under this program, new homes are being built in targeted revitalization areas of the community. Two - and three - bedroom homes have a number of amenities such as front porches, dishwashers, cathedral ceilings, central heat and air conditioning, and insulated windows. Phase I of the program included the construction and sale of three homes in East Athens (Census Tract 3).

Construction of the newest ACT 1 Home in the Hancock Avenue Corridor (Census Tract 6) is complete and currently under contract. Construction on four additional homes is expected to be completed later this year. Finally, the AHA plans to acquire additional land for future ACT 1 Homes.

AHA construction of affordable housing will be further enhanced through the utilization of the proceeds of the recent sale of 28 public housing units to the University of Georgia. (See "Goal 3" for more detail.) This sale has provided a "pool" of development funds from which the Authority can both replace the 28 sold units and construct additional affordable housing for the Athens - Clarke County community.

In addition to providing secondary financing and the construction of affordable housing to stabilize neighborhoods, the AHA is effectively utilizing its bonding authority to complement its neighborhood redevelopment efforts.

Last year Athens Housing Authority responded to a significant revitalization community need in Athens - Clarke County. The Authority issued \$5.9 million in tax - exempt mortgage revenue bonds to assist in the redevelopment of Bethel Church Homes -- a 190 unit Section 8 project - based housing development owned by a local church - related non - profit corporation. This property was restructured under HUD's Mark - to-Market program. The final structure was one of the most complex in the country including Section 8 tenant - based assistance, FHA 221 (d)(4) mortgage assistance, tax credits, and tax - exempt bonds.

The Athens Housing Authority was responsible for the oversight of the construction activities of this recently completed renovation. The Authority continues to be responsible for the ongoing monitoring of property management to help ensure the long - term viability and success of this historically troubled development located in downtown Athens.

The AHA's **homebuyer education programs** continue their success. Beginning in 1999 during National Homebuyers Week, the Authority partnered with local lending and banking institutions to provide periodic seminars to explain the mortgage process for those interested in purchasing a home.

In order to further educate potential homebuyers, the AHA, in collaboration with the East Athens Development Corp. (EADC), launched the **Homebuyers Club** in the autumn of 2001. Taught by a certified housing counselor from EADC, the "Club" is a series of classes where students evaluate their credit reports, develop household budgets, determine what housing price range is within their individual budget, learn to work with a realtor, discuss the home buying process, learn how to apply for a mortgage and establish a timeline for purchasing a home. To date, 44 families have graduated from this program with another 25 families enrolled to begin the nine-month series in February 2003.

Diversity of Housing Services

The combination of all of the programs described above -- bond funding for first-time, moderate-income families; construction of affordable homes; revitalization of neighborhoods; financial restructuring of other low-income housing developments; and homebuyer education -- provide diverse housing services and a broad mix of affordable housing programs designed to benefit both low and moderate-income citizens.

In addition to these efforts, the Athens Housing Authority has further diversified its housing services to include Section 8 contract administration through the creation of Georgia HAP Administrators, Inc. as described under "Goal Two." As noted earlier in this text, the Authority has recently closed the sale of 28 low-income public housing units to the University of Georgia. The proceeds from the sale have created equity that can be used for additional diversification. This strategy is explained in greater detail under "Goal Three."

Through all of the above diverse, ongoing initiatives, the AHA is clearly meeting "Goal One."

Goal Two: The Athens Housing Authority will strengthen its operations to maintain a leadership position in the affordable housing industry.

Objectives:

- We will identify and implement entrepreneurial activities to diversify our organization, improve our revenues and reduce our dependence on federal support.
- We will hire and train staff as a part of serving as a “Cultural Diversity Leader” in our community.
- We will construct a new Central Office to consolidate our operations and return dwelling units to residents.

Progress Statement

The Athens Housing Authority has achieved and maintains a leadership role in the affordable housing industry.

Identification and Implementation of Entrepreneurial Activities

The Athens Housing Authority has identified and implemented a number of entrepreneurial activities. Those already detailed in the previous paragraphs include:

- Contract with local government to build infill housing in neighborhoods identified for revitalization.
- Effective utilization of the AHA’s revenue bond capability which has provided over \$27 million for low -interest rate mortgages for first-time homebuyers and renovation of a distressed, downtown Section 8 property owned by a local non -profit corporation.
- Contract with Georgia HAP Administrator to monitor and conduct compliance reviews for 22 project -based Section 8 properties totaling 1,680 units in Northeast Georgia.

Each of these initiatives has resulted in revenues to the Authority beyond that provided by HUD subsidy.

In addition to those entrepreneurial activities identified above, the Authority has recently closed on the sale of 28 units of public housing property to the University of Georgia. (Again, this initiative is more fully explained within the progress statement for “Asset Management” under “Goal Three.”) It is anticipated that the proceeds from this sale will be reprogrammed to provide additional affordable housing for the Athens community -- including unsubsidized units that could afford the AHA additional non- federal income.

Service as Cultural/Diversity Leader

The Authority consistently monitors the AHA's resident demographics in order to determine changing trends that might require additional, diverse and alternative programming and strategies. Although the 2000 Census statistics indicate a significant rise in the Hispanic population in Athens Clarke County, the Authority has not seen a similar increase in Hispanic applicants. However, to be prepared to meet the growing Hispanic population in the Athens area, AHA application and leased documents have been translated in Spanish and Spanish language training is offered at no cost to any interested employee.

Construction of New Central Office

The construction of the Authority's new Central Office is complete. AHA operations are now reconsolidated and those units utilized for overflow officespace are turned to dwelling use. It is anticipated that the new Central Office will provide customers with more efficient, effective services.

Finally, with the diversification of its affordable housing programs and strategies, the Athens Housing Authority remains a recognized leader within the public housing industry. AHA staff have been recognized as leaders in affordable housing through their appointment / election to boards and committees on the state, regional and national levels.

Leadership Roles

The Director of Housing Management currently serves as Vice President of Housing through the Southeast Regional Council of the National Association of Housing and Redevelopment Officials (SERC - NAHRO) and serves on the Housing Committee of the National Association of Housing and Redevelopment Officials (NAHRO). Finally, he formerly served the Georgia Association of Housing and Redevelopment Authorities (GAHRA) as President of that state organization.

Beginning June 2003, the AHA's Executive Director will serve as the President of the Public Housing Directors Association and he is currently serving on the Housing Committee of the National Association of Housing and Redevelopment Officials (NAHRO). In addition, he served on the national Operating Fund Negotiated Rulemaking Committee and currently is a participating member of the Harvard Design School Public Housing Operating Cost Study Research Working Group for the restructuring of the formula calculation for low-rent operating subsidy.

While broadening its scope of affordable housing programs and services, the Authority has maintained its "High Performer Status" Public Housing Assessment System (PHAS). The AHA has continuously enjoyed this

designation since the inception of the Public Housing Management Assessment Program (PHMAP).

As reported in the above paragraphs, the AHA's successful achievement of this goal is evidenced through its successful, ongoing entrepreneurial efforts and recognition of the Athens Housing Authority's affordable housing expertise by both local government and the public housing industry.

Goal Three: The Athens Housing Authority will improve the products we offer our customers including both facilities and services.

Objectives:

- We will improve our recreational and community space facilities to better meet the needs of our residents.
- We will pursue strategies to accelerate the modernization of Scattered Sites, Jack R. Wells, Nellie Band Bonnie Lane communities.
- We will improve our local anti-crime strategies to enhance quality of life in our neighborhoods.
- We will implement an asset management approach to managing our properties.

Progress Statement

The Athens Housing Authority has taken an aggressive approach to improving the products we offer our customers.

Utilization of Community Space

Authority community space has been adapted for a number of programs to enhance the lives of AHA residents. In addition to providing space for daycare centers, recreational programs, tutorial centers, and a police substation, a staffed computer lab is currently located in community space in Nellie B. In conjunction with the local health department, a youth development center has also been opened in Nellie B Homes – the AHA's largest development with the most children.

Finally, preliminary drawings have been completed for the construction of a gymnasium for the Boys and Girls Club of Athens to be located in Jack R. Wells. The AHA is currently exploring various funding strategies for the construction of this facility.

However, as emphasized throughout this Agency Plan, many of the above vital programs currently housed in AHA community centers are in jeopardy due to the elimination of PHDEP funding.

Acceleration of Modernization of Nellie B, Scattered Sites and Jack R. Wells

The Athens Housing Authority continues its modernization strategy approved in last year's Agency Plan.

Identifying the exteriors of several developments with the greatest need for renovation, the new approach has effectively accelerated the modernization of Nellie B and Scattered Sites. Exterior modernization of units in the Nellie B development are in progress. As mentioned above, preliminary drawings have been completed for the construction of a gymnasium in Jack R. Wells. The architect will proceed with working drawings in the near future. Modernization of Bonnie Lane will be addressed at a later date.

The Athens Housing Authority is the first Public Housing Authority in the nation to successfully mortgage its property. This enabled the Authority to "replace" Capital Funds used to construct the AHA's new Central Office. These "Mortgage Proceeds Funds" will be expended for Capital Fund eligible items in compliance with each year's Annual and Five -Year Plans.

Strengthening of Local Anti -Crime Strategies

To further the Authority's anti -crime efforts, AHA staff continues to work closely with the Athens -Clarke County Police Department to identify concerns and to develop workable strategies to eliminate drugs and crime in Authority neighborhoods and surrounding areas. Once a month, Authority staff members meet with representatives of the Athens -Clarke County Police Department to review crime patterns and identify crime issues within AHA neighborhoods. The Authority's provision to the police department of a fax machine and computer hook -up to the AHA's mainframe further ensures that both the AHA and the police department are maintaining the most updated information regarding crime on AHA properties.

In addition to providing a salary subsidy to those officers assigned to the Housing Authority, the AHA provides the local police department with a dwelling unit used as a police sub -station. In fact, the AHA is cooperating with local government to expand the existing Police "Substation" located in the Nellie B housing community into the "East Athens Precinct." The existing "Substation" is located in a duplex dwelling unit. Proposed plans

call for acquisition of several private lots nearby and the preparation of demolition/disposition application to the U.S. Department of Housing and Urban Development for use of up to two duplexes for the expansion of police services. The resulting facility would house up to 24 sworn officers and would stabilize the surrounding community. Construction could begin in 2003 with completion in 2004.

Resident participation is a vital component to neighborhood safety. Regular safety and security meetings are held in each neighborhood. In addition, residents are encouraged to actively participate in maintaining safe neighborhoods sharing their specific safety concerns through individual contacts to the police department or the AHA; through their Resident Associations and/or Inter-Community Council; and finally, by recommending policy changes to the AHA Board of Commissioners.

Again, it is important to note that with the elimination of over \$290,000 in funding for the Public Housing Drug Elimination Program, a number of the crime prevention strategies currently employed by the Athens Housing Authority are in jeopardy.

Regardless of funding cuts, the Athens Housing Authority remains committed to ensuring the safety of AHA communities and to providing strategies and programs within the neighborhoods that enhance the lives of AHA residents.

Asset Management Approach to Management of Properties

The AHA has implemented an asset management approach to managing the Authority's properties. As noted above, the AHA's architectural firm Warren Epstein & Associates, Architects, Inc. performed a detailed physical needs assessment / evaluation of all remaining unmodernized properties two years ago. The results of this study were reported near the end of the 2000 calendar year and influenced the current strategy in capital improvements approved in last year's Capital Funding Program.

The Authority then retained The Schiff Group who performed an in-depth Asset Management Survey for the Authority. Their observations and suggestions complement the AHA's already established "asset management" approach to its properties.

Twenty-eight units in the Parkview Extension development, located in close proximity to the University of Georgia, had been set aside for modernization. Realizing that the sale of this property could result in revenue that could be converted to alternative affordable housing, the Authority successfully closed on the sale of this property for a price more

than twice its appraised value. This offers the AHA a unique opportunity to convert a 42-year-old asset into capital that can then be utilized to create even more affordable housing resources.

Clearly, the Authority is achieving the objectives set forth in Goal Three of this Five-Year Plan.

Goal Four: The Athens Housing Authority will promote stable and successful customers as the ultimate measure of our success.

Objectives:

- We will coordinate youth programs designed to reduce risk factors, provide mentors, and increase the probability of healthy, productive citizens.
- We will cooperate with the Clarke County School District and other youth organizations to reduce the high dropout rate of our youth.
- We will provide initiatives to encourage homeownership including counseling/training programs and escrow savings accounts.

Progress Statement

The Athens Housing Authority has employed comprehensive programs and services to enable residents to become self-sufficient and successful.

Coordination of Youth Programming

The AHA provides a vast range of programming specifically targeted at youth. Most of the programs offered through the Public Housing Drug Elimination Program (PHDEP), as well as through the Authority's routine operating budget, focus on youth. Specific examples include, but are not limited to the Boys & Girls Club, Soccer in the Streets, Boy Scouts, Athens Tutorial Program, Computer Learning Center, Hilton Young Youth Leadership Program, Youth Mentoring Program, etc.

Youth programming is not limited to those funded through the Public Housing Drug Elimination program however. AHA staff coordinates youth activities and initiatives with a variety of agencies including local government's Parks and Recreation Department, Girl Scouts, the University of Georgia and the local Health Department.

Further evidence of the AHA's commitment in this area is shown by the Authority's previous employment of a full-time youth coordinator several years ago. One of the significant responsibilities of the youth coordinator, along with other AHA staff, was to develop partnerships with other agencies and providers to offer effective youth development programming.

In addition, the Youth Coordinator facilitated the Youth Leadership Program. Beginning with elementary children, this multi-phase youth leadership program provides structured leadership training and skills building opportunities, and mentoring for youth from elementary school through college. Each successive program phase builds upon the previous one. In addition to providing the training and programming necessary for them to become successful adults, the concept is to mentor the children and monitor their progress in order to encourage and enable them to meet that goal.

These efforts resulted in the development of new community partnerships and increased youth participation. Unfortunately, with the cancellation of PHDEP funding, this position had to be eliminated and the responsibilities assumed by remaining AHA staff.

One such partner -- The University of Georgia -- is proving a valuable resource for youth programming. The Authority has recently entered into a number of volunteer and internship opportunities with a variety of departments within the University system. It is anticipated that new approaches will result from this strengthened partnership.

In addition, the AHA is encouraging, challenging, and enabling residents to increase their participation in the development and implementation of youth programming through formal and informal youth and adult surveys and volunteer opportunities.

Although the Authority is exploring developing alternative funding and/or strategies to enhance youth programming, it is obvious that the AHA cannot absorb the total cost of maintaining the PHDEP-funded programs at their current levels.

Finally, the Authority is constantly reassessing its approaches and refining its programming to meet identified risk factors and emerging needs and remains committed to the youth residing in AHA communities.

Cooperation with Clarke County School District

The educational success of AHA students is of the highest priority for AHA Board and staff. However, with the high dropout rate in the local school system, it is evident that the youth of AHA communities are not attaining the educational level nor developing the skills necessary to become productive, self-sufficient, successful individuals. Although the Athens Housing Authority sponsors a variety of programs --from mentoring, tutoring, computer classes, and leadership development --the resolution of this problem requires a much wider community effort.

Last year, the AHA joined the Clarke County School District and the University of Georgia (UGA) Department of Education to address this community risk factor. Out of this partnership, ASPIRE, a jointly funded program for middle/high school youth, provided an outstanding educational experience on the University of Georgia campus. Approximately, 30 AHA youth participated in an eight-week program that provided group activities in science and math while offering one-on-one mentoring and tutoring. Daily transportation was provided by UGA. In addition to the on-campus activities, the children had the opportunity to tour other college campuses in the state.

With parental consent, the Athens Housing Authority's Resident Services Department monitors students' grades and school attendance. Counseling and other services are available to youth and parents to improve student success. Staff members work closely with school social workers, counselors and teachers to develop and implement services that not only encourage youth achievement, but also strengthen the relationships among AHA residents, schools, and the community.

Last year, the Executive Director served as chair of a committee that successfully promoted Athens-Clarke County voter approval of a Special Purpose Local Option Sales Tax (SPLOST). A portion of this tax revenue is set aside to fund a non-punitive alternative school designed to provide intervention, encourage academic success, and prevent school dropouts. Currently serving on the SPLOST Oversight Committee, he continues to ensure that these funds are utilized to positively impact the education of youth at risk. The Executive Director also serves on a community "think tank" whose current emphasis is the reduction in the community's high dropout rate.

The revitalized partnership with the local school district and renewed community interest are resulting in the implementation of additional cooperative, concrete programs designed to reverse the dropout trend among AHA youth and help ensure their academic success.

Initiatives to Encourage Homeownership

The AHA's successful homeownership initiatives have been discussed earlier in this progress report.

Most significantly, the Homebuyers Club offers individuals and families the opportunity to prepare themselves for homeownership through individual assessments of credit status, preparation of personal budgets and by providing practical information regarding the process of purchasing a home.

To further promote "stable and successful customers" all AHA policies, procedures and practices are targeted towards this goal. Indeed, the Authority's mission statement specifically speaks to encouraging independence and stability.

For example, the Athens Housing Authority offers employment to AHA residents. All residents have the opportunity to apply for regular employment with the Authority as openings occur. Currently the AHA employs six (6) residents in regular, full-time positions and three (3) in regular, part-time positions in both administration and maintenance. In addition, the AHA provides part-time employment to a number of residents in a variety of positions including program monitoring, custodial contracts, secretarial and bookkeeping positions. The result is that employment among all AHA residents continues at a historically high level. Only 12 percent of AHA households currently receive a TANF check.

Through all of the above diverse efforts, the Athens Housing Authority is making steady progress in meeting its fourth goal of promoting stable and successful customers.

In closing, the Athens Housing Authority continues to make significant strides toward the achievement of all of the goals and objectives set forth in the Five-Year Plan. However, continued funding cuts could impede efforts to reach these goals in future years. Regardless, the Athens Housing Authority remains committed to providing quality affordable housing, stable neighborhoods, and programs/services designed to ensure the ultimate success of low-income families.

AnnualPHAPlan
PHAFiscalYear2003
 [24CFRPart903.7]

i. AnnualPlanType:

Selectwhich typeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedinthe AnnualPlan.

N/A

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupporting documentsavailableforpublicinspection .

TableofContents

	<u>Page#</u>
AnnualPlan	
i. ExecutiveSummary	1
ii. TableofContents	1
1. HousingNeeds	5
2. FinancialResources	11
3. PoliciesonEligibility,SelectionandAdmissions	12
4. RentDeterminationPolicies	23
5. OperationsandManagementPolicies	27
6. Grievance Procedures	28
7. CapitalImprovementNeeds	29
8. DemolitionandDisposition	32
9. DesignationofHousing	33
10. ConversionsofPublicHousing	34
11. Homeownership	35
12. CommunityServicePrograms	37

13. CrimeandSafety	40
14. Pets(InactiveforJanuary1PHAs)	42
15. CivilRightsCertifications(includedwithPHAPlanCertifications)	42
16. Audit	42
17. AssetManagement	42
18. OtherInformation	43

Attachments

Indicatewhichattachmentsareprovidedbyselectingallthatapply.Providetheattachment'sname(A, B,etc.)inthespacetotheleftofthenameoftheattachment.Note:Iftheattachmentisprovidedasa **SEPARATE**filesubmissionfromthePHAPlansfile,providethefilenameinparenthesesinthespace totherightofthetitle.

RequiredAttachments:

- ATTACHMENTA** -AdmissionsPolicyforDeconcentration/Assessment
- ATTACHMENTB** - VoluntaryConversionAssessments
- FY2003CapitalFundProgramAnnualStatement (**ga003c02**)
- PER- GA06P003501-00Rev.6forPeriodEnding12/31/02 (**ga003d02**)
- PER- GA06P003501-01Rev.4 forPeriodEnding12/31/02 (**ga003e02**)
- PER- GA06P003501-02Rev.2forPeriodEnding12/31/02 (**ga003f02**)
- Mostrecentboard -approvedoperatingbudget(RequiredAttachmentforPHAs thataretroubledoratriskofbeingdesignatedtroubledONLY) -N/A
- ATTACHMENTG** -ResidentAdvisoryBoardMembers
- ATTACHMENTH** - ResidentMemberAHABoardofCommissioners
- PetPolicy** -N/A**HIGHPERFORMER**
- CommunityService** - N/A**HIGHPERFORMER**

OptionalAttachments:

- PHAMangementOrganizationalChart - N/A**HIGHPERFORMER**
- FY2003CapitalFundProgram5YearActionPlan (**ga003c02**)
- PublicHousingDrugEliminationProgram(PHDEP)Plan (N/A)
- ATTACHMENTI** -CommentsofResidentAdvisoryBoardorBoards(must beattachedifnotincludedinPHAPlantext)
- Other(Listbelow,providingeachattachmentname)

SupportingDocumentsAvailableforReview

Indicatewhichdocumentsareavailableforpublicreviewbyplacingamarkinthe“Applicable&On Display”columnintheappropriaterows.Alllisteddocumentsmustbeondisplayifapplicabletothe programactivitiesconductedbythePHA.

ListofSupportingDocumentsAvailableforReview		
Applicable & OnDisplay	SupportingDocument	ApplicablePlan Component
X	PHAPlanCertificationsofCompliancewiththePHAPlans andRelatedRegulations	5YearandAnnualPlans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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 jurisdiction 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
N/A	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 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input 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
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
Attached	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
N/A	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
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	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
N/A	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
N/A	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
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self -Sufficiency
N/A	Most recent self -sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self -Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi -annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

	Othersupportingdocuments(optional) (listindividually;useasmanylinesasnecessary)	(specifyasneeded)
X	PetPolicy	

1.StatementofHousingNeeds

[24CFRPart903.79(a)]

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicable tothejurisdiction,and/or otherdataavailabletothePHA,provideastatementofthehousingneedsinthejurisdictionby completingthefollowingtable.Inthe“Overall”Needscolumn,providetheestimatednumberofrenter familiesthathavehousingneeds.Fortheremainingcharacteristics,ratetheimpactofthatfactoronthe housingneedsforeachfamilytype,from1to5,with1being“noimpact”and5being“severeimpact.” UseN/AtoindicatethatnoinformationisavailableuponwhichthePHAcanmakethisassessment.

HousingNeedsofFamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income<=30% ofAMI	6,727	5	5	4	4	3	4
Income>30%but <=50%ofAMI	3,774	5	5	4	3	3	4
Income>50%but <80%ofAMI	3,950	5	5	4	3	3	4
Elderly	1,878	5	3	3	5	3	3
Familieswith Disabilities	15,158	4	4	3	5	3	3
AfricanAmerican	4,836	5	5	3	3	3	3
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthat apply;allmaterials mustbemadeavailableforpublicinspection.)

- ConsolidatedPlanoftheJurisdiction/s
Indicateyear:FY2002 -03
- U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy
 (“CHAS”)dataset
- AmericanHousingSurveydata
Indicateyear:
- Otherhousingmarketstudy

- Indicate year:
 Othersources:(listandindicateyearofinformation)

B. HousingNeedsofFamiliesonthePublicHousingandSection8 Tenant-BasedAssistanceWaitingLists

StatethehousingneedsofthefamiliesonthePHA'swaitinglist/s .Completeonetableforeachtype
 ofPHA -widewaitinglistadministeredbythePHA. PHAsmayprovideseperatetablesforsite -
 basedorsub -jurisdictionalpublichousingwaitinglistsattheiroption.

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input type="checkbox"/> Section8tenant -basedassistance			
<input checked="" type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	201		277
Extremelylow income<=30%AMI	151	75%	
Verylowincome (>30%but<=50% AMI)	41	20%	
Lowincome (>50%but<80% AMI)	8	5%	
Familieswith children	115	57%	
Elderlyfamilies	6	3%	
Familieswith Disabilities	32	16%	
African-America	181	90%	
White	20	10%	
Race/ethnicity			
Race/ethnicity			
Characteristicsby BedroomSize (PublicHousing Only)			

Housing Needs of Families on the Waiting List			
1BR	66	33%	95
2BR	87	43%	76
3BR	37	18%	70
4BR	10	5%	31
5BR	1	<1%	5
5+BR	0	0	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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.

The Athens Housing Authority's current strategies, policies and actions appear to be adequately addressing the housing needs of the community at this time. Documents supporting this conclusion (Athens-Clarke County Housing Survey and the Unified Government of Athens -Clarke County 2005 Consolidated Plan are available at the offices of the AHA.

The check -marked items below do not necessarily imply a shortcoming or need for improvement. In most cases, these are strategies already being successfully employed in meeting the community's needs .

(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 financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- Maintain or increase section 8 lease -uprates 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 -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates 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)

- **Cooperate with other organizations to pursue affordable housing strategies.**
- **Apply for second round of Single Family Mortgage Revenue Bond funding (AHA First Home program) when additional bond allocations are available.**
- **HOME (Infill Housing)**
- **Utilize net proceeds from the sale of 28 units of Parkview Extension to further the cause of affordable housing in Athens (through both replacement of the 28 units and purchase or construction of additional affordable housing units as funds and appropriate strategy allow)**

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

- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

- **Housingfamiliesbasedondateandtimeofapplication.**

Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian

Strategy1:Targetavailableassistanceto familiesatorbelow50%ofAMI

Selectallthatapply

- Employadmissionspreferencesaimedatfamilieswhoareworking
- Adoptrentpol iciestosupportandencouragework
- Other:(listbelow)

- **Housingfamiliesbasedondateandtimeofapplication.**

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- Seekdesignationofpublichousingfortheelderly
- Applyforspecial -purposevoucherstargetedtotheelderly,shouldtheybecome available
- Other:(listbelow)

Need:SpecificFamilyTypes:Familiesw ithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

- Seekdesignationofpublichousingforfamilieswithdisabilities
- Carryoutthemodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- Applyforspecial -purposevoucherstargetedtofamilieswithdisabilities, shouldtheybecomeavailable
- Affirmativelymarkettolocalnon -profita genciesthatassistfamilieswith disabilities
- Other:(listbelow)

- **Housefamilieswithdisabilitiesbasedondateandtimeandavailability ofunits.**
- **TheHousingAuthorityoftheCityofAthens,Georgiaisseekingto designateDenneyTowerand25units(knownasVineCircle)forage elderlyonly.Inconjunctionwiththis,itistheAHA'sintentionto applyforSection8vouchersfornon -elderlydisabledfamilies.Ifthe**

AHA is unsuccessful in its application for Section 8 vouchers for non-elderly disabled families, the Authority will proceed with designating a portion of units throughout AHA neighborhoods for non-elderly disabled families. Again, this strategy is dependent upon both the approval of the designated housing application as well as the application for Section 8 vouchers.

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)
 - **Make units available to all interested races and ethnicities.**

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- N/A
- 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 section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)
 - **Community poverty level**

2. Statement of Financial Resources

[24CFR Part 903.79(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 supportives services, Section 8 tenant -based assistance, Section 8 supportives services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)	\$5,279,667	
a) Public Housing Operating Fund	*2,819,253	
b) Public Housing Capital Fund	2,119,014	
c) HOPEVI Revitalization	0	
d) HOPEVI Demolition	0	
e) Annual Contributions for Section 8 Tenant -Based Assistance	0	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self - Sufficiency Grants	0	
h) Community Development Block Grant	120,000	In-fill Housing
i) HOME	161,400	In-fill Housing
Other Federal Grants (list below)		
Program Income	60,000	
2. Prior Year Federal Grants (unobligated funds only) (list below)	\$1,171,845	
PHDEP - FY 2001	125,268	Drug Prevention, PHDEC, Security, Physical Imp.
CFP - FY 2002	1,046,577	See attached Plan

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	\$2,713,333	Public Housing Operations
4. Other income (list below)	\$209,414	
Excess Utilities	134,414	Public Housing Operations
Interest on Investments	75,000	Public Housing Operations
4. Non -federal sources (list below)	\$360,725	
GHAP	\$235,900	N/A
Bond Revenue	\$124,825	N/A
Total resources	\$9,734,984	

***Number reflects 100% of subsidy. (HUD is still unable to provide an estimate of Operating Funds. Projections range from 70% of eligible subsidy to 90% of eligible subsidy at best.)**

NOTE: WE SPECIFICALLY RESERVE THE RIGHT TO CHANGE THIS FINANCIAL STATEMENT BASED ON LATER, BETTER INFORMATION.

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.79(c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

When family first applies.

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 history**
 - **HUD definition of "family"**
 - **Occupancy Guidelines regarding unit size and type**
 - **HUD criteria as citizen, national, or a non-citizen who has eligible immigration status**
 - **Requirements for provision of a Social Security Number (if six years of age or older) or Certification**
 - **Execution of various consent forms**
 - **Minimum age requirements for head of household**
 - **Proper completion of all application requirements and verifications**
 - **Exception for applicants who are Police Officers**

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

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

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

(2) Waiting List Organization

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

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

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

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

c. If the PHA plan 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

No

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 transfer take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused **by more than one bedroom size**
- Medical justification – **Transfer to single -level apartment**
- 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)

- **Employment Status – Where the head of household has been successfully employed for a minimum of three months.**

- **Two Parent Families** –Awarded to a family when headed by two or more persons sharing residency whose income and resources are available to meet the family’s needs and who are either related by blood, marriage or operation of law; or who have evidenced a stable family relationship over a period of time.
- **Natural Disaster**
- **Veterans** –If head of household or spouse is currently a member of the Armed Forces, or the head of household or spouse has been honorably discharged from the Armed Forces.
- **Excellent Credit**
- **Course Work** –Awarded for the completion of coursework or training by head of household or spouse in a program approved by the AHA
- **Registered Voters**

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 points 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 – **Takes first priority when total of preferences are equal**

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence **(35 points)**
- 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
- 3 Those enrolled currently in educational, training, or upward mobility programs **(20 points)**
- Household that contribute to meeting income goals (broad range of incomes)
- Household 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)

CUMULATIVE POINTS SYSTEM INCLUDES THOSE MARKED ABOVE AND AS DESCRIBED BELOW:

1 Employment Status (50 points)

2 Two Parent Families (35 points)

3 Natural Disaster (20 points)

4 Veterans (10 points)

5 Excellent Credit (5 points)

6 Course Work (completed) (3 points)

6 Registered Voters (3 points)

4. Relationship of preference 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
- Anytime family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing – SEE ATTACHMENT A

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

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

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

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

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

B. Section 8 – N/A

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

(1) Eligibility

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

Criminal or drug -related activity only to the extent required by law or regulation

Criminal and drug -related activity, more extensively than required by law or regulation

More general screening than criminal and drug -related activity (list factors below)

Other (list below)

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)

(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:

(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
- Household that contribute to meeting income goals (broad range of incomes)
- Household 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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families

- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household 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 the 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 admission 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 program to the public?

- Through published notices
- Other (list below)

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component
4A.

(1)IncomeBasedRentPolicies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

Minimum Rent Policy

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) **NONE**

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent -setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent -setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

*Yes for all developments

Yes but only for some developments

No

***At reexamination time, if a resident chooses the Income-based Rent and during the year the resident becomes employed where the rent would be equal to or above the Flat Rent, the resident will be placed on an interim Ceiling Rent which will equal the Flat Rent Schedule. At the next re-examination the resident will then have the opportunity to officially choose Flat Rent or the Income-Based Rent.**

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

For all developments

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

For specified general occupancy developments

- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent determination:

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
- Anytime the family experiences an income increase **as a result of a change in job and/or anytime the family experiences a change in family composition**
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)
 - **Decrease in income**

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)

The AHA utilized a blend of the above sources to achieve the most accurate representation.

B. Section 8 Tenant -Based Assistance –N/A

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

(1) Payment Standards

Describe the voucher payment standards and policies .

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

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

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

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

5. Operations and Management - N/A HIGH PERFORMER

[24CFR Part 903.79(e)]

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

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		
Section 8 Vouchers		

Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

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)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures – N/A HIGH PERFORMER

[24 CFR Part 903.79(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 offices 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 24CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices 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

[24CFR Part 903.79(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: PHA 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 Form HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **ga003c02**

-or-

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

Mortgage Proceeds Funds

- “Mortgage Proceeds Funds” will be expended for Capital Fund eligible items only.
- “Mortgage Proceeds Funds” expended during the current Fiscal/Annual Plan year will be expended exclusively to accelerate work items included in the Authority’s Five -Year Plan.
- “Mortgage Proceeds Funds” expended during all future years will be in compliance with each year’s Fiscal/Annual Plan and the Authority’s Five -Year Plan.
- “Mortgage Proceeds Funds” will be fully obligated within three (3) years and completely expended, including all construction contingencies, within five (5) years.

The Athens Housing Authority always reserves the right at any time to implement up to the maximum fungibility of the Capital Funds to the AHA’s Low-Rent Operating needs in such amounts as may be necessary to offset operating losses of the Authority.

(2) Optional 5 -Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name **ga003c02**)

-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)

The Athens Housing Authority always reserves the right at any time to implement up to the maximum fungibility of the Capital Funds to the AHA’s

Low-Rent Operating needs in such amounts as may be necessary to offset operating losses of the Authority.

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

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI 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 HOPEVI 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 HOPEVI 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 HOPEVI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

The process of replacement of the 28 units of Parkview Extension (previously approved disposition) is in the earliest of stages. Therefore, at this time it is unclear whether the AHA will utilize a mixed -finance strategy. However, the AHA retains the authority to do so if a mixed -financed strategy proves to be the appropriate solution. (See below for further discussion.)

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:

The Athens Housing Authority will be utilizing its net proceeds from the sale of 28 units of Parkview Extension to further the cause of affordable housing in Athens by constructing or acquiring at least 28 new affordable housing units. These units shall be constructed for extremely low income, very low -income, low -income and/or moderate - income people in Athens. If possible, we shall use additional sources of funding to create the maximum number of units our capabilities permit. Our commitment to our community and our residents is to stretch this money as far as possible while still maintaining the quality people have come to expect from the Athens Housing Authority.

8. Demolition and Disposition

[24 CFR Part 903.79(h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	Nellie B
1b. Development (project) number:	GA003 -08
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: (04/30/03)
5. Number of units affected: 4
6. Coverage of action (select one)
<input checked="" type="checkbox"/> Part of the development
<input type="checkbox"/> Total development
7. Timeline for activity:
a. Actual or projected start date of activity: 1/2/04
b. Projected end date of activity: 1/2/04

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

[24CFR Part 903.79(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 – **N/A HIGH PERFORMER**

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

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>

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

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(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 FY1996 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 as streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

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

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway

<input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI 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

SEE ATTACHMENT B

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 903.79(k)]

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <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 – N/AN O SECTION 8

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 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 – N/A
HUD HIGH PERFORMER

[24 CFR Part 903.79(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 entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any program 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.)

- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

ATTACHMENT –N/A HUD HIGH PERFORMER

13. PHA Safety and Crime Prevention Measures –N/A HIGH PERFORMER & ELIMINATION OF PHDEP PROGRAM

[24 CFR Part 903.79(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 area 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 level of violent and/or drug -related crime
- Other (describe below)

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

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

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

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

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

1. List the crime prevention activities the PHA has undertaken or plan 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)

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)

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 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 FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment File name: _____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

N/A HIGH PERFORMER

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

The PHA Plan Certifications of Compliance with the PHA Plans and Regulations which include the Civil Rights Certifications has been executed by the Athens Housing Authority Board of Commissioners and mailed to the appropriate HUD office.

16. Fiscal Audit

[24CFR Part 903.79(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? **N/A**
If yes, how many unresolved findings remain? _____ **N/A**
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD? **N/A**
If not, when are they due (state below)?

17. PHA Asset Management - N/A HIGH PERFORMER

[24CFR Part 903.79(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

[24CFR Part 903.79(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? ***Residents were involved in the development of the Plan. As a result, the Plan presented for public comment reflected their input.***
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached as Attachment (Filename)
 - Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - Other: (list below)

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **Athens-Clarke County**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: **Review by appropriate staff with Athens-Clarke County (Certification by Mayor of Athens - Clarke County will be mailed along with other required certification to HUD)**

- The PHA has based its statement of needs of families in the jurisdiction on the need 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)

- Public Housing Modernization
- Rental Housing Assistance
- Partnering to provide homeownership counseling services
- Infill Housing through HOME/CDBG
- Apply for Single Family Mortgage Revenue Bond Funding through DCA if and when monies are appropriated for this type of program again.

Other: (list below)

2. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

- **\$161,400 in HOME Funding for Infill Housing Program**
- **\$60,000 in HOME PI**
- **\$120,000 in CDBG Funding for Infill Housing Program**

D. Other Information Required by HUD

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

SUBSTANTIAL DEVIATION, SIGNIFICANT AMENDMENT FOR MODIFICATION DEFINITION

Any substantial deviation, significant amendment or modification to this Agency Plan is subject to 903.13, 903.15 and 903.17 of 24 CFR part 903 Public Housing Agency Plans; Final Rule.

“Substantial deviations, significant amendments, or modifications” are defined as any changes to the Agency Plan (Five -Year Plan and/or Annual Plan) that would eliminate one or more of the stated Goals of the Five Year Plan.

(As explained earlier in this Plan, the Athens Housing Authority always reserves the right at any time to implement up to the maximum fungibility

of the Capital Funds to the AHA's Low -Rent Operating needs in such amounts as may be necessary to offset operating losses of the Authority. Therefore, the implementation of the maximum fungibility of the Capital Funds shall not constitute a "substantial deviation.")

Attachments

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

ATTACHMENT LIST:

Attachment A	Deconcentration Policy/Assessment
Attachment B	Voluntary Conversion Initial Assessments
ga003c02	Capital Fund Program Annual Statement
ga003c02	Capital Fund Program Five -Year Plan
ga003d02	PER for GA06P003501 -00 Rev. 6 for Period Ending 12/31/02
ga003e02	PER for GA06P003501 -01 Rev. 4 for Period Ending 12/31/02
ga003f02	PER for GA06P003501 -02 Rev. 2 for Period Ending 12/31/02
Attachment G	List of Resident Advisory Board Members & Method of Appointment
Attachment H	Name, Method of Selection, and Term of Office of the Resident Commissioner
Attachment I	Statement Referring to Comments of Resident Advisory Board

ATTACHMENT A

ATHENS HOUSING AUTHORITY DECONCENTRATION POLICY

It is the Athens Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. The Athens Housing Authority (AHA) will accomplish this in a uniform and non-discriminating manner.

The Athens Housing Authority will affirmatively market its housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

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

ATTACHMENT A, CONT'D.

DECONCENTRATION ASSESSMENT QUESTIONS

Component 3, (6) Deconcentration and Income Mixing

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

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

All of the AHA's developments reflect incomes well below 30 percent of the area median income which is within allowable income levels set by HUD regulation.

If yes, list these developments as follows:

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

ATTACHMENT B

Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? **10**
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **1**
- c. How many assessments were conducted for the PHA's covered developments? **10**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **None**

ATTACHMENTG

LISTANDMETHODOFAPPOINTMENTOF RESIDENTADVISIORYBOARD

TheHousingAuthorityoftheCityofAthens,Georgiahasset --andexceeded --
therequirementsforresidentparticipationintheAgencyPlan.

TheExecutive Board of the Inter -Community Council of the Athens Housing
Authority, served as the Resident Advisory Board for the Agency Plan. The
Inter-CommunityCounciliscomprisedofrepresentativesofalldevelopments.
The Advisory Board was a true representation of customers served by the
Authority.

MembersoftheResidentAdvisoryBoardincludedthefollowing:

Ms.JennieMattox
Ms.SherryTippins
Ms.DiahannStevens
Ms.DeannaSchmidt
Ms.LindaStephens
Ms.OsieWatson
Ms.MarilynFarley
Ms.SherriSmith
Ms.Patri ciaStephens
Ms.DeloresFleming
Mr.JoeLawrence
Ms.CleoJohnson
Ms.JuneBarrow

Required Attachment_H__:Resident Member on the PHA Governing Board

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

A. Name of resident member(s) on the governing board: **Ms. Sarah Barnett**

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

- Elected
- Appointed (by the Mayor)

C. The term of appointment is (include the date term expires): **5/1/02 to 5/31/03**
(Appointed for one -year terms with eligibility for reappointment by the Mayor)

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

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

B. Date of next term expiration of a governing board member: **5/31/03**

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

Mr. Doc Eldridge, Mayor, Unified Government of Athens -Clarke County
(appointed current board members)

Ms. Heidi Davison, Mayor, Unified Government of Athens -Clarke County
(will appoint those members with terms ending 5/31/03)

ATTACHMENT I –RESIDENT ADVISORY BOARD/PUBLIC COMMENTS

The Resident Advisory Board was actively involved in the actual formation and development of the entire Agency Plan.

As a result, the Agency Plan presented for the 45 -day public comment period reflected their input. Minutes of their meetings are on file in the offices of the Athens Housing Authority and available for review.

No written comments were received by the Athens Housing Authority during the 45 -day public comment period. A public hearing was appropriately announced and held on April 8, 2003. Those in attendance of the public hearing included only the AHA Board of Commissioners and AHA staff. Again, no written or verbal comments were received regarding the 2003 Agency Plan.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and III

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non -CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment -Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2 -19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

AnnualStatement
CapitalFundProgram(CFP)PartII:SupportingTable

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost

**AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for a PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5 -Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years					

Capital Fund Program Five-Year Action Plan
Part I: Summary

ga003c01

HAName: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA		Locality: (City/County&State) ATHENS/CLARKE/GEORGIA			<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No: _____
A.	Work Stmt. Year 1 FFY:2003	Work Statement for Year 2 FFY:2004	Work Statement for Year 3 FFY:2005	Work Statement for Year 4 FFY:2006	Work Statement for Year 5 FFY:2007
Development Number/Name					
GA06P003001 PARKVIEW HOMES		\$0	\$0	\$0	\$0
GA06P003002 BROADACRE HOMES	See	\$0	\$0	\$0	\$0
GA06P003003 PARKVIEW EXTENSION*		\$0	\$0	\$0	\$0
GA06P003004 ROCKSPRING HOMES		\$0	\$0	\$0	\$0
GA06P003005 SCATTERED SITE	Annual	\$405,753	\$1,445,496	\$0	\$0
GA06P003006 SCATTERED SITE		\$0	\$0	\$1,470,855	\$309,302
GA06P003007 JACKR. WELLS		\$0	\$0	\$0	\$1,160,000
GA06P003008 NELLIE B.	Statement	\$956,000	\$0	\$0	\$0
GA06P003009 DENNY TOWER		\$0	\$0	\$0	\$0
GA06P003010 BONNIE LANE		\$0	\$0	\$0	\$0
GA06P003011 TOWNEVIEW PLACE		\$0	\$0	\$0	\$0
B. Physical Improvements Subtotal		\$1,361,753	\$1,445,496	\$1,470,855	\$1,469,302
C. Management Improvements		\$0	\$0	\$0	\$0
D. HA-Wide Nondwelling Structures and Equipment		\$5,000	\$5,000	\$5,000	\$5,000
E. Administration		\$200,000	\$200,000	\$200,000	\$200,000
F. Other (A/E, Testing Fees, Debt Service)		\$432,000	\$432,000	\$432,000	\$432,000
G. Operations		\$120,261	\$36,518	\$11,159	\$12,712
H. Demolition		\$0	\$0	\$0	\$0
I. Replacement Reserve		\$0	\$0	\$0	\$0
J. Mod Used for Development		\$0	\$0	\$0	\$0
K. Total CFP Funds		\$2,119,014	\$2,119,014	\$2,119,014	\$2,119,014
L. Total Non-CFP Funds		\$0	\$0	\$0	\$0
M. Grand Total		\$2,119,014	\$2,119,014	\$2,119,014	\$2,119,014
Signature of Executive Director & Date:			Signature of Public Housing Director & Date:		

CapitalFundProgramFive-YearActionPlan
PartII:SupportingPages-WorkActivities

Work Statement for Year1 FFY:2002	ActivitiesforYear2 FFY:2004			ActivitiesforYear3 FFY:2005		
	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost
	See Annual Statement	1.GA3-8NELLIEB			1.GA3-5SCATTEREDSITES	
REPLACEWINDOWS,EXTERIORDOORS&SCREENS		205 Units	\$556,000	HVAC	57 Units	\$361,254
RAILS		207 Units	\$20,700	REPLACEWINDOWS,EXTERIORDOORS&SCREENS	57 Units	\$216,338
CONCRETESTEPS/SIDEWALKREPAIRS		207 Units	\$72,000	FIREWALLS,DRYWALL,PAINT&INSULATION	57 Units	\$144,501
REPAIRCONCRETESIDEWALKS&PAVING		207 Units	\$165,600	REPLACEFLOORING	57 Units	\$202,523
CORRECTEROSIONPROBLEMS		207 Units	\$127,210	CABINETS	57 Units	\$144,452
LANDSCAPING		207 Units	\$14,490	ELECTRICAL	57 Units	\$216,752
			\$956,000	PLUMBING&FIXTURES	57 Units	\$72,249
				DWELLINGEQUIP	57 Units	\$51,300
				RELOCATION	57 Units	\$36,126
						\$1,445,496
2.GA3-5SCATTEREDSITES						
HVAC		18 Units	\$101,404			
REPLACEWINDOWS,EXTERIORDOORS&SCREENS		18 Units	\$60,727			
FIREWALLS,DRYWALL,PAINT&INSULATION		16 Units	\$40,562			
REPLACEFLOORING		16 Units	\$56,849			
CABINETS		16 Units	\$40,548			
ELECTRICAL		16 Units	\$60,843			
PLUMBING&FIXTURES		16 Units	\$20,281			
DWELLINGEQUIP		16 Units	\$14,400			
RELOCATION	16 Units	\$10,140				
		\$405,753				
SubtotalofEstimatedCost		\$1,361,753	SubtotalofEstimatedCost		\$1,445,496	

CapitalFundProgramFive-YearActionPlan
PartII:SupportingPages-WorkActivities

Work Statement for Year1 FFY:2001	ActivitiesforYear4 FFY:2006			ActivitiesforYear5 FFY:2007		
	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost
See Annual Statement	1.GA3-6SCATTEREDSITES			1.GA3-6SCATTEREDSITES		
	HVAC	58 Units	\$367,591	HVAC	17 Units	\$107,742
	REPLACEWINDOWS,EXTERIORDOORS&SCREENS	58 Units	\$220,134	REPLACEWINDOWS,EXTERIORDOORS&SCREENS	17 Units	\$64,522
	FIREWALLS,DRYWALL,PAINT&INSULATION	58 Units	\$147,036	FIREWALLS,DRYWALL,PAINT&INSULATION	9 Units	\$22,816
	REPLACEFLOORING	58 Units	\$206,076	REPLACEFLOORING	9 Units	\$31,977
	CABINETS	58 Units	\$146,986	CABINETS	9 Units	\$22,808
	ELECTRICAL	58 Units	\$220,555	ELECTRICAL	9 Units	\$34,224
	PLUMBING&FIXTURES	58 Units	\$73,517	PLUMBING&FIXTURES	9 Units	\$11,408
	DWELLINGEQUIP	58 Units	\$52,200	DWELLINGEQUIP	9 Units	\$8,100
	RELOCATION	58 Units	\$36,759	RELOCATION	9 Units	\$5,704
			\$1,470,855			\$309,302
				2.GA3-7JACKRWELLS		
				SIDEWALKS	0 Units	\$0
				GRADING,LANSCAPING&EROSIONCONTROL	0 Units	\$0
				CONSTRUCTNEWGYM	1 LS	\$1,010,000
			PAINTBLDGEXTERIORS	150 Units	\$150,000	
					\$1,160,000	
	SubtotalofEstimatedCost		\$1,470,855	SubtotalofEstimatedCost		\$1,469,302

Capital Fund Program Five-Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)

Work Statement for Year 1 FFY: 2003	Work Statement for Years 2 Thru 5 FFY: 2004 Thru 2007			Work Statement for Year _____ FFY: _____		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MANAGEMENT NEEDS WILL BE ADDRESSED WITH OTHER AVAILABLE FUNDING		\$0.00			
	Subtotal of Estimated Cost		\$0.00	Subtotal of Estimated Cost		

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

ga003c01

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA	Grant Type and Number: CFPGA06P003501-03	FFY of Grant Approval: 2003
---	--	---------------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _____ Performance and Evaluation Report for Program Year Ending _____
 Final Performance Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds	\$0			
2	1406 Operations	\$40,000			
3	1408 Management Improvements Soft Costs	\$0			
	Management Improvements Hard Costs	\$0			
4	1410 Administration	\$200,000			
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$130,000			
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$0			
10	1460 Dwelling Structures	\$1,392,000			
11	1465.1 Dwelling Equipment--Nonexpendable	\$0			
12	1470 Nondwelling Structures	\$0			
13	1475 Nondwelling Equipment	\$5,000			
14	1485 Demolition	\$0			
15	1490 Replacement Reserve	\$0			
16	1492 Moving To Work Demonstration	\$0			
17	1495.1 Relocation Costs	\$0			
18	1499 Development Activities	\$0			
19	1501 Collateralization Expenses or Debt Service	\$332,000			
20	1502 Contingency	\$20,014			
21	Amount of Annual Grant (Sum of lines 2-20)	\$2,119,014		\$0	\$0
22	Amount of line 19 Related to LBP Activities	\$208,219			
23	Amount of line 19 Related to Section 504 Compliance	\$0			
24	Amount of line 19 Related to Security-Soft Costs	\$0			
25	Amount of line 19 Related to Security-Hard Costs	\$0			
26	Amount of line 19 Related to Energy Conservation Measures	\$0			

Signature of Executive Director & Date: X	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X
---	---

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

(2) To be completed for the Performance and Evaluation Report.

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

CFPGA06P003501-03

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
DWELLING STRUCTURES								
1.GA3-5 SCATTERED SITES	PAINT STABILIZATION	1460	20 Units	\$20,000				
	REROOF AND VENTING	1460	73 Units	\$173,393				
	REPLACE OFFITS & FASCIA	1460	73 Units	\$88,399				
	NEW DORMERS/PORCHES	1460	73 Units	\$82,928				
	MASONRY	1460	73 Units	\$44,577				
	RAILS	1460	73 Units	\$90,994				
	CONCRETE STEPS/SIDEWALK REPAIRS	1460	73 Units	\$155,490				
	ABATE LBP	1460	73 Units	\$123,540				
	EXTERIOR PAINT	1460	73 Units	\$40,679				
				\$820,000				
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

(2) To be completed for the Performance and Evaluation Report.

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

CFPGA06P003501-03

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
DWELLING STRUCTURES								
2.GA3-6 SCATTERED SITES	PAINT STABILIZATION	1460	12 Units	\$12,000				
	REROOF AND VENTING	1460	50 Units	\$129,321				
	REPLACE OFFITS & FASCIA	1460	50 Units	\$58,857				
	NEW DORMERS/PORCHES	1460	50 Units	\$59,424				
	MASONRY	1460	50 Units	\$24,174				
	RAILS	1460	50 Units	\$62,395				
	CONCRETE STEPS/SIDEWALK REPAIRS	1460	50 Units	\$111,420				
	ABATE LBP	1460	50 Units	\$84,679				
	EXTERIOR PAINT	1460	50 Units	\$29,730				
				\$572,000				
SUBTOTAL 1460				\$1,392,000				
NON-DWELL EQUIP 1.HA-WIDE								
	OFFICE EQUIPMENT FOR MOD PROGRAM	1475	LS	\$5,000				
SUBTOTAL 1475				\$5,000	\$0			
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

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

CFPGA06P003501-03

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OPERATIONS 1.HA-WIDE	AHA OPERATIONS	1406	LS	\$40,000				
<u>SUBTOTAL 1406</u>				<u>\$40,000</u>				
ADMINISTRATION 1.HA-WIDE	SALARIES AND BENEFITS	1410	LS	\$190,000				
	SUNDRY			\$10,000				
<u>SUBTOTAL 1410</u>				<u>\$200,000</u>				
FEES AND COSTS 1.HA-WIDE	ARCHITECTS FEES	1430	LS	\$100,000				
	LB PRISK ASSESSMENTS & CLEARANCE TESTS	1430	LS	\$30,000				
<u>SUBTOTAL 1430</u>				<u>\$130,000</u>				
DEBT SERVICE 1.AHA WIDE	ADMINISTRATIVE OFFICES	1501	LS	\$332,000				
<u>SUBTOTAL 1501</u>		1501	LS	<u>\$332,000</u>				
CONTINGENCY 1.AHA WIDE		1501	LS	\$20,014				
<u>SUBTOTAL 1502</u>		1501	LS	<u>\$20,014</u>				
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

(2) To be completed for the Performance and Evaluation Report.

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

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA			Grant Type and Number: CFPGA06P003501-03			FFY of Grant Approval: 2003	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1. HAWIDE ADMIN OFFICE	6/30/2005			6/30/2006			
2. GA3-5 SCATTERED SITES	6/30/2005			6/30/2006			
3. GA3-6 SCATTERED SITES	6/30/2005			6/30/2006			
Signature of Executive Director & Date:				Signature of Public Housing Director / Office of Native American Programs Administrator & Date:			
X				X			

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

(2) To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report

ga003d01

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

HAName: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA	GA06P003501	FFY of Grant Approval: 2000
---	-------------	--------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number_6_[] Performance and Evaluation Report for Program Year Ending **12-31-02**
 Final Performance Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds	\$0	\$0	\$0	\$0
2	1406 Operations	\$0	\$0	\$0	\$0
3	1408 Management Improvements Soft Costs	\$0	\$0	\$0	\$0
	Management Improvements Hard Costs	\$0	\$0	\$0	\$0
4	1410 Administration	\$190,000	\$190,424	\$190,424	\$190,424
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$100,962	\$100,890	\$100,890	\$100,890
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$241,067	\$264,728	\$264,728	\$264,728
10	1460 Dwelling Structures	\$115,669	\$115,669	\$115,669	\$115,669
11	1465.1 Dwelling Equipment--Nonexpendable	\$950	\$598	\$598	\$598
12	1470 Nondwelling Structures	\$1,533,471	\$1,509,810	\$1,509,810	\$1,509,810
13	1475 Nondwelling Equipment	\$1,527	\$1,527	\$1,527	\$1,527
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving To Work Demonstration	\$2,107	\$2,107	\$2,107	\$2,107
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1502 Contingency	\$0	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of lines 2-19)	\$2,185,753	\$2,185,753	\$2,185,753	\$2,185,753
21	Amount of line 20 Related to LBP Activities	\$1,038	\$1,038	\$1,038	\$1,038
22	Amount of line 20 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security-Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security-Hard Costs	\$991	\$991	\$991	\$991
25	Amount of line 20 Related to Energy Conservation Measures	\$802	\$802	\$802	\$802
26	Collateralization Expenses or Debt Service	\$0	\$0	\$0	\$0

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

X

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

(2) To be completed for the Performance and Evaluation Report.

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

CFP501-00Rev#6

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
1.GA3-1 PARKVIEW HOMES	REPLACE WATER DISTRIBUTION SYSTEM	1450	LS	\$134,709	\$134,709	\$134,709	\$134,709	WORK COMPLETE
	SIDEWALK REPAIRS	1450	LS	\$0	\$0	\$0	\$0	
	GRADING/PARKING IMPROVEMENTS	1450	LS	\$0	\$0	\$0	\$0	
SUBTOTAL GA3-1				\$134,709	\$134,709	\$134,709	\$134,709	
2.GA3-3 PARKVIEW EXTENSION	REPLACE SANITARY AND STORM SEWER	1450	14 Units	\$23,786	\$23,786	\$23,786	\$23,786	WORK COMPLETE
	SIDEWALK REPAIRS	1450	14 Units	\$2,643	\$2,643	\$2,643	\$2,643	
	GRADING/PARKING IMPROVEMENTS	1450	14 Units	\$26,450	\$26,450	\$26,450	\$26,450	
	REPLACE WATER DISTRIBUTION SYSTEM	1450	14 Units	\$9,252	\$9,252	\$9,252	\$9,252	
	U/ELECTRIC SERVICE	1450	14 Units	\$2,940	\$2,940	\$2,940	\$2,940	
SUBTOTAL GA3-3				\$65,072	\$65,072	\$65,072	\$65,072	
3.HAWIDE ADMIN OFFICES	EXCAVATION AND FINE GRADING	1450	LS	\$0	\$0	\$0	\$0	WORK COMPLETE
	PAVE PARKING LOTS	1450	LS	\$41,286	\$64,947	\$64,947	\$64,947	
	CONCRETE WALKS	1450	LS	\$0	\$0	\$0	\$0	
	FENCING	1450	LS	\$0	\$0	\$0	\$0	
SUBTOTAL				\$41,286	\$64,947	\$64,947	\$64,947	
<u>SUBTOTAL 1450</u>				<u>\$241,067</u>	<u>\$264,728</u>	<u>\$264,728</u>	<u>\$264,728</u>	
DWELLING STRUCTURES								
1.GA3-2 BROADACRES HOMES	INSTALL MINI BLINDS	1460	0 Units	\$0	\$0	\$0	\$0	
	INSTALL A/C	1460	0 Units	\$0	\$0	\$0	\$0	
SUBTOTAL GA3-2				\$0	\$0	\$0	\$0	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

(2) To be completed for the Performance and Evaluation Report.

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

CFP501-00 Rev#6

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
2.GA3-3 PARKVIEW EXTENSION	UPGRADE TO SECTION 504 STANDARDS	1460	0 Units	\$0	\$0	\$0	\$0	WORK COMPLETE
	REPLACE SPACE HEATERS WITH NEW HVAC	1460	1 Units	\$2,039	\$2,039	\$2,039	\$2,039	
	REPLACE INT/EXT DOORS AND HARDWARE	1460	1 Units	\$1,888	\$1,888	\$1,888	\$1,888	
	INSTALLS/R, INSUL.(EXT) AND PAINT WALLS	1460	1 Units	\$3,158	\$3,158	\$3,158	\$3,158	
	ATTICS-INSTALLS SMOKE WALLS AND INSULATE	1460	1 Units	\$802	\$802	\$802	\$802	
	REPLACE SOFFITS & FASCIA	1460	1 Units	\$850	\$850	\$850	\$850	
	NEW WINDOWS/SECURITY SCREENS	1460	1 Units	\$991	\$991	\$991	\$991	
	REPLACE WATER PIPING AND HEATERS	1460	1 Units	\$1,180	\$1,180	\$1,180	\$1,180	
	REROOF AND VENT	1460	1 Units	\$708	\$708	\$708	\$708	
	NEW FRONT PORCHES	1460	1 Units	\$236	\$236	\$236	\$236	
	REPLACE FLOOR TILE WITH VCT AND CARPET	1460	1 Units	\$964	\$964	\$964	\$964	
	REWORK INT & EXT ELECTRICAL	1460	1 Units	\$1,746	\$1,746	\$1,746	\$1,746	
	REPLACE KITCHEN CABINETS, ADDD/W	1460	1 Units	\$1,038	\$1,038	\$1,038	\$1,038	
	BATHS	1460	1 Units	\$1,088	\$1,088	\$1,088	\$1,088	
	ABATE LB PANDAS BESTOS	1460	1 Units	\$1,038	\$1,038	\$1,038	\$1,038	
	MINI BLINDS	1460	1 Units	\$179	\$179	\$179	\$179	
	CLOTHES WASHER/ DRYER HOOK-UPS	1460	1 Units	\$94	\$94	\$94	\$94	
SUBTOTAL GA3-3				\$18,000	\$18,000	\$18,000	\$18,000	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

(2) To be completed for the Performance and Evaluation Report.

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

CFP501-00 Rev#6

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
3.GA3-7 JACKRWELLS	UPGRADE TO SECTION 504 STANDARDS	1460	0 Units	\$0	\$0	\$0	\$0	WORK COMPLETE
	REPLACE SPACE HEATERS WITH NEW HVAC	1460	1 Units	\$11,063	\$11,063	\$11,063	\$11,063	
	REPLACE INT/EXT DOORS AND HARDWARE	1460	1 Units	\$10,243	\$10,243	\$10,243	\$10,243	
	INSTALLS/R, INSUL.(EXT) AND PAINT WALLS	1460	1 Units	\$17,137	\$17,137	\$17,137	\$17,137	
	ATTICS-INSTALLS SMOKE WALLS AND INSULATE	1460	1 Units	\$4,353	\$4,353	\$4,353	\$4,353	
	REPLACE SOFFITS & FASCIA	1460	1 Units	\$4,609	\$4,609	\$4,609	\$4,609	
	NEW WINDOWS/SECURITY SCREENS	1460	1 Units	\$5,378	\$5,378	\$5,378	\$5,378	
	REPLACE WATER PIPING AND HEATERS	1460	1 Units	\$6,402	\$6,402	\$6,402	\$6,402	
	REROOF AND VENT	1460	1 Units	\$3,841	\$3,841	\$3,841	\$3,841	
	NEW FRONT PORCHES	1460	1 Units	\$1,280	\$1,280	\$1,280	\$1,280	
	REPLACE FLOOR TILE WITH VCT AND CARPET	1460	1 Units	\$5,229	\$5,229	\$5,229	\$5,229	
	REWORK INT & EXT ELECTRICAL	1460	1 Units	\$9,475	\$9,475	\$9,475	\$9,475	
	REPLACE KITCHEN CABINETS, ADD DW	1460	1 Units	\$5,634	\$5,634	\$5,634	\$5,634	
	BATHS	1460	1 Units	\$5,905	\$5,905	\$5,905	\$5,905	
	ABATE LB PANDAS BESTOS	1460	1 Units	\$5,634	\$5,634	\$5,634	\$5,634	
	MINI BLINDS	1460	1 Units	\$973	\$973	\$973	\$973	
	CLOTHES WASHER/ DRYER HOOK-UPS	1460	1 Units	\$512	\$512	\$512	\$512	
SUBTOTAL GA3-7				\$97,669	\$97,669	\$97,669	\$97,669	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

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

CFP501-00 Rev#6

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
4.GA3-4 ROCKSPRINGS HOMES	INSTALL MINIBLINDS	1460	0 Units	\$0	\$0	\$0	\$0	
	INSTALL A/C	1460	0 Units	\$0	\$0	\$0	\$0	
	INSTALL CARPET							
SUBTOTAL GA3-4				\$0	\$0	\$0	\$0	
5.GA3-5 SCATTERED SITES	INSTALL FANS	1460	0 Units	\$0	\$0	\$0	\$0	
SUBTOTAL GA3-5				\$0	\$0	\$0	\$0	
6.GA3-8 NELLIE BAPTS	REROOF	1460	0 Units	\$0	\$0	\$0	\$0	
	FASCIA AND SOFFIT	1460	0 Units	\$0	\$0	\$0	\$0	
	ABATEMENT	1460	0 Units	\$0	\$0	\$0	\$0	
	DORMER/PORCH ROOFS	1460	0 Units	\$0	\$0	\$0	\$0	
	SIDING	1460	0 Units	\$0	\$0	\$0	\$0	
	PAINT	1460	0 Units	\$0	\$0	\$0	\$0	
	CONCRETE & RAILS	1460	0 Units	\$0	\$0	\$0	\$0	
SUBTOTAL GA3-8				\$0	\$0	\$0	\$0	
SUBTOTAL 1460				\$115,669	\$115,669	\$115,669	\$115,669	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

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

CFP501-00Rev#6

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
DWELLING EQUIP 1.GA3-3 PARKVIEW EXTENSION SUBTOTAL GA3-3	FURNISH REFRIGERATORS/RANGES	1465	0 Units	\$0	\$0	\$0	\$0	
2.GA3-7 JRWELLS SUBTOTAL GA3-7	FURNISH REFRIGERATORS/RANGES	1465	1 Units	\$950	\$598	\$598	\$598	WORK COMPLETE
<u>SUBTOTAL 1465</u>				<u>\$950</u>	<u>\$598</u>	<u>\$598</u>	<u>\$598</u>	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

(2) To be completed for the Performance and Evaluation Report.

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

CFP501-00Rev#6

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
NON-DWELLING STRUCTURES 1.HA-WIDE	ADMINISTRATIVE OFFICES							
	FOUNDATIONS	1470	1 Bldg	\$33,012	\$31,651	\$31,651	\$31,651	WORK COMPLETE
	CONCRETE	1470	1 Bldg	\$105,314	\$100,972	\$100,972	\$100,972	
	MASONRY	1470	1 Bldg	\$185,696	\$178,041	\$178,041	\$178,041	
	STEEL STRUCTURE	1470	1 Bldg	\$330,127	\$316,518	\$316,518	\$316,518	
	CARPENTRY	1470	1 Bldg	\$163,413	\$156,677	\$156,677	\$156,677	
	DOORS AND HARDWARE	1470	1 Bldg	\$88,968	\$85,271	\$85,271	\$85,271	
	WINDOWS	1470	1 Bldg	\$33,012	\$31,651	\$31,651	\$31,651	
	ROOFING	1470	1 Bldg	\$59,424	\$56,974	\$56,974	\$56,974	
	SOFFIT AND FASCIA	1470	1 Bldg	\$21,788	\$20,890	\$20,890	\$20,890	
	FLOOR COVERING	1470	1 Bldg	\$48,418	\$46,422	\$46,422	\$46,422	
	PAINT	1470	1 Bldg	\$25,419	\$24,371	\$24,371	\$24,371	
	ACOUSTIC CEILINGS	1470	1 Bldg	\$49,517	\$47,476	\$47,476	\$47,476	
	DRYWALL	1470	1 Bldg	\$43,576	\$41,780	\$41,780	\$41,780	
	PLUMBING	1470	1 Bldg	\$58,103	\$55,708	\$55,708	\$55,708	
	HVAC	1470	1 Bldg	\$136,176	\$130,562	\$130,562	\$130,562	
	ELECTRICAL	1470	1 Bldg	\$159,783	\$153,196	\$153,196	\$153,196	
SUBTOTAL HA-WIDE SUBTOTAL	ELEVATOR	1470	1 Bldg	\$33,012	\$31,651	\$31,651	\$31,651	
SUBTOTAL 1470				\$1,574,757	\$1,509,810	\$1,509,810	\$1,509,810	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
x				x				

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

(2) To be completed for the Performance and Evaluation Report.

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

CFP501-00Rev#6

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
NON-DWELLEQUIP 1.HA-WIDE	FURNISHINGS FOR ADMINISTRATION OFFICES	1475	LS	\$0	\$0	\$0	\$0	WORK COMPLETE
	OFFICE EQUIPMENT FOR MOD PROGRAM	1475	LS	\$1,527	\$1,527	\$1,527	\$1,527	
		1475		\$0	\$0	\$0	\$0	
	SUBTOTAL 1475			\$1,527	\$1,527	\$1,527	\$1,527	
RELOCATION 1.GA3-3	RELOCATE RESIDENTS	1495.1	LS	\$2,107	\$2,107	\$2,107	\$2,107	WORK COMPLETE
	SUBTOTAL 1495.1			\$2,107	\$2,107	\$2,107	\$2,107	
ADMINISTRATION 1.HA-WIDE	SALARIES AND BENEFITS	1410	LS	\$190,000	\$190,424	\$190,424	\$190,424	WORK COMPLETE
	SUNDRY			\$0	\$0	\$0	\$0	
	SUBTOTAL 1410			\$190,000	\$190,424	\$190,424	\$190,424	
FEES AND COSTS 1.HA.WIDE	ARCHITECTS FEES	1430	LS	\$99,866	\$98,968	\$98,968	\$98,968	WORK COMPLETE
	CLEARANCE TESTING FOR LBP ABATEMENT	1430	LS	\$1,096	\$1,922	\$1,922	\$1,922	
	SUBTOTAL 1430			\$100,962	\$100,890	\$100,890	\$100,890	
CONTINGENCY 1.AHAWIDE				\$0	\$0	\$0	\$0	
	SUBTOTAL 1502			\$0	\$0	\$0	\$0	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
x				x				

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

(2) To be completed for the Performance and Evaluation Report.

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

HAName: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA			Grant Type and Number: CFPGA06P003501 Rev.#6			FFY of Grant Approval: 2000	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1. HAWIDE ADMIN OFFICE	12-31-01		12-31-01	6-30-03		12/31/2002	WORK COMPLETE
2. GA3-2 BROADACRES							
3. GA3-3 PARKVIEW EXTEN	12-31-01		12-31-01	6-30-03		6/30/2002	WORK COMPLETE
4. GA3-4 ROCK SPRINGS							
5. GA3-5 SCATTERED SITES							
6. GA3-7 JACKR WELLS	12-31-01		12-31-01	6-30-03		6/30/2002	WORK COMPLETE
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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

(2) To be completed for the Performance and Evaluation Report.

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

ga003e01

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA	Grant Type and Number: CFPGA06P003501-01	FFY of Grant Approval: 2001
---	--	---------------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number 4 Performance and Evaluation Report for Program Year Ending **12-31-02**
 Final Performance Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds	\$0	\$0	\$0	\$0
2	1406 Operations	\$0	\$0	\$0	\$0
3	1408 Management Improvements Soft Costs	\$0	\$0	\$0	\$0
	Management Improvements Hard Costs	\$0	\$0	\$0	\$0
4	1410 Administration	\$190,000	\$190,000	\$190,000	\$28,603
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$197,000	\$159,000	\$157,247	\$119,176
8	1440 Site Acquisition	\$50,000	\$1,185	\$1,185	\$1,185
9	1450 Site Improvement	\$378,830	\$233,063	\$164,545	\$145,100
10	1460 Dwelling Structures	\$393,306	\$997,419	\$997,419	\$455,645
11	1465.1 Dwelling Equipment--Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$1,000,000	\$649,613	\$603,003	\$546,424
13	1475 Nondwelling Equipment	\$5,000	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving To Work Demonstration	\$1,000	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1502 Contingency	\$15,144	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of lines 2-18)	\$2,230,280	\$2,230,280	\$2,113,399	\$1,296,133
21	Amount of line 19 Related to LBP Activities	\$44,285	\$44,285	\$44,285	\$14,800
22	Amount of line 19 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
23	Amount of line 19 Related to Security-Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 19 Related to Security-Hard Costs	\$4,200	\$4,200	\$4,200	\$1,400
25	Amount of line 19 Related to Energy Conservation Measures	\$3,400	\$3,400	\$3,400	\$1,133
26	Collateralization Expenses or Debt Service	\$0	\$0	\$0	\$0

Signature of Executive Director & Date: X	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X
---	---

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

(2) To be completed for the Performance and Evaluation Report.

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

CFPGA06P003501-01 Rev#4

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
SITWORK								
1.GA3-1 PARKVIEW HOMES	REPLACE WATER DISTRIBUTION SYSTEM	1450	LS	\$0	\$0	\$0	\$0	Work Moved from this CFP
	SIDEWALK REPAIRS	1450	LS	\$35,000	\$0	\$0	\$0	
	GRADING/PARKING IMPROVEMENTS	1450	LS	\$45,000	\$0	\$0	\$0	
SUBTOTAL GA3-1				\$80,000	\$0	\$0	\$0	
2.GA3-3 PARKVIEW EXTENSION	REPLACE SANITARY AND STORM SEWER	1450	2 Units	\$6,879	\$0	\$0	\$0	WORK COMPLETE
	SIDEWALK REPAIRS	1450	2 Units	\$2,987	\$2,987	\$2,987	\$2,987	
	GRADING/PARKING IMPROVEMENTS	1450	2 Units	\$29,866	\$29,866	\$29,866	\$29,866	
	REPLACE WATER DISTRIBUTION SYSTEM	1450	2 Units	\$10,432	\$5,731	\$5,731	\$5,731	
	U/G ELECTRIC SERVICE	1450	2 Units	\$4,480	\$4,480	\$4,480	\$4,480	
	PLAYGROUND	1450	LS	\$4,186	\$0	\$0	\$0	
SUBTOTAL GA3-3				\$58,830	\$43,063	\$43,063	\$43,063	
3.HAWIDE ADMIN OFFICES	EXCAVATION AND FINE GRADING	1450	LS	\$60,000	\$10,000	\$10,000	\$10,000	WORK IN PROGRESS
	PAVE PARKING LOTS	1450	3000 SY	\$142,000	\$142,000	\$73,482	\$64,037	
	CONCRETE WALKS	1450	400 LF	\$8,000	\$8,000	\$8,000	\$8,000	
	FENCING	1450	1500 LF	\$30,000	\$30,000	\$30,000	\$20,000	
SUBTOTAL				\$240,000	\$190,000	\$121,482	\$102,037	
<u>SUBTOTAL 1450</u>				<u>\$378,830</u>	<u>\$233,063</u>	<u>\$164,545</u>	<u>\$145,100</u>	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

(2) To be completed for the Performance and Evaluation Report.

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

CFPGA06P003501-01 Rev#4

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
DWELLING STRUCTURES 1.GA3-3 PARKVIEW EXTENSION	UPGRADE TO SECTION 504 STANDARDS	1460	0 Units	\$0	\$0	\$0	\$0	WORK COMPLETE
	REPLACE SPACE HEATERS WITH NEW HVAC	1460	2 Units	\$2,118	\$0	\$0	\$0	
	REPLACE INT/EXT DOORS AND HARDWARE	1460	2 Units	\$1,961	\$843	\$843	\$837	
	INSTALLS/R, INSUL.(EXT) AND PAINT WALLS	1460	2 Units	\$4,065	\$0	\$0	\$0	
	ATTICS-INSTALLS SMOKE WALLS AND INSULATE	1460	2 Units	\$833	\$0	\$0	\$0	
	REPLACES OFFITS & FASCIA	1460	2 Units	\$882	\$0	\$0	\$0	
	NEW WINDOWS/SECURITY SCREENS	1460	2 Units	\$1,029	\$0	\$0	\$0	
	REPLACE WATER PIPING AND HEATERS	1460	2 Units	\$1,226	\$0	\$0	\$0	
	REROOF AND VENT	1460	2 Units	\$735	\$0	\$0	\$0	
	NEW FRONT PORCHES	1460	2 Units	\$245	\$0	\$0	\$0	
	REPLACE FLOOR TILE WITH VCT AND CARPET	1460	2 Units	\$1,001	\$0	\$0	\$0	
	REWORK INT & EXT ELECTRICAL	1460	2 Units	\$1,814	\$0	\$0	\$0	
	REPLACE KITCHEN CABINETS, ADD D/W	1460	2 Units	\$1,078	\$0	\$0	\$0	
	BATHS	1460	2 Units	\$1,130	\$0	\$0	\$0	
	ABATE LB PANDAS BESTOS	1460	2 Units	\$1,078	\$0	\$0	\$0	
	MINI BLINDS	1460	2 Units	\$186	\$0	\$0	\$0	
	CLOTHES WASHER/DRYER HOOK-UPS	1460	2 Units	\$97	\$0	\$0	\$0	
SUBTOTAL GA3-3				\$19,480	\$843	\$843	\$837	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

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

CFPGA06P003501-01 Rev#4

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
2.GA3-4 ROCK SPRINGS HOMES	INSTALL MINIBLINDS	1460	150 Units	\$15,000	\$0	\$0	\$0	WORK COMPLETE
	INSTALL A/C	1460	150 Units	\$185,000	\$182,400	\$182,400	\$182,400	
	INSTALL DRYER CONNECTIONS	1460	150 Units	\$15,000	\$0	\$0	\$0	
SUBTOTAL GA3-4				\$215,000	\$182,400	\$182,400	\$182,400	
3.GA3-8 NELLIE BAPTS	REROOF	1460	100 Units	\$33,874	\$187,951	\$187,951	\$62,885	WORK IN PROGRESS
	FASCIA AND SOFFIT	1460	100 Units	\$18,704	\$95,639	\$95,639	\$31,999	
	ABATEMENT	1460	100 Units	\$35,397	\$91,480	\$91,480	\$30,608	
	DORMER/PORCH ROOFS	1460	100 Units	\$29,498	\$321,013	\$321,013	\$107,405	
	SIDING	1460	100 Units	\$11,081	\$57,383	\$57,383	\$19,199	
	PAINT	1460	100 Units	\$2,950	\$60,710	\$60,710	\$20,312	
	CONCRETE & RAILS	1460	100 Units	\$27,323	\$0	\$0	\$0	
SUBTOTAL GA3-8				\$158,826	\$814,176	\$814,176	\$272,408	
SUBTOTAL 1460				\$393,306	\$997,419	\$997,419	\$455,645	
DWELLING EQUIP 1.GA3-3 PARKVIEW EXTENSION	FURNISH REFRIGERATORS/RANGES	1465	0 Units	\$0	\$0	\$0	\$0	
SUBTOTAL GA3-3				\$0	\$0	\$0	\$0	
SUBTOTAL 1465				\$0	\$0	\$0	\$0	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

(2) To be completed for the Performance and Evaluation Report.

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

CFPGA06P003501-01 Rev#4

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
STRUCTURES 1.HA-WIDE	ADMINISTRATIVE OFFICES (PHASE 2)							WORK IN PROGRESS
	FOUNDATIONS	1470	1 Bldg	\$0	\$0	\$0	\$0	
	CONCRETE	1470	1 Bldg	\$0	\$0	\$0	\$0	
	MASONRY	1470	1 Bldg	\$0	\$0	\$0	\$0	
	STEEL STRUCTURE	1470	1 Bldg	\$0	\$0	\$0	\$0	
	CARPENTRY	1470	1 Bldg	\$177,506	\$115,310	\$107,036	\$96,993	
	DOORS AND HARDWARE	1470	1 Bldg	\$96,641	\$62,779	\$58,275	\$52,807	
	WINDOWS	1470	1 Bldg	\$35,858	\$23,294	\$21,623	\$19,594	
	ROOFING	1470	1 Bldg	\$64,548	\$41,931	\$38,923	\$35,271	
	SOFFIT AND FASCIA	1470	1 Bldg	\$23,667	\$15,374	\$14,271	\$12,932	
	FLOOR COVERING	1470	1 Bldg	\$52,593	\$34,165	\$31,714	\$28,738	
	PAINT	1470	1 Bldg	\$27,611	\$17,937	\$16,650	\$15,087	
	ACOUSTIC CEILINGS	1470	1 Bldg	\$53,788	\$34,941	\$32,434	\$29,391	
	DRYWALL	1470	1 Bldg	\$47,334	\$30,749	\$28,543	\$25,865	
	PLUMBING	1470	1 Bldg	\$63,114	\$40,999	\$38,058	\$34,487	
HVAC	1470	1 Bldg	\$147,919	\$96,090	\$89,195	\$80,826		
ELECTRICAL	1470	1 Bldg	\$173,562	\$112,748	\$104,658	\$94,838		
ELEVATOR	1470	1 Bldg	\$35,859	\$23,295	\$21,624	\$19,595		
SUBTOTAL HA-WIDE				\$1,000,000	\$649,613	\$603,003	\$546,424	
SUBTOTAL 1470				<u>\$1,000,000</u>	<u>\$649,613</u>	<u>\$603,003</u>	<u>\$546,424</u>	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

(2) To be completed for the Performance and Evaluation Report.

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

CFPGA06P003501-01 Rev#4

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
NON-DWELLEQUIP 1.HA-WIDE	FURNISHINGS FOR ADMINISTRATION OFFICES	1475	LS	\$0	\$0	\$0	\$0	
	OFFICE EQUIPMENT FOR MOD PROGRAM	1475	LS	\$5,000	\$0	\$0	\$0	
	SUBTOTAL 1475			\$5,000	\$0	\$0	\$0	
RELOCATION 1.GA3-3	RELOCATE RESIDENTS	1495.1	LS	\$1,000	\$0	\$0	\$0	
	SUBTOTAL 1495.1			\$1,000	\$0	\$0	\$0	
ADMINISTRATION 1.HA-WIDE	SALARIES AND BENEFITS	1410	LS	\$180,000	\$180,000	\$180,000	\$28,145	WORK IN PROGRESS
	SUNDRY			\$10,000	\$10,000	\$10,000	\$458	
	SUBTOTAL 1410			\$190,000	\$190,000	\$190,000	\$28,603	
FEES AND COSTS 1.HA.WIDE	ARCHITECTS FEES	1430	LS	\$140,000	\$103,000	\$103,000	\$84,824	WORK IN PROGRESS
	CLEARANCE TESTING FOR LBP ABATEMENT	1430	LS	\$57,000	\$56,000	\$54,247	\$34,352	
	SUBTOTAL 1430			\$197,000	\$159,000	\$157,247	\$119,176	
ACQUISITION 1.H.A.WIDE	AQUIRE PROPERTY FOR NEW ADMIN OFFICES	1440	1 LOT	\$50,000	\$1,185	\$1,185	\$1,185	WORK COMPLETE
	SUBTOTAL 1440			\$50,000	\$1,185	\$1,185	\$1,185	
CONTINGENCY 1.AHAWIDE				\$15,144	\$0	\$0	\$0	
	SUBTOTAL 1502			\$15,144	\$0	\$0	\$0	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

(2) To be completed for the Performance and Evaluation Report.

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

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA			Grant Type and Number: CFPGA06P003501-01			FFY of Grant Approval: 2001	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1. HAWIDE ADMIN OFFICE	12/31/2002		12/31/2002	6/30/2004			WORK IN PROGRESS
2. GA3-1 PARKVIEW	12/31/2002		N/A	6/30/2004		N/A	Work Item Removed from this CFP
3. GA3-3 PARKVIEW EXTEN	12/31/2002		6/30/2002	6/30/2004		9/30/2002	WORK COMPLETE
4. GA3-4 ROCK SPRINGS	12/31/2002		9/30/2002	6/30/2004		9/30/2002	WORK COMPLETE
4. GA3-8 NELLIEB	12/31/2002		12/31/2002	6/30/2004			WORK IN PROGRESS
Signature of Executive Director & Date:				Signature of Public Housing Director / Office of Native American Programs Administrator & Date:			
X				X			

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

(2) To be completed for the Performance and Evaluation Report.

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

ga003f02

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA	Grant Type and Number: CFPGA06P003501-02	FFY of Grant Approval: 2002
---	--	---------------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number_ **2_** Performance and Evaluation Report for Program Year Ending **12-31-02**
 Final Performance Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds	\$0	\$0	\$0	\$0
2	1406 Operations	\$0	\$0	\$0	\$0
3	1408 Management Improvements Soft Costs	\$0	\$0	\$0	\$0
	Management Improvements Hard Costs	\$0	\$0	\$0	\$0
4	1410 Administration	\$190,000	\$190,000	\$190,000	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$100,000	\$225,000	\$72,557	\$16,126
8	1440 Site Acquisition	\$0	\$100,000	\$485	\$485
9	1450 Site Improvement	\$0	\$100,000	\$0	\$0
10	1460 Dwelling Structures	\$1,400,940	\$950,940	\$522,176	\$0
11	1465.1 Dwelling Equipment--Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$259,000	\$359,000	\$287,219	\$61,560
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collateralization Expenses or Debt Service	\$166,000	\$166,000	\$0	\$0
20	1502 Contingency	\$3,074	\$28,074	\$0	\$0
21	Amount of Annual Grant (Sum of lines 2-20)	\$2,119,014	\$2,119,014	\$1,072,437	\$78,171
22	Amount of line 19 Related to LBP Activities				
23	Amount of line 19 Related to Section 504 Compliance				
24	Amount of line 19 Related to Security-Soft Costs				
25	Amount of line 19 Related to Security-Hard Costs				
26	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director & Date: X	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X
---	---

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

(2) To be completed for the Performance and Evaluation Report.

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

CFPGA06P003501-02Rev.2

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
ACQUISITION 1.H.A.WIDE	ACQUIRE PROPERTY FOR NEW ADMIN OFFICES	1440	2 LOTS	\$0	\$100,000	\$485	\$485	ACQUISITION IN PROGRESS
SUBTOTAL 1440				\$0	\$100,000	\$485	\$485	
SITework 1.GA3-1 PARKVIEW HOMES	REPLACE WATER DISTRIBUTION SYSTEM	1450	LS	\$0	\$0	\$0	\$0	DESIGN IN PROGRESS
	SIDEWALK REPAIRS	1450	LS	\$0	\$20,000	\$0	\$0	
	GRADING/PARKING IMPROVEMENTS	1450	LS	\$0	\$80,000	\$0	\$0	
SUBTOTAL GA3-1				\$0	\$100,000	\$0	\$0	
SUBTOTAL 1450				\$0	\$100,000	\$0	\$0	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

(2) To be completed for the Performance and Evaluation Report.

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

CFPGA06P003501-02 Rev.2

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
DWELLING STRUCTURES								
1.GA3-2 BROADACRES HOMES	INSTALL MINIBLINDS	1460	123 Units	\$15,000	\$15,000	\$0	\$0	CONTRACT PENDING
	INSTALL A/C	1460	123 Units	\$150,000	\$200,000	\$0	\$0	
SUBTOTAL GA3-2				\$165,000	\$215,000	\$0	\$0	
2.GA3-4 ROCKSPRINGS HOMES	INSTALL MINIBLINDS	1460	150 Units	\$0	\$10,000	\$0	\$0	DESIGN IN PROGRESS
	INSTALL A/C	1460	150 Units	\$0	\$0	\$0	\$0	
	INSTALL DRYER CONNECTIONS	1460	150 Units	\$0	\$40,000	\$0	\$0	
SUBTOTAL GA3-4				\$0	\$50,000	\$0	\$0	
3.GA3-8 NELLIE BAPTS	REROOF	1460	52 Units	\$180,882	\$146,110	\$118,961	\$0	WORK IN PROGRESS
	FASCIA AND SOFFIT	1460	52 Units	\$96,928	\$74,348	\$60,533	\$0	
	REPLACE SIDING	1460	52 Units	\$70,037	\$71,115	\$57,902	\$0	
	DORMER/PORCH ROOFS	1460	52 Units	\$374,598	\$249,550	\$203,182	\$0	
	CONCRETE STEPS & HANDRAILS	1460	52 Units	\$257,589	\$44,609	\$0	\$0	
	LBP ABATEMENT	1460	52 Units	\$191,929	\$47,195	\$38,426	\$0	
	PAINT	1460	52 Units	\$63,976	\$53,013	\$43,172	\$0	
SUBTOTAL GA3-8				\$1,235,940	\$685,940	\$522,176	\$0	
SUBTOTAL 1460				\$1,400,940	\$950,940	\$522,176	\$0	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

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

CFPGA06P003501-02 Rev.2

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NON-DWELLING STRUCTURES	ADMINISTRATIVE OFFICES							
1.HA-WIDE	FOUNDATIONS	1470	1 Bldg	\$0	\$0	\$0	\$0	
	CONCRETE	1470	1 Bldg	\$0	\$0	\$0	\$0	
	MASONRY	1470	1 Bldg	\$0	\$0	\$0	\$0	
	STEEL STRUCTURE	1470	1 Bldg	\$0	\$0	\$0	\$0	
	CARPENTRY	1470	1 Bldg	\$0	\$0	\$0	\$0	
	DOORS AND HARDWARE	1470	1 Bldg	\$0	\$0	\$0	\$0	
	WINDOWS	1470	1 Bldg	\$0	\$0	\$0	\$0	
	ROOFING	1470	1 Bldg	\$0	\$0	\$0	\$0	
	SOFFIT AND FASCIA	1470	1 Bldg	\$0	\$0	\$0	\$0	
	FLOOR COVERING	1470	1 Bldg	\$0	\$0	\$0	\$0	
	PAINT	1470	1 Bldg	\$0	\$0	\$0	\$0	
	ACOUSTIC CEILINGS	1470	1 Bldg	\$0	\$0	\$0	\$0	
	DRYWALL	1470	1 Bldg	\$0	\$0	\$0	\$0	
	PLUMBING	1470	1 Bldg	\$0	\$0	\$0	\$0	
	HVAC	1470	1 Bldg	\$0	\$0	\$0	\$0	
	ELECTRICAL	1470	1 Bldg	\$0	\$0	\$0	\$0	
	ELEVATOR	1470	1 Bldg	\$0	\$0	\$0	\$0	
SUBTOTAL HA-WIDE				\$0	\$0	\$0	\$0	
SUBTOTAL 1470				<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

(2) To be completed for the Performance and Evaluation Report.

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

CFPGA06P003501-02 Rev.2

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NON-DWELL EQUIP 1.HA-WIDE	EQUIPMENT AND FURNISHINGS FOR ADMINISTRATIVE OFFICES	1475	LS	\$254,000	\$354,000	\$287,219	\$61,560	WORK IN PROGRESS
	OFFICE EQUIPMENT FOR MOD PROGRAM	1475	LS	\$5,000	\$5,000	\$0	\$0	
	SUBTOTAL 1475			\$259,000	\$359,000	\$287,219	\$61,560	
ADMINISTRATION 1.HA-WIDE	SALARIES AND BENEFITS	1410	LS	\$180,000	\$180,000	\$180,000	\$0	WORK IN PROGRESS
	SUNDRY			\$10,000	\$10,000	\$10,000	\$0	
	SUBTOTAL 1410			\$190,000	\$190,000	\$190,000	\$0	
FEES AND COSTS 1.HA-WIDE	ARCHITECTS FEES	1430	LS	\$70,000	\$195,000	\$72,557	\$16,126	WORK IN PROGRESS
	LB PRISK ASSESSMENTS & CLEARANCE TESTS	1430	LS	\$30,000	\$30,000	\$0	\$0	
	SUBTOTAL 1430			\$100,000	\$225,000	\$72,557	\$16,126	
DEBT SERVICE 1.AHA WIDE	ADMINISTRATIVE OFFICES	1501	LS	\$166,000	\$166,000	\$0	\$0	CONTRACT PENDING
	SUBTOTAL 1501	1501	LS	\$166,000	\$166,000	\$0	\$0	
CONTINGENCY 1.AHA WIDE		1501	LS	\$3,074	\$28,074	\$0	\$0	
	SUBTOTAL 1502			\$3,074	\$28,074	\$0	\$0	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

(2) To be completed for the Performance and Evaluation Report.

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

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA			Grant Type and Number: CFPGA06P003501-02			FFY of Grant Approval: 2002	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1. HAWIDE ADMIN OFFICE	12/31/2003			6/30/2005			
2. GA3-1 PARKVIEW	12/31/2003			6/30/2005			
3. GA3-2 BROADACRES	12/31/2003			6/30/2005			
4. GA3-3 PARKVIEW EXTEN	12/31/2003			6/30/2005			
5. GA3-4 ROCKSPRINGS	12/31/2003			6/30/2005			
6. GA3-8 NELLIEB	12/31/2003			6/30/2005			
Signature of Executive Director & Date:			11/19/2002	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X				X			

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

(2) To be completed for the Performance and Evaluation Report.