

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2004

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

GA003

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Athens, Georgia

PHA Number: GA003

PHA Fiscal Year Beginning: (mm/yyyy) 07/2004

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
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
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. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - 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:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

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

- PHA Goal: Increase assisted housing choices

Objectives:

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

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

- PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

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

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

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

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

Other PHA Goals and Objectives: (list below)

AHA ESTABLISHED GOALS AND PROGRESS STATEMENT

This Progress Statement represents the final year of the Athens Housing Authority’s first Five-Year Plan. As confirmed by the following update, the AHA has achieved significant success in all four of our goal areas despite continued HUD funding reductions—and in the case of the Public Housing Drug Elimination Program, complete funding elimination—during this same period. While maintaining a strong core operation, the Authority continues to develop strategies to meet the diverse housing needs of our customers.

The term “comprehensive” is utilized throughout this document in describing the programs and strategies that the AHA has employed to address the housing needs of the Athens-Clarke County community. As detailed in the Progress Statement, the use of this term is appropriate and substantiated by the fact that many of the actions taken by the AHA served to address more than one “goal” established for this term.

Previous annual Progress Statements have highlighted many of these actions in great detail. This final Progress Statement will recap these and highlight new and on-going strategies.

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

Over the last five years, the Athens Housing Authority developed and implemented the following comprehensive strategies and programs designed to meet the diverse housing needs of our residents and the Athens-Clarke County Community.

- **AHA First Home Program** - 120 moderate-income families realized their dream of purchasing their first home through the AHA "First Home Program." (August 1998 through August 2000) Funding for this initiative was provided through \$9.8 million in Tax Exempt, Single-Family Mortgage Revenue Bonds issued by the AHA. The Authority will continue this program upon availability of bond allocation and a more favorable bond market.
- **ACT I Homes** – 4 homes have been constructed and sold and 5 homes are currently under construction in neighborhoods targeted for revitalization located throughout the Athens-Clarke County community. The Athens Housing Authority partnered with the Athens-Clarke County Department of Human and Economic Development (HED) who provided Community Development Block Grant and HOME program monies to fund these efforts. Homes consist of two and three bedrooms with a number of amenities. Acknowledging the positive impact this strategy is having in these neighborhoods, private developers have begun building affordable housing in these areas as well. The Authority continues to acquire property to expand this program and further stabilize and revitalize these communities.
- **Redevelopment of Bethel Church Homes** – A third component in the AHA's approach to address the issue of revitalization of neighborhoods included the issuance of \$5.9 million in tax-exempt mortgage revenue bonds to assist in the redevelopment of Bethel Church Homes – an historically troubled, 190 unit, Section 8 project-based housing development owned by a local church-related, non-profit corporation. In addition to providing funding for this major renovation, the AHA was responsible for the oversight of the construction activities and continues to be responsible for the ongoing monitoring of property management to help ensure the long-term viability of

this property. Now known as Bethel Midtown Village, this development is once again providing quality, affordable housing for low-income families.

- **Homebuyer Education Programs** – The AHA recognizes that successful homeownership is contingent upon a family’s ability to afford the ongoing maintenance of the property, as well as, the original purchase of a home. Therefore, in collaboration with the East Athens Development Corporation, the Authority 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 budgets, 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 70 families have graduated from this program with another 20 families anticipated to begin the next nine-month series.
- **Georgia HAP Administrators, Inc.** – The Athens Housing Authority has further diversified our housing services to include Section 8 contract administration through the creation of Georgia HAP Administrators, Inc. As a founding member and subcontractor of this state-wide organization, the AHA monitors and conducts compliance reviews for 22 project-based Section 8 properties totaling 1,680 units in Northeast Georgia.

Goal One – Successfully Achieved

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 reconsolidate our operations and return dwelling units to residents.

Progress Statement

The Athens Housing Authority has met all three objectives targeted under Goal Two through the identification and implementation of a number of entrepreneurial

activities, staff training and recruitment, and the successful completion of a new Central Office. The following highlights examples of these achievements.

- **Entrepreneurial Activities** – Described under the first goal, the Athens Housing Authority has successfully partnered with local government to build infill housing in neighborhoods identified for revitalization. Private developers are now investing in these communities and the combination of these efforts is “breathing new life” into these neighborhoods.

Through the AHA First Home Program, the Athens Housing Authority issued \$9.8 million in Tax Exempt, Single-Family Mortgage Revenue Bonds and provided 120 moderate-income families the ability to purchase their first home. The AHA has further maximized our bonding authority to provide funding, construction and operational oversight for the renovation of a distressed, downtown Section 8 property.

In addition, the Authority has utilized the same bond capability to provide a private sector entity money to purchase and renovate two more Section 8 properties (Athens Gardens and Clarke Gardens) in a targeted revitalization area. In the past five years, the Athens Housing Authority has issued approximately \$40M in bonds focused on the housing needs of low to moderate-income families.

To further diversify its scope of services, the Authority contracted with Georgia HAP Administrators to monitor and conduct compliance reviews for 22 project-based Section 8 properties in Northeast Georgia.

Finally, it is anticipated that the proceeds from the sale of 28 units of public housing property to the University of Georgia will be reprogrammed to provide additional affordable housing for the Athens community – including construction of unsubsidized units that could provide the AHA additional non-federal income.

All of these initiatives have resulted in revenues to the Authority beyond those provided through HUD subsidy.

- **Meeting the Needs of a Growing Diverse Community** – Although the Athens Housing Authority has not experienced a noticeable increase in the number of Hispanic applicants, updated, local demographic studies do reflect a significant increase in Hispanic population in our community. In anticipation of the potential housing needs of these families, the Authority has begun translating key information, including application and lease documents, into Spanish.

In addition, the Authority now has a staff person who is bilingual and will assist in translation when needed. Finally, Spanish language education is offered at no cost to any interested employee. The AHA will continue to monitor the diverse needs of our community and attempt, where practical to meet those needs.

- **New Central Office Construction Completed** – AHA operations have been reconsolidated enabling the Authority to deliver our services in a more efficient and effective manner to our residents and the local community.
- **Leadership of Authority Staff** – 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. The Director of Housing Management is currently serving as Vice President of the Southeastern Regional Council (SERC) Community Revitalization Committee. He also serves as a member of that same committee with the National Association of Housing and Redevelopment Officials (NAHRO). The AHA’s Executive Director served on the national Operating Fund Negotiated Rulemaking Committee and the Harvard Design School Public Housing Operating Cost Study Research Working Group for the restructuring of the formula calculation for low-rent operating subsidy. He currently serves as national President of the Public Housing Directors Association (PHADA).
- **HUD High-Performer** – While broadening our scope of affordable housing programs and services, the Authority has maintained our “High Performer Status” under the Public Housing Assessment System (PHAS). The AHA has continuously enjoyed this designation since the inception of the Public Housing Management Assessment Program (PHMAP).

Goal Two – Successfully Achieved

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 Jack R. Wells, Nellie B and 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 assumed and continues to maintain an aggressive approach to improving the products and services we offer our customers. Significant improvements have been made to AHA properties in spite of limited resources and increased physical needs. In addition, the Authority continues to pursue innovative strategies and partnerships to successfully combat drugs and crime in our neighborhoods. Again, the elimination of over \$290,000 in PHDEP funding makes this task increasingly difficult. The following update highlights the achievements toward this goal.

- **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.

Unfortunately, due to the loss of PHDEP funding, the local health department was not able to open a planned youth development center in Nellie B Homes. 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. Again, due to the loss of PHDEP funds, the Boys and Girls Club and the AHA have agreed to delay final plans of construction to provide an opportunity for both organizations to determine appropriate Boys and Girls Club programming for the area and viable source(s) of funds for construction and continuation of the program.

- **Successful Acceleration of Modernization of Nellie B and Jack R. Wells** – The Athens Housing Authority continues our modernization strategy approved in last year's Agency Plan. Nellie B exterior renovations are completed. Extensive landscaping / sitework and attic insulation are planned for this coming year.

Exterior painting is completed in Jack R. Wells with landscaping and sitework planned in the upcoming months. Due to aging mechanical systems and a lead-based paint issue, modernization of scattered sites was moved forward to address these pressing issues. As a result, major

modernization of Jack R. Wells and Bonnie Lane developments will follow in coming years.

Finally, the Athens Housing Authority was the first PHA in the nation to execute a private, “at-risk” mortgage for the financing of our new Central Office. As a result, Capital Fund monies originally utilized for the construction of the facility are now reprogrammed to further accelerate and continue modernization efforts in our developments.

- **Provision for Location of New Athens-Clarke County Police Substation** – For many years the Athens Housing Authority has provided a unit in the Nellie B community for the purposes of a police substation. This effort has been successful in implementing anti-crime strategies for this East Athens neighborhood. Local government recognized that this location was ideal to construct a much larger facility that will provide 24-hour protection for the community. Therefore, the AHA has begun a formal disposition plan application that would turn over four units located in Nellie B to local government for the purpose of construction of the facility. It is anticipated that the presence of a full-service substation that will service the community “24/7” will further stabilize the neighborhood and assist in the continued reduction of crime and drugs in the area.
- **Material Support of the Athens-Clarke County Police Department** – In addition to providing physical space for a police substation, the Athens Housing Authority has funded a salary subsidy to those officers assigned to our neighborhoods. In addition the AHA has donated a fax and computer hook-up to the AHA’s mainframe to enable timely transmission of crime reports and other communication between the Police Department and the Authority.
- **Active Resident Participation in Maintaining Safe Neighborhoods** – Residents are encouraged to actively participate in maintaining safe neighborhoods by sharing their specific safety concerns through individual contacts to the police department or the AHA. This has been accomplished through a variety of methods. Regular safety and security meetings are held in each neighborhood to identify specific concerns and offer safety information to the residents. Monthly “Good Neighbors” meetings are held at the AHA office with police officers and residents to discuss crime issues and strategies to address these concerns in the neighborhoods. Finally, the resident Inter-Community Council recommends policy changes to the AHA Board of Commissioners needed to make their neighborhoods safe and a source of pride for the entire community.

- **Physical Needs Assessment and Asset Management Survey Completed**
– A thorough physical needs assessment and evaluation of all remaining un-modernized properties was performed by the AHA’s architectural firm Warren Epstein & Associates, Architects, Inc. In addition, The Schiff Group performed an in-depth Asset Management Survey for the Authority. These studies have informed the current strategy in capital improvements approved in our Capital Funding Program.

Prior to these evaluations, the AHA had already begun incorporating an “asset management” approach to our properties. The AHA sold 28 units in the Parkview Homes development that were scheduled for modernization to the University of Georgia. The proceeds from the sale far exceeded the appraisal value of the property. This offers the AHA a unique opportunity to convert a 42-year old asset into capital that can now be utilized to create even more affordable housing resources.

In addition, the decision to dispose of four units of public housing in the Nellie B development for the purpose of construction of a full service Police Substation supports this “asset management” approach by replacing a few dwelling units with a modern police facility that will enhance Nellie B Homes and provide a long-range benefit to the entire East Athens Community.

Goal Three – Successfully Achieved

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

Through both AHA sponsored activities and partnerships with Local Government, the Clarke County School District, and numerous other organizations and agencies, the Athens Housing Authority has met Goal Four by employing a variety of comprehensive programming and services to enable residents to become self-sufficient and successful.

These strategies have been detailed in past progress statements. The following again summarizes those programming efforts.

Focus on Youth

The AHA has provided a vast range of programming specifically targeted toward youth. Most of the programs offered through the Public Housing Drug Elimination Program (PHDEP), as well as through the Authority's routine operating budget, focuses on youth. Specific examples include, but are not limited to:

- Boys & Girls Club
- Soccer in the Streets
- Boy Scouts
- Athens Tutorial Program
- Computer Learning Center
- Youth Leadership Program
- Youth Mentoring Program

Youth programs and strategies are not limited to those funded through the Public Housing Drug Elimination program however. AHA staff coordinates youth activities and initiatives through a variety of partnerships including:

- Athens-Clarke County Parks and Recreation Department
- Clarke County School System
- Girl Scouts
- University of Georgia
- 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. 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.

The University of Georgia is proving a valuable resource for youth programming. The Authority 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 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. The Authority has evaluated current strategies and has committed to assuming the cost to continue four vital PHDEP funded activities through the end of this fiscal year out of scarce non-federal dollars. These include the Jack R. Wells Boys and Girls Club, Athens Tutorial, East Athens Dance, and the Nellie B Computer Learning Center.

The AHA has also strengthened our relationship with Athens-Clarke County Leisure Services in the past few months. Operating a number of community center sites for many years in AHA Developments, the new Director is currently re-evaluating the programs offered to our residents. One such program being discussed is that of lifeguard training for our youth. Following appropriate training and certification, these youth would qualify to apply for summer lifeguard positions with the Parks and Recreation Department.

Finally, the Authority is constantly reassessing our approaches and refining our 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 drop-out 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.

Two years ago, 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.

In addition, 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 11 percent of AHA households currently receive a TANF check—a decrease of one percent over last year.

Through all of the above diverse efforts, the Athens Housing Authority has made steady progress in meeting our fourth goal of promoting stable and successful customers.

Goal Four – Successfully Achieved

In closing, we believe that we have met all four goals established in the Athens Housing Authority's initial Five-Year Plan. However, this does not bring closure to our efforts in each of the above areas. Although significant reductions in funding greatly inhibit our ability to expand – and in some cases maintain – current programs, 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.

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

N/A

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- ATTACHMENT A** - Admissions Policy for Deconcentration
- Annual Statement - GA06P003501-04 (**ga003b02**)
- PER - GA06P003501-01 Rev. 6 for Period Ending 12/31/03 (**ga003c02**)
- PER - GA06P003501-02 Rev. 4 for Period Ending 12/31/03 (**ga003d02**)
- PER - GA06P003501-03 Rev. 1 for Period Ending 12/31/03 (**ga003e02**)
- Annual Statement – GA06P003-04 Mortgage Proceeds Fund (**ga003f02**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) (N/A)
- ATTACHMENT G** – Resident Advisory Board Members
- ATTACHMENT H** – Resident Member AHA Board of Commissioners
- Pet Policy – (N/A **HIGH PERFORMER**)
- Community Service – (N/A **HIGH PERFORMER**)

Optional Attachments:

- PHA Management Organizational Chart – N/A **HIGH PERFORMER**
- FY 2004 Capital Fund Program 5 Year Action Plan (ga003b02)**
- Public Housing Drug Elimination Program (PHDEP) Plan (N/A)
- ATTACHMENT I** - Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

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

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 jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
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	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	infestation)	
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 homeownership 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 (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Unit(s) Occupied by Police Officer(s)	
X	Pet Policy	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	7,639	5	5	4	4	3	4
Income >30% but <=50% of AMI	3,985	5	5	4	3	3	4
Income >50% but <80% of AMI	4,440	5	5	4	3	3	4
Elderly	1,456	5	3	3	5	3	3
Families with Disabilities	15,158	4	4	3	5	3	3
Race/Ethnicity African-American	6,157	5	5	3	3	3	3
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: **FY2004**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	262		237
Extremely low income <=30% AMI	202	77%	
Very low income (>30% but <=50% AMI)	54	21%	
Low income (>50% but <80% AMI)	6	2%	
Families with children	152	58%	
Elderly families	11	4%	
Families with Disabilities	47	18%	

Housing Needs of Families on the Waiting List			
African-American	231	88%	
Caucasian	31	12%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	89	34%	
2 BR	106	41%	
3 BR	48	18%	
4 BR	15	6%	
5 BR	3	1%	
5+ BR	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 reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
 - **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 in accordance with HUD approval letters dated October 17, 2002 and September 17, 2002, “for construction or acquiring replacement housing for low-income residents in the community.”**

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

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

Select all that apply

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

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)
 - **Housing families based on date and time of application.**

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
The AHA has received approval to designate Denney Tower and 25 units known as Vine Circle for age-elderly only. This designation is now being implemented.
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available

- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
 - **House families with disabilities based on date and time and availability of units.**
 - **Because HUD did not allow for the opportunity to apply for Section 8 vouchers for non-elderly disabled families, the AHA has set aside a portion of units throughout AHA neighborhoods for non-elderly disabled families to replace those lost through the designation of housing for age-elderly only. In the future, if it becomes possible and is still deemed appropriate, the AHA may apply for Section 8 vouchers for non-elderly disabled.**

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)	\$7,909,499	
a) Public Housing Operating Fund	*3,476,453	
b) Public Housing Capital Fund	1,743,493	
c) HOPE VI Revitalization	0	
d) HOPE VI 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)		
i)		
Other Federal Grants (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Mortgage Proceeds Funds	2,689,553	Reprogrammed for Capital Fund Allowable Purposes
2. Prior Year Federal Grants (unobligated funds only) (list below)	\$1,066,859	
PHDEP – FY2001	129,894	Drug Prevention
CFP – FY2002	936,965	See attached Plan
3. Public Housing Dwelling Rental Income	\$2,660,000	Public Housing Operations
4. Other income (list below)	\$215,000	
Excess Utilities	185,000	Public Housing Operations
Interest on Investments	30,000	Public Housing Operations
4. Non-federal sources (list below)	\$3,574,127.91	
GHAP	250,000	N/A
Sale Proceeds	\$3,324,127.91	N/A
Total resources	\$15,425,485.91	

*Number reflects 94.7% of subsidy.

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

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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

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 transfers take precedence over new admissions? (list below)

- Emergencies
 Overhoused
 Underhoused by **more than one bedroom size**
 Medical justification – **Transfers 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 course work 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 point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time – Takes first priority when totals 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)**
- 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)

CUMULATIVE POINT 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 preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

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

(1) Eligibility

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

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

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

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

Other (list below)

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

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

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

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

Criminal or drug-related activity

Other (describe below)

(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
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

Other preference(s) (list below)

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

Date and time of application

Drawing (lottery) or other random choice technique

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

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

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

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

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

Through published notices

Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

Minimum Rent Policy

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

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

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

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

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

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

- Never
- At family option
- Any time the family experiences an income increase **as a result of a change in job and/or anytime the family experiences a change in family composition.**
- Any time 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)

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

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
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 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **ga003b02**

-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 (See MPF Annual Statement – Attachment ga003f02)

- **“Mortgage Proceeds funds” expended will be in compliance with HUD approval letter dated June 4, 2003. Proceeds have been placed in a “Mortgage Revenue” account administered by the Authority and will be used for capital improvements to public housing properties owned by the Authority. All funds expended from this account will be treated as Capital Fund Program funds, and expenditures from the fund will only be made for activities that have been approved in the Authority’s PHA plan for Capital Fund Program expenditures.**

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 (**ga003b01**)
- 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. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

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

Last year the Athens Housing Authority sold 28 units of Public Housing (located in Parkview Extension) to the University of Georgia. (See HUD approval letters dated September 27, 2002 and October 17, 2002.) As stated in approval letter dated September 27th, "I hereby approve the use of the proceeds that are generated from this disposition for constructing or acquiring replacement housing for low-income residents in the community."

It is unclear at this time whether the AHA will utilize a mixed-finance strategy for this purpose. However, the AHA retains the authority to do so if a mixed-finance strategy is determined to be the appropriate solution to meeting the affordable housing needs of the community.

- 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 in accordance with HUD approval letters dated September 27, 2002 and October 17, 2002 by constructing or acquiring new affordable housing units. These units shall be constructed / acquired for low-income people in Athens. We plan on leveraging additional sources of funding to create the maximum number of units our capabilities permit.

At this time, it is undecided whether any of the units constructed/acquired with the proceeds of this sale will be public housing units. Obviously, if these funds are not used to create ACC units, the strategy is not considered “Public Housing Development and Replacement Activities” and no Plan approval is required.

However, the AHA wishes to reserve the right to replace ACC units if the Authority determines that doing so is in the best interest of the affordable housing needs of the community.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If

“yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name: 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: <u>(06/15/04)</u>	
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: 1/2/05	
b. Projected end date of activity: 1/2/05	

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description – **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: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

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

N/A – HIGH PERFORMER

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

5. Number of units affected:
6. Coverage of action: (select one)
- Part of the development
- Total development

B. Section 8 Tenant Based Assistance - N/A

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs – N/A **HUD HIGH PERFORMER**

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

C. Welfare Benefit Reductions

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

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

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

ATTACHMENT – N/A HUD HIGH PERFORMER

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

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

N/A HIGH PERFORMER

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)

2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved? **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

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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 at Attachment (File name)
- Provided below:

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:

- Other: (list below)

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **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 certifications to HUD)**

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- **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)

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

- **\$150,000 in HOME Funding for Infill Housing Program**
- **\$\$65,000 in HOME PI**
- **\$105,000 in CDBG Funding for Infill Housing Program**

B. Other Information Required by HUD

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

- **The Athens Housing Authority plans to add the position of Elderly/Disabled Service Coordinator - funded as eligible under 24 CFR 990.108 (c) as costs attributable to changes in Federal law or regulation.**
- **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 24CFR prt 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
ga003b02	Annual Statement – GA06P003501-04
ga003b02	FY 2004 Capital Fund Program Five-Year Plan
ga003c02	PER – GA06P003501-01 Rev. 6 for Period Ending 12/31/03
ga003d02	PER – GA06P003501-02 Rev. 4 for Period Ending 12/31/03
ga003e02	PER – GA06P003501-03 Rev. 1 for Period Ending 12/31/03
ga003f02	Annual Statement – GA06P003-04 Mortgage Proceeds Fund
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 G

LIST AND METHOD OF APPOINTMENT OF RESIDENT ADVISORY BOARD

The Housing Authority of the City of Athens, Georgia has met--and exceeded--the requirements for resident participation in the Agency Plan.

Members of the Inter-Community Council of the Athens Housing Authority were appointed to serve as the Resident Advisory Board for the Agency Plan. The Inter-Community Council is comprised of representatives of all developments. The Advisory Board was a true representation of customers served by the Authority.

Members of the Resident Advisory Board included the following:

Jennie Mattox
Joe Lawrence
Cleo Johnson
Patricia Stephens
June Barrow
Mary Stephens
Elua Anderson
Alberta Power
Margaret E. Margaret
Louise Manders
Reginald Willis
Georgette Roberts

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): **5/1/03 to 5/31/04**
(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: **5/31/04**

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

Ms. Heidi Davison, Mayor, Unified Government of Athens-Clarke County
(will appoint those members with terms ending 5/31/04)

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 March 25, 2004. 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 2004 Agency Plan.

PHA Plan Table Library

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

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	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

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 any 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

ga003b02

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA		Locality: (City / County & State) ATHENS / CLARKE / GEORGIA				[X] Original [] Revision No: _____
A. Development Number / Name	Work Stmt.Year 1 FFY: 2004	Work Statement for Year 2 FFY: 2005	Work Statement for Year 3 FFY: 2006	Work Statement for Year 4 FFY: 2007	Work Statement for Year 5 FFY: 2008	
GA06P003001 PARKVIEW HOMES	See Annual Statement	\$0	\$0	\$0	\$0	
GA06P003002 BROADACRES HOMES		\$0	\$0	\$0	\$0	
GA06P003003 PARKVIEW EXTENTION *		\$0	\$0	\$0	\$0	
GA06P003004 ROCKSPRINGS HOMES		\$0	\$0	\$0	\$0	
GA06P003005 SCATTERED SITE		\$1,150,000	\$1,150,000	\$0	\$0	
GA06P003006 SCATTERED SITE		\$0	\$0	\$1,150,000	\$1,150,000	
GA06P003007 JACK R. WELLS		\$0	\$0	\$0	\$0	
GA06P003008 NELLIE B.		\$0	\$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		\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	
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)		\$482,000	\$482,000	\$482,000	\$482,000	
G. Operations		\$253,966	\$253,966	\$253,966	\$253,966	
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		\$2,090,966	\$2,090,966	\$2,090,966	\$2,090,966	
L. Total Non-CFP Funds		\$0	\$0	\$0	\$0	
M. Grand Total		\$2,090,966	\$2,090,966	\$2,090,966	\$2,090,966	
Signature of Executive Director & Date:			Signature of Public Housing Director & Date:			

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Work Statement for Year 1 FFY:2004	Activities for Year 2 FFY: 2005			Activities for Year 3 FFY: 2006		
	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	2. GA 3-5 SCATTERED SITES			1. GA 3-5 & 3-6 SCATTERED SITES		
	REPLACE U/G UTILITIES	31 Units	\$37,756	REPLACE U/G UTILITIES	31 Units	\$37,756
	SIDEWALK REPAIRS	31 Units	\$18,878	SIDEWALK REPAIRS	31 Units	\$18,878
	GRADING / LANDSCAPING	31 Units	\$18,878	GRADING / LANDSCAPING	31 Units	\$18,878
	REPLACE SPACE HEATERS WITH NEW HVAC	31 Units	\$196,648	REPLACE SPACE HEATERS WITH NEW HVAC	31 Units	\$196,648
	REPLACE INT / EXT DOORS AND HARDWARE	31 Units	\$58,995	REPLACE INT / EXT DOORS AND HARDWARE	31 Units	\$58,995
	INSTALL S/R, INSUL.(EXT) AND PAINT WALLS	31 Units	\$98,324	INSTALL S/R, INSUL.(EXT) AND PAINT WALLS	31 Units	\$98,324
	ATTICS - INSTALL SMOKEWALLS AND INSULATE	31 Units	\$94,391	ATTICS - INSTALL SMOKEWALLS AND INSULATE	31 Units	\$94,391
	NEW WINDOWS / SECURITY SCREENS	31 Units	\$117,989	NEW WINDOWS / SECURITY SCREENS	31 Units	\$117,989
	REPLACE WATER PIPING AND HEATER	31 Units	\$39,330	REPLACE WATER PIPING AND HEATER	31 Units	\$39,330
	REPLACE FLOOR TILE WITH VCT AND CARPET	31 Units	\$78,659	REPLACE FLOOR TILE WITH VCT AND CARPET	31 Units	\$78,659
	REWORK INT & EXT ELECTRICAL	31 Units	\$117,989	REWORK INT & EXT ELECTRICAL	31 Units	\$117,989
	REPLACE KITCHEN CABINETS, ADD D/W	31 Units	\$98,324	REPLACE KITCHEN CABINETS, ADD D/W	31 Units	\$98,324
	BATHS	31 Units	\$78,659	BATHS	31 Units	\$78,659
	ABATE INTERIOR LBP AND ASBESTOS	31 Units	\$31,464	ABATE INTERIOR LBP AND ASBESTOS	31 Units	\$31,464
	MINIBLINDS	31 Units	\$11,799	MINIBLINDS	31 Units	\$11,799
	CLOTHES WASHER / DRYER HOOK-UPS	31 Units	\$7,866	CLOTHES WASHER / DRYER HOOK-UPS	31 Units	\$7,866
	DWELLING EQUIP	31 Units	\$28,317	DWELLING EQUIP	31 Units	\$28,317
	RELOCATION	31 Units	\$15,732	RELOCATION	31 Units	\$15,732
			\$1,150,000			\$1,150,000
	Subtotal of Estimated Cost		\$1,150,000	Subtotal of Estimated Cost		\$1,150,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages - Work Activities

Work Statement for Year 1 FFY:2004	Activities for Year 4 FFY: 2007			Activities for Year 5 FFY: 2008		
	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	1. GA 3-6 SCATTERED SITES			1. GA 3-6 SCATTERED SITES		
	REPLACE U/G UTILITIES	31 Units	\$37,756	REPLACE U/G UTILITIES	31 Units	\$37,756
	SIDEWALK REPAIRS	31 Units	\$18,878	SIDEWALK REPAIRS	31 Units	\$18,878
	GRADING / LANDSCAPING	31 Units	\$18,878	GRADING / LANDSCAPING	31 Units	\$18,878
	REPLACE SPACE HEATERS WITH NEW HVAC	31 Units	\$196,648	REPLACE SPACE HEATERS WITH NEW HVAC	31 Units	\$196,648
	REPLACE INT / EXT DOORS AND HARDWARE	31 Units	\$58,995	REPLACE INT / EXT DOORS AND HARDWARE	31 Units	\$58,995
	INSTALL S/R, INSUL.(EXT) AND PAINT WALLS	31 Units	\$98,324	INSTALL S/R, INSUL.(EXT) AND PAINT WALLS	31 Units	\$98,324
	ATTICS - INSTALL SMOKEWALLS AND INSULATE	31 Units	\$94,391	ATTICS - INSTALL SMOKEWALLS AND INSULATE	31 Units	\$94,391
	NEW WINDOWS / SECURITY SCREENS	31 Units	\$117,989	NEW WINDOWS / SECURITY SCREENS	31 Units	\$117,989
	REPLACE WATER PIPING AND HEATER	31 Units	\$39,330	REPLACE WATER PIPING AND HEATER	31 Units	\$39,330
	REPLACE FLOOR TILE WITH VCT AND CARPET	31 Units	\$78,659	REPLACE FLOOR TILE WITH VCT AND CARPET	31 Units	\$78,659
	REWORK INT & EXT ELECTRICAL	31 Units	\$117,989	REWORK INT & EXT ELECTRICAL	31 Units	\$117,989
	REPLACE KITCHEN CABINETS, ADD D/W	31 Units	\$98,324	REPLACE KITCHEN CABINETS, ADD D/W	31 Units	\$98,324
	BATHS	31 Units	\$78,659	BATHS	31 Units	\$78,659
	ABATE INTERIOR LBP AND ASBESTOS	31 Units	\$31,464	ABATE INTERIOR LBP AND ASBESTOS	31 Units	\$31,464
	MINIBLINDS	31 Units	\$11,799	MINIBLINDS	31 Units	\$11,799
	CLOTHES WASHER / DRYER HOOK-UPS	31 Units	\$7,866	CLOTHES WASHER / DRYER HOOK-UPS	31 Units	\$7,866
	DWELLING EQUIP	31 Units	\$28,317	DWELLING EQUIP	31 Units	\$28,317
	RELOCATION	31 Units	\$15,732	RELOCATION	31 Units	\$15,732
			\$1,150,000			\$1,150,000
	Subtotal of Estimated Cost		\$1,150,000	Subtotal of Estimated Cost		\$1,150,000

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

Work Statement for Year 1 FFY: 2004	Work Statement for Years 2 Thru 5 FFY: 2006 Thru 2008			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**

ga003b02

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA	Grant Type and Number: CFP GA06P003501-04	FFY of Grant Approval: 2004
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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	\$150,000			
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	\$150,000			
8	1440 Site Acquisition	\$50,000			
9	1450 Site Improvement	\$138,480			
10	1460 Dwelling Structures	\$866,238			
11	1465.1 Dwelling Equipment--Nonexpendable	\$25,200			
12	1470 Nondwelling Structures	\$150,000			
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	\$14,000			
18	1499 Development Activities	\$0			
19	1501 Collateralization Expenses or Debt Service	\$332,000			
20	1502 Contingency	\$10,048			
21	Amount of Annual Grant (Sum of lines 2-20)	\$2,090,966		\$0	\$0
22	Amount of line 19 Related to LBP Activities	\$0			
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
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(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**

CFP GA06P003501-04

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)	
SITE ACQUISITION								
1. H.A. WIDE	ACQUIRE PROPERTY FOR ADMIN OFFICES	1440	2 LOTS	\$50,000				
SUBTOTAL 1440				\$50,000				
SITWORK								
1. GA 3-5	REPLACE U/G UTILITIES	1450	26 UNITS	\$31,740				
SCATTERED SITES	SIDEWALK REPAIRS	1450	26 UNITS	\$15,870				
	GRADING / LANDSCAPING	1450	26 UNITS	\$15,870				
SUBTOTAL GA 3-1				\$63,480				
2. HA WIDE	GRADING	1450	LS	\$28,000				
ADMIN OFFICE	LANDSCAPING	1450	LS	\$7,000				
	FENCING	1450	LS	\$10,000				
	PAVING	1450	LS	\$30,000				
SUBTOTAL 1450				\$75,000				
				\$138,480				
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**

CFP GA06P003501-04

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. GA 3-5 SCATTERED SITES	REPLACE SPACE HEATERS WITH NEW HVAC	1460	26 Units	\$165,313				
	REPLACE INT / EXT DOORS AND HARDWARE	1460	26 Units	\$49,594				
	INSTALL S/R, INSUL.(EXT) AND PAINT WALLS	1460	26 Units	\$82,656				
	ATTICS - INSTALL SMOKEWALLS AND INSULATION	1460	26 Units	\$79,350				
	NEW WINDOWS / SECURITY SCREENS	1460	26 Units	\$99,188				
	REPLACE WATER PIPING AND HEATER	1460	26 Units	\$33,063				
	REPLACE FLOOR TILE WITH VCT AND CARPET	1460	26 Units	\$66,125				
	REWORK INT & EXT ELECTRICAL	1460	26 Units	\$99,188				
	REPLACE KITCHEN CABINETS, ADD D/W	1460	26 Units	\$82,656				
	BATHS	1460	26 Units	\$66,125				
	ABATE INTERIOR LBP AND ASBESTOS	1460	26 Units	\$26,450				
	MINIBLINDS	1460	26 Units	\$9,919				
	CLOTHES WASHER / DRYER HOOK-UPS	1460	26 Units	\$6,613				
				\$866,238	\$0			
SUBTOTAL 1460				\$866,238				
DWELLING EQUIP								
1. GA 3-5	RANGES AND REFRIGERATORS	1465.1	26 Units	\$25,200				
SUBTOTAL 1465.1				\$25,200	\$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**

CFP GA06P003501-04

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	MAINTENANCE STORAGE BLDG							
	FOUNDATIONS	1470	1 Bldg	\$12,000				
	CONCRETE	1470	1 Bldg	\$25,500				
	MASONRY	1470	1 Bldg	\$13,500				
	STEEL STRUCTURE	1470	1 Bldg	\$19,500				
	CARPENTRY	1470	1 Bldg	\$9,000				
	DOORS AND HARDWARE	1470	1 Bldg	\$3,000				
	WINDOWS	1470	1 Bldg	\$4,500				
	ROOFING	1470	1 Bldg	\$13,500				
	PAINT	1470	1 Bldg	\$1,500				
	DRYWALL	1470	1 Bldg	\$10,500				
	PLUMBING	1470	1 Bldg	\$9,000				
	HVAC	1470	1 Bldg	\$15,000				
ELECTRICAL	1470	1 Bldg	\$13,500					
				\$150,000				
SUBTOTAL 1470				\$150,000				
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**

CFP GA06P003501-04

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)	
RELOCATION 1. GA 3-5	RELOCATION	1495.1	LS	\$14,000				
SUBTOTAL 1495				<u>\$14,000</u>				
OPERATIONS 1. HA-WIDE	AHA OPERATIONS	1406	LS	\$200,000				
SUBTOTAL 1406				<u>\$200,000</u>				
ADMINISTRATION 1. HA-WIDE	SALARIES AND BENEFITS	1410	LS	\$190,000				
	SUNDRY			\$10,000				
SUBTOTAL 1410				<u>\$200,000</u>				
FEES AND COSTS 1. HA.WIDE	ARCHITECTS FEES	1430	LS	\$120,000				
	LBP RISK ASSESSMENTS & CLEARANCE TESTS	1430	LS	\$30,000				
SUBTOTAL 1430				<u>\$150,000</u>				
DEBT SERVICE 1. AHA WIDE	ADMINISTRATIVE OFFICES	1501	LS	\$332,000				
SUBTOTAL 1501		1501	LS	<u>\$332,000</u>				
CONTINGENCY 1. AHA WIDE		1501	LS	<u>\$10,048</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: CFP GA06P003501-04			FFY of Grant Approval: 2004		
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. HA WIDE ADMIN OFFICE	6/30/2005			6/30/2006			
2. GA 3-5 SCATTERED SITES	6/30/2005			6/30/2006			
3. GA 3-6 SCATTERED SITES	6/30/2005			6/30/2006			
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 I: Summary**

ga003c02

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA	Grant Type and Number: CFP GA06P003501-01	FFY of Grant Approval: 2001
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number 6 Performance and Evaluation Report for Program Year Ending **12-31-03**
 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	\$189,144	\$189,144	\$189,144
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$154,358	\$155,214	\$155,214	\$155,214
8	1440 Site Acquisition	\$1,185	\$1,185	\$1,185	\$1,185
9	1450 Site Improvement	\$164,545	\$164,545	\$164,545	\$164,545
10	1460 Dwelling Structures	\$1,100,860	\$1,100,860	\$1,100,860	\$1,100,860
11	1465.1 Dwelling Equipment--Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$619,332	\$619,332	\$619,332	\$619,332
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation 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 2-18)	\$2,230,280	\$2,230,280	\$2,230,280	\$2,230,280
21	Amount of line 19 Related to LBP Activities	\$44,285	\$103,103	\$103,103	\$103,103
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	\$0	\$0	\$0
25	Amount of line 19 Related to Energy Conservation Measures	\$3,400	\$0	\$0	\$0
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
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(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

CFP GA06P003501-01 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)	
SITWORK								
1. GA 3-1 PARKVIEW HOMES	REPLACE WATER DISTRIBUTION SYSTEM	1450	LS	\$0	\$0	\$0	\$0	WORK COMPLETE
	SIDEWALK REPAIRS	1450	LS	\$0	\$0	\$0	\$0	
	GRADING/ PARKING IMPROVEMENTS	1450	LS	\$0	\$0	\$0	\$0	
SUBTOTAL GA 3-1				\$0	\$0	\$0	\$0	
2. GA 3-3 PARKVIEW EXTENSION	REPLACE SANITARY AND STORM SEWER	1450	2 Units	\$0	\$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	\$5,731	\$5,731	\$5,731	\$5,731	
	U/G ELECTRIC SERVICE	1450	2 Units	\$4,480	\$4,480	\$4,480	\$4,480	
	PLAYGROUND	1450	LS	\$0	\$0	\$0	\$0	
SUBTOTAL GA 3-3				\$43,063	\$43,063	\$43,063	\$43,063	
3. HA WIDE ADMIN OFFICES	EXCAVATION AND FINE GRADING	1450	LS	\$10,000	\$10,000	\$10,000	\$10,000	WORK COMPLETE
	PAVE PARKING LOTS	1450	3000 SY	\$98,482	\$98,482	\$98,482	\$98,482	
	CONCRETE WALKS	1450	400 LF	\$8,000	\$8,000	\$8,000	\$8,000	
	FENCING	1450	1500 LF	\$5,000	\$5,000	\$5,000	\$5,000	
SUBTOTAL				\$121,482	\$121,482	\$121,482	\$121,482	
<u>SUBTOTAL 1450</u>				<u>\$164,545</u>	<u>\$164,545</u>	<u>\$164,545</u>	<u>\$164,545</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**

CFP GA06P003501-01 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)	
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	\$0	\$0	\$0	\$0	
	REPLACE INT / EXT DOORS AND HARDWARE	1460	2 Units	\$843	\$843	\$843	\$843	
	INSTALL S/R, INSUL.(EXT) AND PAINT WALLS	1460	2 Units	\$0	\$0	\$0	\$0	
	ATTICS - INSTALL SMOKEWALLS AND INSULATE	1460	2 Units	\$0	\$0	\$0	\$0	
	REPLACE SOFFITS & FASCIA	1460	2 Units	\$0	\$0	\$0	\$0	
	NEW WINDOWS / SECURITY SCREENS	1460	2 Units	\$0	\$0	\$0	\$0	
	REPLACE WATER PIPING AND HEATERS	1460	2 Units	\$0	\$0	\$0	\$0	
	REROOF AND VENT	1460	2 Units	\$0	\$0	\$0	\$0	
	NEW FRONT PORCHES	1460	2 Units	\$0	\$0	\$0	\$0	
	REPLACE FLOOR TILE WITH VCT AND CARPET	1460	2 Units	\$0	\$0	\$0	\$0	
	REWORK INT & EXT ELECTRICAL	1460	2 Units	\$0	\$0	\$0	\$0	
	REPLACE KITCHEN CABINETS, ADD D/W	1460	2 Units	\$0	\$0	\$0	\$0	
	BATHS	1460	2 Units	\$0	\$0	\$0	\$0	
	ABATE LBP AND ASBESTOS	1460	2 Units	\$0	\$0	\$0	\$0	
	MINIBLINDS	1460	2 Units	\$0	\$0	\$0	\$0	
	CLOTHES WASHER / DRYER HOOK-UPS	1460	2 Units	\$0	\$0	\$0	\$0	
SUBTOTAL GA 3-3				\$843	\$843	\$843	\$843	
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

CFP GA06P003501-01 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. GA 3-4 ROCKSPRINGS HOMES	INSTALL MINIBLINDS	1460	150 Units	\$0	\$0	\$0	\$0	WORK COMPLETE
	INSTALL A/C	1460	150 Units	\$182,400	\$182,400	\$182,400	\$182,400	
	INSTALL DRYER CONNECTIONS	1460	150 Units	\$0	\$0	\$0	\$0	
SUBTOTAL GA 3-4				\$182,400	\$182,400	\$182,400	\$182,400	
3. GA 3-8 NELLIE B APTS	REROOF	1460	130 Units	\$211,830	\$211,830	\$211,830	\$211,830	WORK COMPLETE
	FASCIA AND SOFFIT	1460	130 Units	\$107,790	\$107,790	\$107,790	\$107,790	
	ABATEMENT	1460	130 Units	\$103,103	\$103,103	\$103,103	\$103,103	
	DORMER / PORCH ROOFS	1460	130 Units	\$361,798	\$361,798	\$361,798	\$361,798	
	SIDING	1460	130 Units	\$64,674	\$64,674	\$64,674	\$64,674	
	PAINT	1460	130 Units	\$68,423	\$68,423	\$68,423	\$68,423	
	CONCRETE & RAILS	1460	130 Units	\$0	\$0	\$0	\$0	
SUBTOTAL GA 3-8				\$917,617	\$917,617	\$917,617	\$917,617	
SUBTOTAL 1460				\$1,100,860	\$1,100,860	\$1,100,860	\$1,100,860	
DWELLING EQUIP 1. GA 3-3 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: 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)**

CFP GA06P003501-01 Rev #6

Part II: Supporting Pages

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							WORK COMPLETE
	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	\$109,935	\$109,935	\$0	\$0	
	DOORS AND HARDWARE	1470	1 Bldg	\$59,853	\$59,853	\$0	\$0	
	WINDOWS	1470	1 Bldg	\$22,208	\$22,208	\$0	\$0	
	ROOFING	1470	1 Bldg	\$39,977	\$39,977	\$0	\$0	
	SOFFIT AND FASCIA	1470	1 Bldg	\$14,658	\$14,658	\$0	\$0	
	FLOOR COVERING	1470	1 Bldg	\$32,572	\$32,572	\$0	\$0	
	PAINT	1470	1 Bldg	\$17,100	\$17,100	\$0	\$0	
	ACOUSTIC CEILINGS	1470	1 Bldg	\$33,312	\$33,312	\$0	\$0	
	DRYWALL	1470	1 Bldg	\$29,316	\$29,316	\$0	\$0	
	PLUMBING	1470	1 Bldg	\$39,088	\$39,088	\$0	\$0	
	HVAC	1470	1 Bldg	\$91,611	\$91,611	\$0	\$0	
	ELECTRICAL	1470	1 Bldg	\$107,492	\$107,492	\$0	\$0	
ELEVATOR	1470	1 Bldg	\$22,209	\$22,209	\$1	\$1		
SUBTOTAL HA-WIDE				\$619,332	\$619,332	\$1	\$1	
SUBTOTAL 1470				<u>\$619,332</u>	<u>\$619,332</u>	<u>\$1</u>	<u>\$1</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**

CFP GA06P003501-01 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)	
NON-DWELL EQUIP								
1. HA-WIDE	FURNISHINGS FOR ADMINISTRATION OFFICES	1475	LS	\$0	\$0	\$0	\$0	
	OFFICE EQUIPMENT FOR MOD PROGRAM	1475	LS	\$0	\$0	\$0	\$0	
SUBTOTAL 1475				<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
RELOCATION								
1. GA 3-3	RELOCATE RESIDENTS	1495.1	LS	\$0	\$0	\$0	\$0	
SUBTOTAL 1495.1				<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
ADMINISTRATION								
1. HA-WIDE	SALARIES AND BENEFITS	1410	LS	\$187,000	\$186,696	\$186,696	\$186,696	WORK COMPLETE
	SUNDRY			\$3,000	\$2,448	\$2,448	\$2,448	
SUBTOTAL 1410				<u>\$190,000</u>	<u>\$189,144</u>	<u>\$189,144</u>	<u>\$189,144</u>	
FEES AND COSTS								
1. HA.WIDE	ARCHITECTS FEES	1430	LS	\$100,111	\$100,122	\$100,122	\$100,122	WORK COMPLETE
	CLEARANCE TESTING FOR LBP ABATEMENT	1430	LS	\$54,247	\$55,092	\$55,092	\$55,092	
SUBTOTAL 1430				<u>\$154,358</u>	<u>\$155,214</u>	<u>\$155,214</u>	<u>\$155,214</u>	
ACQUISITION								
1. H.A. WIDE	AQUIRE PROPERTY FOR NEW ADMIN OFFICES	1440	1 LOT	\$1,185	\$1,185	\$1,185	\$1,185	WORK COMPLETE
SUBTOTAL 1440				<u>\$1,185</u>	<u>\$1,185</u>	<u>\$1,185</u>	<u>\$1,185</u>	
CONTINGENCY								
1. AHA WIDE				\$0	\$0	\$0	\$0	
SUBTOTAL 1502				<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 III: Implementation Schedule

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA			Grant Type and Number: CFP GA06P003501-01			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. HA WIDE ADMIN OFFICE	12/31/2002		12/31/2002	6/30/2004		12/31/2003	WORK COMPLETE
2. GA 3-1 PARKVIEW	12/31/2002		N/A	6/30/2004		N/A	Work Item Removed from this CFP
3. GA 3-3 PARKVIEW EXTEN	12/31/2002		6/30/2002	6/30/2004		9/30/2002	WORK COMPLETE
4. GA 3-4 ROCKSPRINGS	12/31/2002		9/30/2002	6/30/2004		9/30/2002	WORK COMPLETE
4. GA 3-8 NELLIE B	12/31/2002		12/31/2002	6/30/2004		12/31/2003	WORK COMPLETE
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 I: Summary**

ga003d02

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA	Grant Type and Number: CFP GA06P003501-02	FFY of Grant Approval: 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _4_ Performance and Evaluation Report for Program Year Ending **12-31-03**
 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	\$15,201
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$225,000	\$225,000	\$180,407	\$134,548
8	1440 Site Acquisition	\$125,000	\$125,000	\$109,984	\$109,984
9	1450 Site Improvement	\$100,000	\$100,000	\$0	\$0
10	1460 Dwelling Structures	\$850,940	\$850,940	\$533,521	\$489,221
11	1465.1 Dwelling Equipment--Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$75,000	\$75,000	\$26,639	\$26,639
13	1475 Nondwelling Equipment	\$359,000	\$359,000	\$347,853	\$324,805
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	\$166,000	\$165,983
20	1502 Contingency	\$28,074	\$28,074	\$0	\$0
21	Amount of Annual Grant (Sum of lines 2-20)	\$2,119,014	\$2,119,014	\$1,554,404	\$1,266,381
22	Amount of line 19 Related to LBP Activities			\$30,818	\$27,558
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
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(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

CFP GA06P003501-02 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)	
ACQUISITION 1. H.A. WIDE	ACQUIRE PROPERTY FOR NEW ADMIN OFFICES	1440	2 LOTS	\$125,000	\$125,000	\$109,984	\$109,984	Properties Acquired 12-03
SUBTOTAL 1440				<u>\$125,000</u>	<u>\$125,000</u>	<u>\$109,984</u>	<u>\$109,984</u>	
SITWORK 1. GA 3-1 PARKVIEW HOMES	REPLACE WATER DISTRIBUTION SYSTEM	1450	LS	\$0	\$0	\$0	\$0	
	SIDEWALK REPAIRS	1450	LS	\$20,000	\$20,000	\$0	\$0	Design in Progress
	GRADING/ PARKING IMPROVEMENTS	1450	LS	\$80,000	\$80,000	\$0	\$0	Est bid 3-04
SUBTOTAL GA 3-1				<u>\$100,000</u>	<u>\$100,000</u>	<u>\$0</u>	<u>\$0</u>	
SUBTOTAL 1450				<u>\$100,000</u>	<u>\$100,000</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**

CFP GA06P003501-02 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. GA 3-2 BROADACRES HOMES	INSTALL MINIBLINDS	1460	123 Units	\$15,000	\$15,000	\$0	\$0	Work Complete Bid 11-19-02 Contract 1-23-03
	INSTALL A/C	1460	123 Units	\$200,000	\$200,000	\$114,786	\$114,786	
SUBTOTAL GA 3-2				\$215,000	\$215,000	\$114,786	\$114,786	
2. GA 3-4 ROCKSPRINGS HOMES	INSTALL MINIBLINDS	1460	150 Units	\$10,000	\$10,000	\$0	\$0	Design in Progress
	INSTALL A/C	1460	150 Units	\$0	\$0	\$0	\$0	Est bid 8-04
	INSTALL DRYER CONNECTIONS	1460	150 Units	\$40,000	\$40,000	\$0	\$0	
SUBTOTAL GA 3-4				\$50,000	\$50,000	\$0	\$0	
3. GA 3-8 NELLIE B APTS	REROOF	1460	52 Units	\$124,801	\$133,468	\$95,383	\$85,292	Work is 97% complete
	FASCIA AND SOFFIT	1460	52 Units	\$63,505	\$67,933	\$48,549	\$43,413	Bid 5-30-02
	REPLACE SIDING	1460	52 Units	\$60,744	\$64,980	\$46,438	\$41,525	Contract 7-26-02
	DORMER / PORCH ROOFS	1460	52 Units	\$213,155	\$228,020	\$162,954	\$145,715	
	CONCRETE STEPS & HANDRAILS	1460	52 Units	\$38,103	\$0	\$0	\$0	
	LBP ABATEMENT	1460	52 Units	\$40,312	\$43,123	\$30,818	\$27,558	
	PAINT	1460	52 Units	\$45,321	\$48,415	\$34,593	\$30,933	
SUBTOTAL GA 3-8				\$585,940	\$585,940	\$418,735	\$374,435	
SUBTOTAL 1460				\$850,940	\$850,940	\$533,521	\$489,221	
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**

CFP GA06P003501-02 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-DWELLING STRUCTURES	ADMINISTRATIVE OFFICES							
1. HA-WIDE	FENCING	1470	1 Bldg	\$40,000	\$20,000	\$12,565	\$12,565	Work complete Bid 7-24-03 Contract 9-19-03
	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	\$20,000	\$10,364	\$10,364	
	DOORS AND HARDWARE	1470	1 Bldg	\$10,000	\$8,000	\$0	\$0	
	WINDOWS	1470	1 Bldg	\$0	\$0	\$0	\$0	
	ROOFING	1470	1 Bldg	\$0	\$2,000	\$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	\$10,000	\$3,000	\$0	\$0	
	HVAC	1470	1 Bldg	\$5,000	\$12,000	\$250	\$250	
	ELECTRICAL	1470	1 Bldg	\$10,000	\$10,000	\$3,460	\$3,460	
	ELEVATOR	1470	1 Bldg	\$0	\$0			
SUBTOTAL HA-WIDE				\$75,000	\$75,000	\$26,639	\$26,639	
SUBTOTAL 1470				<u>\$75,000</u>	<u>\$75,000</u>	<u>\$26,639</u>	<u>\$26,639</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

CFP GA06P003501-02 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-DWELL EQUIP 1. HA-WIDE	EQUIPMENT AND FURNISHINGS FOR ADMINISTRATIVE OFFICES	1475	LS	\$354,000	\$354,000	\$347,853	\$324,805	Work in Progress Misc equip left to purchase
	OFFICE EQUIPMENT FOR MOD PROGRAM	1475	LS	\$5,000	\$5,000	\$0	\$0	
SUBTOTAL 1475				\$359,000	\$359,000	\$347,853	\$324,805	
ADMINISTRATION 1. HA-WIDE	SALARIES AND BENEFITS	1410	LS	\$180,000	\$180,000	\$180,000	\$15,201	Work in Progress
	SUNDRY			\$10,000	\$10,000	\$10,000	\$0	
SUBTOTAL 1410				\$190,000	\$190,000	\$190,000	\$15,201	
FEES AND COSTS 1. HA.WIDE	ARCHITECTS FEES	1430	LS	\$195,000	\$195,000	\$157,595	\$119,687	RFP 5-02 Contract 10-02
	LBP RISK ASSESSMENTS & CLEARANCE TESTS	1430	LS	\$30,000	\$30,000	\$22,812	\$14,861	RFP 2-02 Contract 6-02
SUBTOTAL 1430				\$225,000	\$225,000	\$180,407	\$134,548	
DEBT SERVICE 1. AHA WIDE	ADMINISTRATIVE OFFICES	1501	LS	\$166,000	\$166,000	\$166,000	\$165,983	Payment complete for this CFP
SUBTOTAL 1501		1501	LS	\$166,000	\$166,000	\$166,000	\$165,983	
CONTINGENCY 1. AHA WIDE		1501	LS	\$28,074	\$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: CFP GA06P003501-02			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. HA WIDE ADMIN OFFICE	6/30/2004		12/31/2003	6/30/2005			Acquisition Complete
2. GA 3-1 PARKVIEW	6/30/2004			6/30/2005			
3. GA 3-2 BROADACRES	6/30/2004		3/31/2003	6/30/2005			A/C Work Complete
4. GA 3-3 PARKVIEW EXTEN	6/30/2004		N/A	6/30/2005		N/A	No Work Items in this CFP
5. GA 3-4 ROCKSPRINGS	6/30/2004			6/30/2005			
6. GA 3-8 NELLIE B	6/30/2004		9/30/2002	6/30/2005			Work is Substantially Complete as of 12-31-03
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 I: Summary

ga003e02

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA	Grant Type and Number: CFP GA06P003501-03	FFY of Grant Approval: 2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _1_ Performance and Evaluation Report for Program Year Ending **12-31-03**
 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	\$40,000	\$340,000	\$0	\$0
3	1408 Management Improvements Soft Costs	\$0	\$0	\$0	\$0
	Management Improvements Hard Costs	\$0	\$0	\$0	\$0
4	1410 Administration	\$200,000	\$174,340	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$130,000	\$155,660	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures	\$1,392,000	\$899,181	\$837,842	\$477,944
11	1465.1 Dwelling Equipment--Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$5,000	\$5,000	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collateralization Expenses or Debt Service	\$332,000	\$166,000	\$0	\$0
20	1502 Contingency	\$20,014	\$3,312	\$0	\$0
21	Amount of Annual Grant (Sum of lines 2-20)	\$2,119,014	\$1,743,493	\$837,842	\$477,944
22	Amount of line 19 Related to LBP Activities	\$208,219	\$135,470	\$129,383	\$73,807
23	Amount of line 19 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
24	Amount of line 19 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
25	Amount of line 19 Related to Security - Hard Costs	\$0	\$0	\$0	\$0
26	Amount of line 19 Related to Energy Conservation Measures	\$0	\$0	\$0	\$0

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

CFP GA06P003501-03 Rev#1

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. GA 3-5 SCATTERED SITES	PAINT STABILIZATION	1460	20 Units	\$20,000	\$13,156	\$0	\$0	Work is 56% complete
	REROOF AND VENTING	1460	73 Units	\$173,393	\$114,054	\$109,023	\$103,590	Bid 7-29-03
	REPLACE SOFFITS & FASCIA	1460	73 Units	\$88,399	\$58,147	\$55,582	\$52,812	Contract awarded 8-8-03
	NEW DORMERS / PORCHES	1460	73 Units	\$82,928	\$54,548	\$52,142	\$49,544	
	MASONRY	1460	73 Units	\$44,577	\$29,321	\$28,028	\$26,631	
	RAILS	1460	73 Units	\$90,994	\$59,853	\$57,213	\$54,362	
	CONCRETE STEPS / SIDEWALK REPAIRS	1460	73 Units	\$155,490	\$102,278	\$97,766	\$92,894	
	ABATE LBP	1460	73 Units	\$123,540	\$81,262	\$77,677	\$73,807	
	EXTERIOR PAINT	1460	73 Units	\$40,679	\$26,758	\$25,577	\$24,303	
				\$820,000	\$539,376	\$503,010	\$477,944	
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**

CFP GA06P003501-03 Rev#1

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. GA 3-6 SCATTERED SITES	PAINT STABILIZATION	1460	12 Units	\$12,000	\$8,776	\$0	\$0	Work is 56% complete
	REROOF AND VENTING	1460	50 Units	\$129,321	\$76,083	\$72,572	\$0	Bid 7-29-03
	REPLACE SOFFITS & FASCIA	1460	50 Units	\$58,857	\$38,788	\$36,999	\$0	Contract awarded 8-8-03
	NEW DORMERS / PORCHES	1460	50 Units	\$59,424	\$36,388	\$34,709	\$0	
	MASONRY	1460	50 Units	\$24,174	\$19,560	\$18,657	\$0	
	RAILS	1460	50 Units	\$62,395	\$39,927	\$38,084	\$0	
	CONCRETE STEPS / SIDEWALK REPAIRS	1460	50 Units	\$111,420	\$68,227	\$65,079	\$0	
	ABATE LBP	1460	50 Units	\$84,679	\$54,208	\$51,706	\$0	
	EXTERIOR PAINT	1460	50 Units	\$29,730	\$17,849	\$17,026	\$0	
				\$572,000	\$359,805	\$334,832	\$0	
SUBTOTAL 1460				<u>\$1,392,000</u>	<u>\$899,181</u>	<u>\$837,842</u>	<u>\$477,944</u>	
NON-DWELL EQUIP								
1. HA-WIDE								
	OFFICE EQUIPMENT FOR MOD PROGRAM	1475	LS	\$5,000	\$5,000	\$0	\$0	
SUBTOTAL 1475				<u>\$5,000</u>	<u>\$5,000</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

CFP GA06P003501-03 Rev#1

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	\$340,000	\$0	\$0	
SUBTOTAL 1406				<u>\$40,000</u>	<u>\$340,000</u>	<u>\$0</u>	<u>\$0</u>	
ADMINISTRATION 1. HA-WIDE	SALARIES AND BENEFITS	1410	LS	\$190,000	\$164,340	\$0	\$0	
	SUNDRY			\$10,000	\$10,000	\$0	\$0	
SUBTOTAL 1410				<u>\$200,000</u>	<u>\$174,340</u>	<u>\$0</u>	<u>\$0</u>	
FEES AND COSTS 1. HA.WIDE	ARCHITECTS FEES	1430	LS	\$100,000	\$125,660	\$0	\$0	RFP in 5-04
	LBP RISK ASSESSMENTS & CLEARANCE TESTS	1430	LS	\$30,000	\$30,000	\$0	\$0	
SUBTOTAL 1430				<u>\$130,000</u>	<u>\$155,660</u>	<u>\$0</u>	<u>\$0</u>	
DEBT SERVICE 1. AHA WIDE	ADMINISTRATIVE OFFICES	1501	LS	\$332,000	\$166,000	\$0	\$0	
SUBTOTAL 1501		1501	LS	<u>\$332,000</u>	<u>\$166,000</u>	<u>\$0</u>	<u>\$0</u>	
CONTINGENCY 1. AHA WIDE		1501	LS	<u>\$20,014</u>	<u>\$3,312</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 III: Implementation Schedule

CFP GA06P003501-03 Rev#1

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA			Grant Type and Number: CFP GA06P003501-03			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. HA WIDE ADMIN OFFICE	9/16/2005			9/16/2005			
2. GA 3-5 SCATTERED SITES	9/16/2005		9/30/2003	9/16/2005			
3. GA 3-6 SCATTERED SITES	9/16/2005		9/30/2003	9/16/2005			
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 Mortgage Proceeds Fund (MPF) Part I: Summary

ga003f02

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA	Grant Type and Number: MPF GA06P003-04	FFY of Grant Approval: 2004
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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	\$0			
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	\$120,000			
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$690,000			
10	1460 Dwelling Structures	\$1,158,300			
11	1465.1 Dwelling Equipment--Nonexpendable	\$0			
12	1470 Nondwelling Structures	\$0			
13	1475 Nondwelling Equipment	\$0			
14	1485 Demolition	\$0			
15	1490 Replacement Reserve	\$0			
16	1492 Moving To Work Demonstration	\$0			
17	1495.1 Relocation Costs	\$0			
18	1499 Development Activities	\$0			
19	1501 Collateralization Expenses or Debt Service	\$332,000			
20	1502 Contingency	\$199,700			
21	Amount of Annual Grant (Sum of lines 2-20)	\$2,700,000		\$0	\$0
22	Amount of line 19 Related to LBP Activities	\$0			
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
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(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
Mortgage Proceeds Fund (MPF) Part I: Summary
Part II: Supporting Pages**

MPF GA06P003-04

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. GA 3-8 NELLIE B	GRADING	1450	LS	\$250,000				
	LANDSCAPING	1450	LS	\$50,000				
	FENCING	1450	LS	\$40,000				
	PAVING	1450	LS	\$200,000				
	RETAINING WALLS	1450	LS	\$150,000				
				\$690,000				
SUBTOTAL 1450				\$690,000				
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
Mortgage Proceeds Fund (MPF) Part I: Summary
Part II: Supporting Pages**

MPF GA06P003-06+J99

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. GA 3-8 NELLIE B	REPLACE WINDOWS	1460	201 Units	\$462,300				
	SECURITY SCREENS	1460	201 Units	\$160,800				
	REPLACE SCREEN DOORS	1460	201 Units	\$80,400				
				\$703,500				
2. GA 3-10 BONNIE LANE	REROOF AND VENTING	1460	50 Units	\$108,000				
	REPLACE SOFFITS & FASCIA	1460	50 Units	\$90,000				
	REPLACE SIDING	1460	50 Units	\$150,000				
	RAILS	1460	50 Units	\$24,000				
	CONCRETE STEPS / SIDEWALK REPAIRS	1460	50 Units	\$36,000				
	EXTERIOR PAINT	1460	50 Units	\$36,000				
	INSULATION			\$10,800				
				\$454,800				
SUBTOTAL 1460				\$1,158,300				
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
Mortgage Proceeds Fund (MPF) Part I: Summary
Part II: Supporting Pages**

MPF GA06P003-04+J152

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)	
ADMINISTRATION 1. HA-WIDE	SALARIES AND BENEFITS	1410	LS	\$190,000				
	SUNDRY			\$10,000				
	SUBTOTAL 1410			\$200,000				
FEES AND COSTS 1. HA.WIDE	ARCHITECTS FEES	1430	LS	\$100,000				
	LBP & ACM CLEARANCE TESTS	1430	LS	\$20,000				
	SUBTOTAL 1430			\$120,000				
DEBT SERVICE 1. AHA WIDE	ADMINISTRATIVE OFFICES	1501	LS	\$332,000				
	SUBTOTAL 1501	1501	LS	\$332,000				
CONTINGENCY 1. AHA WIDE		1501	LS	\$199,700				
	SUBTOTAL 1502			\$199,700				
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
Mortgage Proceeds Fund (MPF) Part I: Summary
Part III: Implementation Schedule**

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA			Grant Type and Number: MPF GA06P003-04			FFY of Grant Approval: 2004	
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. GA 3-8 NELLIE B	6/30/2007			6/30/2009			
2. GA 3-10 BONNIE LANE	6/30/2007			6/30/2009			
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.