

PHA Plans

Streamlined 5-Year/Annual Version 4

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

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005 Version 4

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Augusta Housing Authority

PHA Number: 001

PHA Fiscal Year Beginning: (mm/yyyy) 04/2005

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 2766
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 3941

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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 and attachments (if any) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)
 Augusta-Richmond Housing & Economic Development

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)

Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2005 - 2009 [24 CFR Part 903.12]

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - 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
The Augusta Housing Authority shall increase the number of landlords participating in the program by 50 on or before April 1, 2009
- 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:
Attachment _____
- 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:
Department of Family of Children Services on site caseworker;
Resident Services Life Skills for Women
- 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:
The Augusta Housing Authority will coordinate activities with the City's Housing & Economic Development Department to educate the public on fair housing issues.
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan PHA Fiscal Year 2005 [24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. 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 PHA’s Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	8058		
Extremely low income <=30% AMI	3797		
Very low income (>30% but <=50% AMI)	319		
Low income (>50% but <80% AMI)	30		
Families with children	5638		
Elderly families	426		
Families with Disabilities	1159		
Race/ethnicity (White)	912		
Race/ethnicity (Black)	7065		
Race/ethnicity (Asian Pac)	37		
Race/ethnicity (AmI Alk)	4		
Race/ethnicity (Hispanic)	29		
Race/ethnicity (Hawaiian)	11		
Characteristics by Bedroom Size (Public Housing Only)			
0BR	858		
1BR	1562		
2 BR	4519		
3 BR	1008		
4 BR	134		
5 BR	15		
5+ BR	0		

Housing Needs of Families on the PHA's Waiting Lists	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)? 12 +	
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?	
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)
The Augusta Housing Authority will coordinate activities with the City's Housing & Economic Development Department to educate the public on fair housing issues.

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs

- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table 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 20 05 grants)		
a) Public Housing Operating Fund	6,502,691	
b) Public Housing Capital Fund	4,565,824	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	24,500,000	
f) Resident Opportunity and Self-Sufficiency Grants	332,830	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
GA06P00150103	743,301	PH Capital Improvements
GA06P00150203	522,637	PH Capital Improvement
3. Public Housing Dwelling Rental Income		
Excess Utilities	247,052	Public Housing Operations
Tenant Charges	224,303	Public Housing Operations
4. Other income (list below)		
Non-tenant Revenue/non-dwelling rental	128,765	Public Housing Operations
Interest Income (Public Housing)	123,422	Public Housing Operations
4. Non-federal sources (list below)		
GA HAP Contract Administration	182,221	PH Supportive Services
Total resources	42,282,250	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

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

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
Outstanding balances owed to Augusta Housing Authority; Rental history with Augusta Housing Authority

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. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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**

- How many site-based waiting lists will the PHA operate in the coming year?
- 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?
- Yes No: May families be on more than one list simultaneously
If yes, how many lists?
- 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 (Fire or Flood)
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing

- Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

- Date and Time (1)

Former Federal preferences:

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

Other preferences (select all that apply)

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

- Other preference(s) (list below) (1) Head of household or spouse employed full-time (at least 30 hours per week) for a continuous period of six (6) months and Elderly or handicapped or disabled families who are receiving Social Security, Supplemental Security Income benefits or other disability benefits as a result of their inability to work.

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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)]

B. Section 8

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

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

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors):
- 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) Briefing packet to explain the program procedures. The current and previous landlord addresses and telephone numbers upon request from potential landlord.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below: Illness, death, loss of employment, unable to afford cost of unit

(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 (1)

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)

Notice are provided to the local Department of Family and Children Services and the Augusta Task Forces for the Homeless member agencies.

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(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 of the following two)

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))

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

b. Minimum Rent

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

\$0

\$1-\$25

\$26-\$50

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

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

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

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

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

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

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

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

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments

- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below) When there is an increase in household income that comes as a result of a new income/asset source, the natural birth of a child and adoption of a child, marriage or removal of family member.

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

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(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. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:
Development (project) number:
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
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below: Gilbert Manor
- d. Yes No: 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: Peabody Apartments, Ervin Towers, Hal Powell Apartments, MM Scott Midrise, Gilbert Manor

- e. Yes No: 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:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: Gilbert Manor 1b. Development (project) number: GA001003R
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (01/01/06)
5. Number of units affected: 278
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 04/01/2006 b. Projected end date of activity: 03/31/2009

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(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, what is the maximum number of participants this fiscal year? 25 or fewer

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:

c. What actions will the PHA undertake to implement the program this year (list)?

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous

5-Year Plan for the period FY 20____ - 20____.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

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

b. Significant Amendment or Modification to the Annual Plan

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

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

b. 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)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Mary Fallen

Method of Selection:

Appointment

The term of appointment is (include the date term expires): 10/2005

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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) Mayor's Office

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)

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)

b. 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):

Date of next term expiration of a governing board member: 12/2004

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): Bob Young, Mayor

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (provide name here)

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

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

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

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to 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	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: 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	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<input type="checkbox"/> Check here if included in Public Housing A & O Policy	Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
X	Other supporting documents (optional). List individually.	(Specify as needed)

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150101 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/2004
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$492,655		\$492,655	\$492,655
3	1408 Management Improvements	\$525,000		\$525,000	\$525,000
4	1410 Administration	\$463,663		\$463,663	\$463,663
5	1411 Audit	\$0		\$0	\$0
6	1415 Liquidated Damages	\$0		\$0	\$0
7	1430 Fees and Costs	\$249,000		\$249,000	\$249,000
8	1440 Site Acquisition	\$0		\$0	\$0
9	1450 Site Improvement	\$701,216		\$701,216	\$676,844
10	1460 Dwelling Structures	\$1,666,458		\$1,666,458	\$1,584,096
11	1465.1 Dwelling Equipment--Nonexpendable	\$10,431		\$10,431	\$10,431
12	1470 Nondwelling Structures	\$854,171		\$854,171	\$854,171
13	1475 Nondwelling Equipment	\$32,984		\$32,984	\$32,984
14	1485 Demolition	\$0		\$0	\$0
15	1490 Replacement Reserve	\$0		\$0	\$0
16	1492 Moving to Work Demonstration	\$0		\$0	\$0
17	1495.1 Relocation	\$8,600		\$8,600	\$8,600
18	1499 Development Activities	\$0		\$0	\$0
19	1501 Collateralization or Debt Service	\$0		\$0	\$0
20	1502 Contingency	\$0		\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$5,004,178		\$5,004,178	\$4,897,444

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150101 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/04
 Final Performance and Evaluation Report

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

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150101		FFY2001	
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
GA001-ALL	Operations	1406	1	\$ 492,655		\$ 492,655	\$ 492,655
HA	A. Admin. Personnel Education to	1408	25	\$36,474		\$36,474	\$36,474
Wide	improve individual job performance.						
Management							
Improve.	B. Education to improve Maintenance	1408	10	\$12,294		\$12,294	\$12,294
	personnel safety & job performance						
	C. Private Police Service (See	1408	15	\$469,986		\$469,986	\$469,986
	Justification in Management Needs)						
	D. Computer Software	1408	N/A	\$6,246		\$6,246	\$6,246
	Subtotal			\$525,000		\$525,000	\$525,000
HA Wide	A. Funds for Preventive Maintenance						
Administrative	Inspectors	1410					
	Salaries		2	\$74,308		\$74,308	\$74,308
	Benefits		2	\$25,999		\$25,999	\$25,999
	Sub Total			\$100,307		\$100,307	\$100,307

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150101		FFY2001	
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
HA Wide	A. Funds for 100% Mod. Dir.,	1410					
Admin.	Dir. of Plann. & Dev. 3 Clerks, &						
Cost	30% of Finance Clerk to cover cost of CGP Administration						
	Salaries		N/A	\$242,196		\$242,196	\$242,196
	Benefits		N/A	\$109,159		\$109,159	\$109,159
	Travel		N/A	\$945		\$945	\$945
	Sundry		N/A	\$11,056		\$11,056	\$11,056
	<u>Sub Total</u>			<u>\$363,356</u>		<u>\$363,356</u>	<u>\$363,356</u>
GA-All	A. Salary for	1430	1	\$37,208		\$37,208	\$37,208
PHA Wide Modern.	Construction Inspector						
GA06P001010	B. Salaries for	1430	1	\$38,539		\$38,539	\$38,539
Jennings Homes	Construction Inspector GA1-1						
GA06P001014	C. A/E for Modernization	1430	1	\$12,100		\$12,100	\$12,100
Barton Village							
GA06P001001/01A	D. A/E for Comprehensive Modern.	1430	255	\$161,153		\$161,153	\$161,153
Olmsted Homes and Annex							
	<u>Sub Total</u>			<u>\$249,000</u>		<u>\$249,000</u>	<u>\$249,000</u>

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No: GA06P00150101			FFY2001		
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
GA06P001014	A. Landscaping, Site Fencing	1450	10	\$76,794		\$76,794	\$76,794
Barton Village	Sod inst.Utility dist. Streets, parking and sidewalks						
GA06P001007A	B. Sidewalk Repairs	1450	1	\$8,510		\$8,510	\$8,510
Peabody Apts							
GA06P001007B	C. Sidewalk Repairs	1450	1	\$0			
Ervin Towers							
GA06P001009	D. Sidewalk Repairs	1450	1	\$0			
Hal Powell Apts							
GA06P001	E. Landscaping	1450	1	\$65,859		\$65,859	\$65,859
JMR Bldg Addition							
	Sub Total			\$151,163		\$151,163	\$151,163
GA06P001001/1A	A. Improve Parking Areas	1450	30	\$100,000		\$100,000	\$84,957
Olmsted Hms and Extension	B. Replace Sidewalks	1450	50	\$54,733		\$54,733	\$45,404
	C. Replace Water Dist. System	1450	138	\$90,320		\$90,320	\$90,320
	D. Replace Storm Sewer System	1450	85	\$100,000		\$100,000	\$100,000
	E. Replace Sanitary Sewer System	1450	85	\$200,000		\$200,000	\$200,000
	F. Shift in Fencing	1450	50	\$5,000		\$5,000	\$5,000
	Sub Total			\$550,053		\$550,053	\$525,681

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150101		FFY2001	
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
GA06P001014 Barton Village	A. Roof Replacement	1460	5	\$31,632		\$31,632	\$31,632
	B. Replace Windows and Screens	1460	5	\$15,990		\$15,990	\$15,990
	C. Replace Fascia, Siding, Soffits and Shutters	1460	5	\$15,897		\$15,897	\$15,897
	D. Replace Carport Columns	1460	5	\$6,000		\$6,000	\$6,000
	E. Clean and Seal Bricks	1460	5	\$872		\$872	\$872
	F. Replace Exterior Doors & hardware	1460	5	\$4,798		\$4,798	\$4,798
	G. Replace Exterior Screen Doors	1460	5	\$136		\$136	\$136
	H. Attic Insulation	1460	5	\$10,944		\$10,944	\$10,944
	I. Upgrade Electrical Systems	1460	5	\$15,240		\$15,240	\$15,240
	J. Kitchen Rehabilitation	1460	5	\$8,112		\$8,112	\$8,112
	K. Replace Floor Tile	1460	5	\$1,780		\$1,780	\$1,780
	L. Int Door Inst and Repl, and Hardware	1460	5	\$10,992		\$10,992	\$10,992

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No: GA06P00150101			FFY2001		
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
GA06P001014 Barton Village	M. Repair and Paint Interiors Walls	1460	5	\$57,895		\$57,895	\$57,895
	N. HVAC Replacement	1460	5	\$28,817		\$28,817	\$28,817
	O. Plumbing Upgrades	1460	5	\$9,825		\$9,825	\$9,825
	Sub Total			\$218,930		\$218,930	\$218,930
GA06P001012 M.M. Scott Apts	A. Exterior Wall Repairs	1460	10	\$0		\$0	\$0
	Sub Total			\$0		\$0	\$0
GA06P001001/1A Olmsted Homes and Annex	A. Replace Windows and Screens	1460	46	\$14,613		\$14,613	\$13,780
	B. Replace Exterior Doors and Screens	1460	67	\$46,842		\$46,842	\$44,172
	C. Repair Exterior Walls	1460	71	\$123,896		\$123,896	\$116,834
	D. Replace Roofs	1460	31	\$251,159		\$251,159	\$236,843
	E. Inst. Front and Rear Porches	1460	34	\$17,175		\$17,175	\$16,196
	F. Termite Control	1460	60	\$13,934		\$13,934	\$13,139

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150101		FFY2001	
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
GA06P001001/1A	G. House Identification	1460	74	\$483		\$483	\$455
Olmsted Hms and Extension	H. Kitchen Rehabilitation	1460	47	\$23,834		\$23,834	\$22,627
	I. Bathroom Rehabilitation	1460	40	\$46,585		\$46,585	\$43,929
	J. Replace Floors	1460	50	\$38,703		\$38,703	\$36,337
	K. Replace/Repair/Repaint Interior Walls	1460	38	\$336,851		\$336,851	\$317,649
	L. Replace/Repair/Repaint Int. Ceilings	1460	50	\$3,871		\$3,871	\$3,650
	M. Insulate Walls and Ceilings	1460	38	\$14,904		\$14,904	\$14,215
	N. Replace Interior Doors and Closets	1460	36	\$131,372		\$131,372	\$123,884
	O. Interior Door Hardware	1460	40	\$1,934		\$1,934	\$1,823
	P. Upgrade Electrical System	1460	50	\$180,107		\$180,107	\$169,840
	Q. Replace DWH System	1460	32	\$74,583		\$74,583	\$63,111
	R. Replace HVAC System	1460	50	\$17,493		\$17,493	\$17,493
	S. Replace Interior Plumbing	1460	47	\$109,189		\$109,189	\$109,189
	Sub Total			\$1,447,528		\$1,447,528	\$1,365,166

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No: GA06P00150101			FFY2001		
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
GA06P001014 Barton Village	A. Ranges and Refrigerators Shifted in from 50100	1465.1	1	\$10,431		\$10,431	\$10,431
	Sub Total			\$10,431		\$10,431	\$10,431
GA06P001001/1A Olmsted Hms and Extension	A. Construct a new Adminstration Building	1470	1	\$47,063		\$47,063	\$47,063
	B. Rehabilitate Maintenance Facility	1470	1	\$46,766		\$46,766	\$46,766
GA-ALL J.M.R. Admin Bld.	C. Building Addition	1470	1	\$544,188		\$544,188	\$544,188
GA06P001014 Barton Village	D. New Community Building	1470	1	\$216,154		\$216,154	\$216,154
	Sub Total			\$854,171		\$854,171	\$854,171
GA-ALL	A. Purchase two (2) computer systems with laser printers plus upgrades for existing systems	1475.1	2	\$32,984		\$32,984	\$32,984
	Sub Total			\$32,984		\$32,984	\$32,984
GA06P001001/1A Olmsted Homes And Annex	A. Relocation	1495	20	\$6,600		\$6,600	\$6,600
GA06P001014 Barton Village	B. Relocation	1495	20	\$2,000		\$2,000	\$2,000
	Sub Total			\$8,600		\$8,600	\$8,600

Status of Work
Complete
Complete
Complete
Complete

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

Status of Work
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Complete
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Complete

Status of Work
Complete
Complete
Complete
REMOVED
On-going
Complete

Status of Work
On-going
Ongoing
On-going
Complete
Complete

Status of Work
Completed
Complete
Complete
Completed
Completed
Completed
Completed
Complete

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III Implementation Schedule

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150101 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	9/30/2003		9/30/2003	9/30/2005		9/30/2004	
Management							
Improvements							
GA06P001001/1A	9/30/2003		9/30/2003	9/30/2005			
Olmsted Homes							
GA06P001002/4	9/30/2003		REMOVED	9/30/2005		REMOVED	
Cherry Tree							
Crossing							
GA06P001003R	9/30/2003		REMOVED	9/30/2005		REMOVED	
Gilbert Manor							
GA06P001005	9/30/2003		REMOVED	9/30/2005		REMOVED	
Oak Pointe Apts							
GA06P001006	9/30/2003		REMOVED	9/30/2005		REMOVED	
Dogwood Terrace							
GA06P001007A	9/30/2003		9/30/2003	9/30/2005		9/30/2004	
Peabody Apts							
GA06P001007B	9/30/2003		REMOVED	9/30/2005		REMOVED	
Ervin Towers							
GA06P001008	9/30/2003		REMOVED	9/30/2005		REMOVED	
Allen Homes							
GA06P001012	9/30/2003		REMOVED	9/30/2005		REMOVED	
M.M. Scott Apts							
GA06P001014	9/30/2003		9/30/2003	9/30/2005			
Barton Village							
GA06P001016	9/30/2003		REMOVED	9/30/2005		REMOVED	
Overlook Apts							
GA06P001009	9/30/2003		REMOVED	9/30/2005		REMOVED	
Hal Powell Apts							

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150102 Replacement Housing Factor Grant No:
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending:9/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Act
		Original	Revised	Obligated
1	Total-nonCGP Funds			
2	1406 Operations	\$285,176	\$285,176	\$285,176
3	1408 Management Improvements	\$515,000	\$590,049	\$590,049
4	1410 Administration	\$472,502	\$452,087	\$452,087
5	1411 Audit	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0
7	1430 Fees and Costs	\$117,950	\$129,745	\$129,745
8	1440 Site Acquisition	\$0	\$0	\$0
9	1450 Site Improvement	\$502,300	\$556,893	\$556,893
10	1460 Dwelling Structures	\$2,497,726	\$2,359,369	\$2,270,462
11	1465.1 Dwelling Equipment--Nonexpendable	\$30,000	\$24,288	\$24,288
12	1470 Nondwelling Structures	\$322,700	\$345,897	\$345,897
13	1475 Nondwelling Equipment	\$30,000	\$33,000	\$33,000
14	1485 Demolition	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0
17	1495.1 Relocation	\$16,000	\$12,850	\$12,850
18	1499 Development Activities	\$0	\$0	\$0
19	1501 Collateralization or Debt Service	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$4,789,354	\$4,789,354	\$4,700,447

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150102 Replacement Housing Factor Grant No:
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 9/30/04
 Final Performance and Evaluation Report

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

Summary

**Federal FY of Grant:
FFY2002**

Actual Cost

Expended

\$285,176
\$590,049
\$452,087
\$0
\$0
\$129,745
\$0
\$513,790
\$1,646,672
\$24,288
\$345,897
\$33,000
\$0
\$0
\$0
\$12,850
\$0
\$0
\$0
\$4,033,554

Summary
Federal FY of Grant: FFY2002
Actual Cost
Expended
30,000
10,000
30,000
0
55,000

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150102		FFY2002	
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
GA-001 ALL	A. Operations	1406	1	\$285,176	\$285,176	\$285,176	\$285,176
HA	A. Admin. Personnel Education to	1408	25	\$20,000	\$33,427	\$33,427	\$33,427
Wide	improve individual job performance.						
Management							
Improve.	B. Education to improve Maintenance	1408	10	\$10,000	\$10,170	\$10,170	\$10,170
	personnel safety & job performance						
	C. Private Police Service (See	1408	15	\$480,000	\$539,756	\$539,756	\$539,756
	Justification in Management Needs)						
	D. Computer Software	1408	N/A	\$5,000	\$6,696	\$6,696	\$6,696
	Subtotal			\$515,000	\$590,049	\$590,049	\$590,049
HA Wide	A. Funds for Preventive Maintenance						
Administrative	Inspectors	1410					
	Salaries		2	\$63,000	\$84,186	\$84,186	\$84,186
	Benefits		2	\$22,050	\$28,473	\$28,473	\$28,473
	Sub Total			\$85,050	\$112,659	\$112,659	\$112,659

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150102		FFY2002	
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
HA Wide	A. Funds for 100% Mod. Dir.,	1410					
Admin.	Dir. of Plann. & Dev. 3 Clerks, &						
Cost	30% of Finance Clerk to cover cost of CGP Administration						
	Salaries		N/A	\$252,000	\$223,959	\$223,959	\$223,959
	Benefits		N/A	\$117,600	\$103,652	\$103,652	\$103,652
	Travel		N/A	\$10,815	\$937	\$937	\$937
	Sundry		N/A	\$7,037	\$10,880	\$10,880	\$10,880
	Sub Total			\$387,452	\$339,428	\$339,428	\$339,428
GA-All	A. Salary for	1430	1	\$41,475	\$38,134	\$38,134	\$38,134
PHA Wide Modern.	Construction Inspector						
GA06P001001/01A	B. Salaries for	1430	1	\$41,475	\$44,810	\$44,810	\$44,810
Olmsted Homes and Annex	Construction Inspector GA1-1						
GA06P001014	C. A/E for Modernization	1430	1	\$5,000	\$4,380	\$4,380	\$4,380
Barton Village							
GA06P001001/01A	D. A/E for Comprehensive Modern.	1430	255	\$30,000	\$42,421	\$42,421	\$42,421
Olmsted Homes and Annex							
	Sub Total			\$117,950	\$129,745	\$129,745	\$129,745

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150102		FFY2002	
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
GA06P001001/1A Olmsted Hms and Extension	A. Replace Sidewalks and Landscaping	1450	0	\$50,000	\$0	\$0	\$0
	B. Clotheslines and Posts	1450	168	\$25,000	\$48,500	\$48,500	\$44,696
	C. Site Grading and Grassing	1450	182	\$150,000	\$138,499	\$138,499	\$127,637
	D. Street Repair and Parking Areas	1450	0	\$200,000	\$0	\$0	\$0
	E. Replace Electrical Service Dist. System	1450	0	\$70,000	\$0	\$0	\$0
	F. Sanitary Sewer Upgrades Shifted in from FFY2001	1450	77	\$0	\$192,187	\$192,187	\$177,114
	G. Utility Distribution Shifted in from FFY2001	1450	69	\$0	\$99,886	\$99,886	\$92,052
	H. Storm Sewer System Upgrades Shifted in from FFY 2001	1450	39	\$0	\$70,521	\$70,521	\$64,991
GA001ALL JMR Building	I. Landscaping and Sodding	1450	1	\$7,300	\$7,300	\$7,300	\$7,300
	Sub Total			\$502,300	\$556,893	\$556,893	\$513,790

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150102		FFY2002	
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
GA06P001014 Barton Village	A. Roof Replacement	1460	3	\$15,000	\$0	\$0	\$0
	B. Replace Windows and Screens	1460	3	\$12,500	\$0	\$0	\$0
	C. Replace Fascia, Siding, Soffits and Shutters	1460	3	\$12,500	\$10,278	\$10,278	\$10,278
	D. Replace Carport Columns	1460	3	\$4,000	\$0	\$0	\$0
	E. Clean and Seal Bricks	1460	3	\$7,500	\$6,000	\$6,000	\$6,000
	F. Replace Exterior Doors & hardware	1460	3	\$5,000	\$4,800	\$4,800	\$4,800
	G. Replace Exterior Screen Doors	1460	3	\$5,000	\$2,400	\$2,400	\$2,400
	H. Attic Insulation	1460	3	\$7,500	\$0	\$0	\$0
	I. Upgrade Electrical Systems	1460	3	\$15,000	\$14,991	\$14,991	\$14,991
	J. Kitchen Rehabilitation	1460	3	\$12,500	\$16,112	\$16,112	\$16,112
	K. Replace Floor Tile	1460	3	\$10,000	\$14,376	\$14,376	\$14,376
	L. Int Door Inst and Repl, and Hardware	1460	3	\$5,000	\$4,800	\$4,800	\$4,800
	M. Repair and Paint Interiors Walls	1460	3	\$15,000	\$19,868	\$19,868	\$19,868
	N. HVAC Replacement	1460	3	\$20,000	\$14,044	\$14,044	\$14,044
	O. Plumbing Upgrades	1460	3	\$20,000	\$30,117	\$30,117	\$30,117
	Sub Total			\$166,500	\$137,786	\$137,786	\$137,786

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150102 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
GA06P001001/1A Olmsted Homes and Annex	A. Replace Windows and Screens	1460	32	\$150,000	\$85,000	\$85,000	\$53,288
	B. Replace Exterior Doors and Screens	1460	44	\$100,000	\$65,505	\$65,505	\$37,047
	C. Repair Exterior Walls	1460	168	\$10,226	\$285,446	\$285,446	\$285,446
	D. Replace Roofs	1460	43	\$90,000	\$173,750	\$156,542	\$101,319
	E. Inst. Front and Rear Porches	1460	16	\$130,000	\$48,000	\$45,000	\$10,736
	F. Termite Control	1460	100	\$30,000	\$50,000	\$50,000	\$30,273
	G. House Identification	1460	29	\$6,000	\$2,000	\$2,000	\$424
	H. Kitchen Rehabilitation	1460	66	\$150,000	\$155,000	\$155,000	\$91,605
	I. Bathroom Rehabilitation	1460	32	\$200,000	\$90,000	\$90,000	\$32,762
	J. Replace Floors	1460	105	\$75,000	\$211,255	\$211,255	\$161,083
	K. Replace/Repair/Repaint Interior Walls	1460	109	\$250,000	\$482,098	\$482,098	\$367,602
	L. Replace/Repair/Repaint Int. Ceilings	1460	50	\$100,000	\$100,000	\$31,301	\$21,230

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150102		FFY2002	
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
GA06P001001/1A	M. Insulate Walls and Ceilings	1460	53	\$50,000	\$42,260	\$42,260	\$7,245
Olmsted Homes							
and Annex	N. Replace Interior Doors and Closets	1460	19	\$50,000	\$21,140	\$21,140	\$14,338
	O. Interior Door Hardware	1460	10	\$20,000	\$4,792	\$4,792	\$1,692
	P. Replace Stair Treads	1460	0	\$40,000	\$0	\$0	\$0
	Q. Upgrade Electrical System	1460	44	\$400,000	\$177,234	\$177,234	\$80,997
	R. Replace DWH System	1460	16	\$40,000	\$19,477	\$19,477	\$12,361
	S. Replace HVAC System	1460	44	\$290,000	\$87,188	\$87,188	\$78,000
	T. Replace Interior Plumbing	1460	52	\$85,000	\$70,000	\$70,000	\$70,000
	U. 504 upgrades to meet Code	1460	3	\$50,000	\$45,000	\$45,000	\$45,000
GA06P001009	V. Boiler System Upgrades	1460	100	\$10,000	\$0	\$0	\$0
Hal Powell Apts							
GA06P001006	W. Replace Kitchens	1460	10	\$5,000	\$5,198	\$5,198	\$5,198
Dogwood Terrace	Moved in from GA50100						
GA06P001008	X. Repair HVAC Systems	1460	150	\$0	\$1,240	\$1,240	\$1,240
Allen Homes	Shifted in from 50100 (while Program was open)						
	Sub Total			\$2,331,226	\$2,221,583	\$2,132,676	\$1,508,886

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:	
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150102		FFY2002	
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
GA06P001001/1A	A. Ranges and Refrigerators	1465.1	50	\$30,000	\$24,288	\$24,288	\$24,288
Olmsted Hms and Extension							
	Sub Total			\$30,000	\$24,288	\$24,288	\$24,288
GA-ALL	A. Building Addition	1470	1	\$322,700	\$330,000	\$330,000	\$330,000
J. Madden Reid Admin. Bldg							
GA06P001001/1A	B. Construction of Community Building	1470	1	\$0	\$11,670	\$11,670	\$11,670
Olmsted Hms and Extension	Shifted in from FFY 2001						
	C. Rehabilitate Existing Admin Bldg	1470	1	\$0	\$4,227	\$4,227	\$4,227
	Shifted in from Five Year Plan						
	Sub Total			\$322,700	\$345,897	\$345,897	\$345,897
GA-ALL	A. Purchase two (2) computer systems with laser printers plus upgrades for existing systems	1475	2	\$30,000	\$33,000	\$33,000	\$33,000
	Sub Total			\$30,000	\$33,000	\$33,000	\$33,000
GA06P001001/1A	A. Relocation	1495	40	\$10,000	\$11,050	\$11,050	\$11,050
Olmsted Homes And Annex							
GA06P001014	B. Relocation	1495	10	\$6,000	\$1,800	\$1,800	\$1,800
Barton Village							
	Sub Total			\$16,000	\$12,850	\$12,850	\$12,850

Status of Work
Complete
Complete
Complete

Status of Work
On-going
Complete

Status of Work
On-going
On-going
On-going
Deleted
On-going
Deleted
Complete
Complete

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III Implementation Schedule

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150102 Replacement Housing Factor Grant No:			Federal FY of Grant: FFY 2002		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	9/30/2004		9/30/2004	9/30/2006			
Management							
Improvements							
GA06P001001/1A	9/30/2004		9/30/2004	9/30/2006			
Olmsted Homes							
GA06P001002/4	9/30/2004		9/30/2004	9/30/2006			
Cherry Tree							
Crossing							
GA06P001003R	9/30/2004		9/30/2004	9/30/2006			
Gilbert Manor							
GA06P001005	9/30/2004		9/30/2004	9/30/2006			
Oak Pointe Apts							
GA06P001006	9/30/2004		9/30/2004	9/30/2006			
Dogwood Terrace							
GA06P001007A	9/30/2004		9/30/2004	9/30/2006			
Peabody Apts							
GA06P001007B	9/30/2004		9/30/2004	9/30/2006			
Ervin Towers							
GA06P001008	9/30/2004		9/30/2004	9/30/2006			
Allen Homes							
GA06P001012	9/30/2004		9/30/2004	9/30/2006			
M.M. Scott Apts							
GA06P001014	9/30/2004		9/30/2004	9/30/2006			
Barton Village							
GA06P001016	9/30/2004		9/30/2004	9/30/2006			
Overlook Apts							
GA06P001009	9/30/2004		9/30/2004	9/30/2006			
Hal Powell Apts							

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150103 Replacement Housing Factor Grant No:
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 9/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		
		Original	Revised	Obligated
1	Total-nonCGP Funds			
2	1406 Operations	\$240,000	\$240,000	\$2
3	1408 Management Improvements	\$485,000	\$628,067	\$6
4	1410 Administration	\$371,800	\$371,800	\$3
5	1411 Audit	\$0	\$0	
6	1415 Liquidated Damages	\$0	\$0	
7	1430 Fees and Costs	\$100,000	\$93,130	\$
8	1440 Site Acquisition	\$0	\$0	
9	1450 Site Improvement	\$110,000	\$138,353	\$1
10	1460 Dwelling Structures	\$2,365,548	\$2,200,998	\$1,5
11	1465.1 Dwelling Equipment--Nonexpendable	\$30,000	\$30,000	
12	1470 Nondwelling Structures	\$0	\$0	
13	1475 Nondwelling Equipment	\$10,000	\$10,000	
14	1485 Demolition	\$0	\$0	
15	1490 Replacement Reserve	\$0	\$0	
16	1492 Moving to Work Demonstration	\$0	\$0	
17	1495.1 Relocation	\$6,000	\$6,000	
18	1499 Development Activities	\$0	\$0	
19	1501 Collaterization or Debt Service	\$0	\$0	
20	1502 Contingency	\$0	\$0	
21	Amount of Annual Grant: (sum of lines 2-20)	\$3,718,348	\$3,718,348	\$2,9

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150103 Replacement Housing Factor Grant No:
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 9/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		
		Original	Revised	Obligated
22	Amount of line 21 Related to LBP Activities	30,000	30,000	
23	Amount of line 21 Related to Section 504 compliance	5,000	5,000	
24	Amount of line 21 Related to Security - Soft Cases	30,000	30,000	
25	Amount of line 21 Related to Security - Hard Cases	0	0	
26	Amount of line 21 Related to Energy Conservation Measures	55,000	55,000	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY o
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150103		
		Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Tota
				Original	Revised	Funds Obligated
GA-001 ALL	A. Operations	1406	1	\$240,000	\$240,000	\$240,C
HA	A. Admin. Personnel Education to	1408	25	\$15,000	\$32,049	\$32,C
Wide	improve individual job performance.					
Management						
Improve.	B. Education to improve Maintenance	1408	10	\$15,000	\$14,800	\$9,C
	personnel safety & job performance					
	C. Private Police Service (See	1408	15	\$450,000	\$575,287	\$575,2
	Justification in Management Needs)					
	D. Computer hardware and software	1408	N/A	\$5,000	\$5,931	\$5,9
	Subtotal			\$485,000	\$628,067	\$622,3
HA Wide	A. Funds for Preventive Maintenance					
Administrative	Inspectors	1410				
	Salaries		2	\$0	\$0	
	Benefits		2	\$0	\$0	
	Sub Total			\$0	\$0	

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY o
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150103		
		Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Tota
				Original	Revised	Funds Obligated
HA Wide	A. Funds for 100% Mod. Dir.,	1410				
Admin.	Dir. of Plann. & Dev. 3 Clerks, &					
Cost	30% of Finance Clerk to cover cost					
	of CGP Administration					
	Salaries		N/A	\$250,000	\$250,000	\$250,0
	Benefits		N/A	\$110,000	\$110,272	\$110,2
	Travel		N/A	\$4,800	\$4,528	\$4,5
	Sundry		N/A	\$7,000	\$7,000	\$7,0
	Sub Total			\$371,800	\$371,800	\$371,8
GA-All	A. Salary for	1430	1	\$45,000	\$40,000	\$40,0
PHA Wide Modern.	Construction Inspector					
GA06P001001/01A	B. Salaries for	1430	1	\$36,000	\$33,914	\$33,9
Olmsted Homes	Construction Inspector GA1-1					
and Annex						
GA06P001001/01A	D. A/E for Comprehensive Modern.	1430	255	\$19,000	\$19,216	\$19,2
Olmsted Homes						
and Annex						
	Sub Total			\$100,000	\$93,130	\$93,1

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150103 Replacement Housing Factor Grant No:				Federal FY o
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Tota
				Original	Revised	Funds Obligated
GA06P001001/1A Olmsted Hms and Extension	A. Replace Sidewalks and Landscaping	1450	100	\$50,000	\$50,000	\$50,
	B. Clotheslines and Posts	1450	114	\$15,000	\$15,000	\$15,
	C. Site Grading and Grassing	1450	33	\$20,000	\$20,000	\$20,
	D. Upgrade Storm Sewer System Moved in from FFY 2004 Five Year Plan	1450	25	\$0	\$28,353	
	Sub Total			\$85,000	\$113,353	\$85,
GA06P001014 Barton Village	A. Landscaping and Fencing	1450	100	\$20,000	\$20,000	\$20,
	B. Clotheslines and Posts	1450	114	\$5,000	\$5,000	\$5,
	Sub Total			\$25,000	\$25,000	\$25,
GA06P001014 Barton Village	A. Roof Replacement	1460	4	\$15,000	\$25,960	\$25,
	B. Replace Windows and Screens	1460	4	\$5,000	\$5,000	\$4,
	C. Replace Fascia, Siding, Soffits and Shutters	1460	4	\$20,000	\$20,000	\$18,

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

PHA Name:		Grant Type and Number			Federal FY o	
Augusta Housing Authority		Capital Fund Program Grant No: GA06P00150103				
		Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Tota
				Original	Revised	Funds Obligated
GA06P001014 Barton Village	D. Replace Columns & Bldg Ident.	1460	4	\$15,000	\$15,000	\$13,
	E. Clean and Seal Bricks	1460	4	\$8,000	\$8,000	\$7,
	F. Replace Exterior Doors & hardware	1460	4	\$15,000	\$15,000	\$13,
	G. Replace Exterior Screen Doors	1460	4	\$2,000	\$2,000	\$1,
	H. Attic Insulation	1460	4	\$5,000	\$5,000	\$5,
	I. Upgrade Electrical Systems	1460	4	\$30,000	\$30,000	\$27,
	J. Kitchen Rehabilitation	1460	4	\$20,000	\$20,000	\$18,
	K. Replace Floor Tile	1460	4	\$15,000	\$15,000	\$13,
	L. Int Door Inst and Repl, and Hardware	1460	4	\$10,000	\$10,000	\$9,
	M. Repair and Paint Interiors Walls	1460	4	\$20,000	\$29,975	\$29,
	N. HVAC Replacement	1460	4	\$30,000	\$30,000	\$27,
	O. Plumbing Upgrades	1460	4	\$50,000	\$50,000	\$45,
	P. Bathroom Rehabilitation	1460	4	\$15,000	\$15,000	\$13,
	Sub Total			\$275,000	\$295,935	\$275,

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

PHA Name:		Grant Type and Number			Federal FY o	
Augusta Housing Authority		Capital Fund Program Grant No: GA06P00150103				

		Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Tota
				Original	Revised	Funds Obligated
GA06P001001/1A Olmsted Homes and Annex	A. Replace Windows and Screens	1460	76	\$140,000	\$120,000	\$84,
	B. Replace Exterior Doors and Screens	1460	67	\$80,000	\$67,405	\$48,
	C. Repair Exterior Walls	1460	7	\$10,000	\$10,000	\$6,
	D. Replace Roofs	1460	23	\$80,000	\$80,000	\$48,
	E. Inst. Front and Rear Porches	1460	67	\$160,000	\$160,000	\$96,
	F. Termite Control	1460	90	\$15,000	\$15,000	\$9,
	G. House Identification	1460	88	\$5,000	\$5,000	\$3,
	H. Kitchen Rehabilitation	1460	64	\$140,000	\$140,000	\$84,
	I. Bathroom Rehabilitation	1460	90	\$175,548	\$175,548	\$105,
	J. Replace Floors	1460	87	\$120,000	\$120,000	\$72,
	K. Replace/Repair/Repaint Interior Walls	1460	88	\$130,000	\$130,000	\$78,
	L. Replace/Repair/Repaint Int. Ceilings	1460	150	\$200,000	\$200,000	\$120,

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

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150103 Replacement Housing Factor Grant No:			Federal FY o
Development	General Description of Major Work	Dev. Acct No.	Quantity	Total Estimated Cost	Tota

Number Name/HA-Wide Activities	Categories					
GA06P001001/1A Olmsted Homes and Annex	M. Insulate Walls and Ceilings	1460	63	\$40,000	\$40,000	\$24,
	N. Replace Interior Doors and Closets	1460	60	\$50,000	\$50,000	\$30,
	O. Interior Door Hardware	1460	60	\$30,000	\$30,000	\$18,
	P. Replace Stair Treads	1460	255	\$30,000	\$30,000	\$18,
	Q. Upgrade Electrical System	1460	100	\$300,000	\$300,000	\$180,
	R. Replace DWH System	1460	68	\$100,000	\$61,110	\$60,
	S. Replace HVAC System	1460	80	\$180,000	\$108,000	\$108,
	T. Replace Interior Plumbing	1460	66	\$100,000	\$60,000	\$60,
	U. 504 upgrades to meet Code	1460	10	\$5,000	\$3,000	\$3,
GA06P001007A Peabody Apts	V. Roof Replacement	1460	252	\$0	\$0	
	W. Elevator Upgrades	1460	2	\$0	\$0	
	Sub Total			\$2,090,548	\$1,905,063	\$1,254,

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

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150103 Replacement Housing Factor Grant No:			Federal FY o
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Tota

Activities				Original	Revised	Funds Obligated
GA06P001001/1A	A. Ranges and Refrigerators	1465.1	50	\$30,000	\$30,000	
Olmsted Hms and Extension						
	Sub Total			\$30,000	\$30,000	
GA-ALL	A. Purchase network diagnostic and technical service equipment to maintain Agency Network	1475.1	N/A	\$10,000	\$10,000	\$4,8
	Sub Total			\$10,000	\$10,000	\$4.8
GA06P001001/1A	A. Relocation	1495	40	\$5,000	\$5,000	\$3,1
Olmsted Homes And Annex						
GA06P001014	B. Relocation	1495	10	\$1,000	\$1,000	
Barton Village						
	Sub Total			\$6,000	\$6,000	\$3.1

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150104 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2004
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 9/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$103,441	\$453,441	\$0	\$0
3	1408 Management Improvements	\$515,000	\$515,000	\$7,018	\$0
4	1410 Administration	\$456,582	\$456,582	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$164,713	\$164,713	\$66,713	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$192,900	\$612,900	\$0	\$0
10	1460 Dwelling Structures	\$1,587,576	\$737,576	\$0	\$0
11	1465.1 Dwelling Equipment--Nonexpendable	\$30,000	\$30,000	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$80,000	\$0	\$0
13	1475 Nondwelling Equipment	\$10,000	\$10,000	\$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	\$10,000	\$10,000	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collaterization or Debt Service	\$1,495,612	\$1,495,612	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$4,565,824	\$4,565,824	\$73,731	\$0

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150104 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2004
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 9/30/04
 Final Performance and Evaluation Report

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150105 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2005
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$80,000	\$0	\$0	\$0
3	1408 Management Improvements	\$515,000	\$0	\$0	\$0
4	1410 Administration	\$456,582	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$164,713	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$216,341	\$0	\$0	\$0
10	1460 Dwelling Structures	\$1,567,576	\$0	\$0	\$0
11	1465.1 Dwelling Equipment--Nonexpendable	\$30,000	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$30,000	\$0	\$0	\$0
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	\$10,000	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collaterization or Debt Service	\$1,495,612	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$4,565,824	\$0	\$0	\$0

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150105 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2005
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

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

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150105		FFY2005		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA-001 ALL	A. Operations	1406	1	\$80,000				
HA Wide Management Improve.	A. Admin. Personnel Education to improve individual job performance.	1408	25	\$15,000				
	B. Education to improve Maintenance personnel safety & job performance	1408	10	\$15,000				
	C. Private Police Service (See Justification in Management Needs)	1408	15	\$480,000				
	D. Computer hardware and software	1408	N/A	\$5,000				
	Subtotal			\$515,000				
HA Wide Administrative	A. Funds for Preventive Maintenance Inspectors	1410						
	Salaries		2	\$64,000				
	Benefits		2	\$23,000				
	Sub Total			\$87,000				

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Part II: Supporting Pages

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Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150105		FFY2005		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	A. Funds for 100% Mod. Dir.,	1410						
Admin.	Dir. of Plann. & Dev. 3 Clerks, &							
Cost	30% of Finance Clerk to cover cost of CGP Administration							
	Salaries		N/A	\$258,488				
	Benefits		N/A	\$100,995				
	Travel		N/A	\$4,208				
	Sundry		N/A	\$5,891				
	Sub Total			\$369,582				
GA-All	A. Salary for	1430	1	\$49,000				
PHA Wide Modern.	Construction Inspector							
GA06P001001/01A	B. Salaries for	1430	1	\$49,000				
Olmsted Homes and Annex	Construction Inspector GA1-1							
GA06P001001/01A	D. A/E for Comprehensive Modern.	1430	255	\$66,713				
Olmsted Homes and Annex								
	Sub Total			\$164,713				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150105		FFY2005		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A Olmsted Hms and Extension	A. Storm Sewer Distribution System	1450	17	\$20,000				
	B. Sanitary Sewer Distribution System	1450	17	\$20,000				
	C. Sidewalks and Landscaping	1450	80	\$80,000				
	D. Playground Equipment	1450	1	\$17,400				
	E. Street Lighting and Elect Distrib.	1450	50	\$50,000				
	F. Repair and Replace Streets and Parking Areas.	1450	10	\$13,441				
	G, Replace Clotheslines and Poles	1450	45	\$10,000				
	Sub Total			\$210,841				
GA06P001014 Barton Village	A. Landscaping and Fencing	1450	1	\$5,000				
	B. Clotheslines and Poles	1450	1	\$500				
	Sub Total			\$5,500				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150105		FFY2005		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001014 Barton Village	A. Roof Replacement	1460	1	\$5,000				
	B. Repl. Windows and Screens	1460	1	\$3,000				
	C. Repl. Fascia, Siding, Soffits and Gen Ext.	1460	1	\$4,000				
	D. Repl Columns and Bldg Ident	1460	1	\$3,000				
	E. Clean and Seal Bricks	1460	1	\$3,000				
	F. Repl. Ext Doors and Hardware	1460	1	\$3,000				
	G. Replace Exterior Screen Doors	1460	1	\$1,000				
	H. Attic Insulation	1460	1	\$1,000				
	I. Upgrade Electrical Systems	1460	1	\$10,000				
	J. Kitchen Rehabilitation	1460	1	\$8,000				
	K. Replace Floor Tile	1460	1	\$4,000				
	L. Int Door Inst./Repl/ Hardware	1460	1	\$2,000				
	M. Repair/Replace/Paint Int Walls	1460	1	\$8,000				

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		Status of Work
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150105		FFY2005		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001014 Barton Village	N. HVAC Replacement	1460	1	\$5,000				
	O. Plumbing Upgrades	1460	1	\$10,000				
	P. Bathroom Rehabilitation	1460	1	\$5,000				
	Sub Total			\$75,000				
GA06P001001/1A Olmsted Homes and Annex	A. Replace Windows and Screens	1460	31	\$81,302				
	B. Replace Exterior Doors and Screens	1460	48	\$71,970				
	C. Repair Exterior Walls	1460	5	\$7,500				
	D. Replace Roofs	1460	18	\$72,000				
	E. Inst Front and Rear Porches	1460	28	\$84,000				
	F. Gutters, Porches and Gen Ext	1460	100	\$81,753				
	G. Termite Control	1460	72	\$24,000				
	H. House Identification	1460	71	\$4,800				
	I. Kitchen Replacement	1460	30	\$69,219				
	J. Bathroom Replacement	1460	26	\$71,332				

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150105		FFY2005		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A	K. Replace Floors	1460	50	\$100,500				
Olmstead Homes								
And Annex	L. Interior Walls	1460	38	\$129,500				
	M. Replace Ceilings	1460	45	\$70,000				
	N. Insulate Walls and Ceilings	1460	68	\$54,000				
	O. Interior Doors and Closets	1460	68	\$56,949				
	P. Int Door Hardware	1460	60	\$39,000				
	Q. Electrical Dist. System	1460	30	\$157,000				
	R. Replace DWH System	1460	49	\$98,862				
	S. Replace HVAC SYSTEM	1460	80	\$124,298				
	T. Interior Plumbing	1460	50	\$63,840				
	U. 504 Handicap Access/	1460	2	\$30,751				
	Sub Total			\$1,492,576				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:			
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150105		FFY2005			
		Replacement Housing Factor Grant No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
GA06P001001/1A Olmstead Homes And Annex	A. Ranges and Refrigerators	1465.1	43	\$30,000					
	Sub Total			\$30,000					
GA06P001001/1A Olmstead Homes And Annex	A. Upgrades to Maint Building	1470	1	\$30,000					
	Sub Total			\$30,000					
GA06P001001/1A Olmstead Homes And Annex	A. Relocation	1495	14	\$9,500					
GA06P001014 Barton Village	B. Relocation	1495	1	\$500					
	Sub Total			\$10,000					
GA-ALL	A. Revenue Bond Repayment	1501	1	\$1,495,612					
	Sub Total			\$1,495,612					

Capital Fund Program Five-year Action Plan

Part I: Summary

PHA Name Housing Authority of the City of Augusta, Georgia				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/name/HA-Wide	Year 1 FFY 05 Annual Statement	Work Statement for Year 2 FFY Grant:06 PHA FY:06	Work Statement for Year 3 FFY Grant:07 PHA FY:07	Work Statement for Year 4 FFY Grant: FFY 08 PHA FY: 08
GA06P001001/1A Olmsted Homes and Annex		1,378,203	1,214,205	
GA06P001011 Underwood Homes				1,807,910
GA06P001012 M.M. Scott Apartments				
GA06P001014 Barton Village		325,345	357,000	194,125
GA06P001002/004 Cherry Tree Crossing			196,511	
GA06P001008 Allen Homes				
GA06P001016 Overlook Apartments				
GA06P001006 Dogwood Terrace				
GA06P001003R Gilbert Manor				
HA-Wide Physical Activities				
Other HA-Wide Non-Physical		2,862,276	2,798,108	2,563,789
CFP Funds Listed for 5-year planning		4,565,824	4,565,824	4,565,824
Replacement Housing Factor Funds				

Work Statement for Year 5
FFY Grant: FFY 09
PHA FY: 09

941,006

194,125

167,645

50,000

175,000

95,000

145,000

2,798,048

4,565,824

Capital Fund Program Five-year Action Plan

Part II: Supporting Pages -- Work Activities

Activities for Year 1	Activities for Year: <u>2</u> FFY Grant:2006 PHA FY:2006			Activities for Year: <u>2</u> FFY Grant:2006 PHA FY:2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	GA06P001001/1A	Storm Sewer Distribution	150,000	GA06P001014	Landscaping and Fencing	15,000
Annual	Olmsted Homes	Sanitary Sewer Distribution	66,010	Barton Village	Clotheslines and Poles	3,000
Statement		Playground Equipment	12,000		Windows and Screens	25,000
		Fencing and Circulation Control	15,000		Ext. Doors and Screens	20,000
		Dumpster Enclosures	35,000		Repair Ext Walls	20,000
		Clothes Lines and Poles	2,000		Replace Roofs	20,000
		General Landscaping	25,500		Fascia Soffits, siding and shutters	15,000
		Street Repair and Parking Areas	29,789		Building Identification	5,000
		Water Distribution	150,000		Kitchen Rehabilitation	30,000
		Replace Windows and Screens	75,000		Bathroom Rehabilitation	20,000
		Exterior Doors and Screen Doors	13,804		Floors	25,000
		Replace Roofs	200,000		Interior Walls and ceilings	15,345
		Install Front and Rear Porches	175,000		Insulation	15,000
		Gutters Porches and Gen Exterior	25,000		Interior Doors and Closets	15,000
		Kitchen Rehabilitation	50,000		Carport Columns	12,000
		Bathroom Rehabilitation	40,000		Electrical System	25,000
		Replace Floors	10,000		Plumbing/Mechanical and HVAC	45,000
		Replace Stair Treads	2,500			
		504 Improvements	150,000		Sub Total	325,345
		Insulate Walls and Ceilings	5,000			
		Interior Doors and Enclose Closets	5,000	Dev Acct 1406	Operations	105,914
		Interior Door Hardware	5,000	Dev Acct 1408	Education, Police Services,	
		Electrical System	5,000		Resident Business Program.	545,668
		HVAC, DWH and Plumbing	131,600	Dev Acct 1410	Staff Salary and Benefits	456,582
					Travel and Sundry	
				Dev Acct 1430	Professional Services,	100,000
		Sub Total	1,378,203		Inspect and Haz Fees	
				Dev Acct 1465.1	Ranges and Refrigerators	88,500
				Dev Acct 1475	Admin Building Improvements	50,000
				Dev Acct 1495.1	Relocation	20,000
				Dev Acct 1501	Revenue Bond Repayment	1,495,612
					Sub Total	2,862,276
	Total CFP Estimated Cost	See next page				

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

Activities for Year: <u> 5 </u> FFY Grant:2009 PHA FY:2009			Activities for Year: <u> 5 </u> FFY Grant:2009 PHA FY:2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
GA06P001014	Landscaping and Fencing	10,000	GA06P001011	Storm Sewer Distribution	50,000
Barton Village	Clotheslines and Poles	2,500	Underwood Homes	Sanitary Sewer Distribution	10,000
	Windows and Screens	2,000		Gas Distribution System	5,000
	Ext. Doors and Screens	12,500		Street Repair and Parking Areas	50,000
	Repair Ext Walls	10,000		Water Distribution System	50,000
	Replace Roofs	7,500		Replace Windows and Screens	75,000
	Fascia Soffits, siding and shutters	15,000		Exterior Doors and Screen Doors	100,000
	Building Identification	12,500		Repair Ext. Walls	50,000
	Kitchen Rehabilitation	12,500		Replace Roofs	50,000
	Bathroom Rehabilitation	11,250		Install Front and Rear Porches	15,000
	Floors	10,000		Gutters, Porches and Gen Ext.	51,006
	Interior Walls and ceilings	15,000		Kitchen Rehabilitation	50,000
	Insulation	7,500		Bathroom Rehabilitation	50,000
	Interior Doors and Closets	5,000		Replace Floors	5,000
	Carport Columns	4,000		Interior Walls	50,000
	Electrical System	15,000		Ceilings	50,000
	Plumbing/Mechanical and HVAC	41,875		Insulate Walls and Ceilings	20,000
				Interior Doors and Enclose Closets	20,000
	Sub Total	194,125		Interior Door Hardware	20,000
				Replace Stairs and Treads	20,000
GA06P001003R	HVAC Upgrades	50,000		Electrical System	75,000
Gilbert Manor	Dumpster Enclosures	25,000		HVAC, DWH and Plumbing	75,000
GA06P001006	Reroofing	50,000		Sub Total	941,006
	1-3 Maint. Bldg. Rehab	20,000			
Dogwood Terrace	HVAC Upgrades	50,000			
	Playground Equipment	25,000	Dev Acct 1406	Operations	162,367
	Dumpser Enclosures	20,000	Dev Acct 1408	Education, Police Services,	
GA06P001002/004	Window Screens and Screen Dr	42,645		Resident Business Program.	608,487
Cherry Tree Crossing	Porch Replacement	25,000	Dev Acct 1410	Staff Salary and Benefits	
	HVAC Upgrades	50,000		Travel and Sundry	456,582
	Dumpster Enclosures	50,000	Dev Acct 1430	Professional Services,	
GA06P001008	Roof Replacement	50,000		Inspect and Haz Fees	50,000
Allen Homes			Dev Acct 1465.1	Ranges and Refrigerators	10,000
GA06P001016	Kitchen Rehabilitation	50,000	Dev Acct 1475	Admin Building Improvements	10,000
Overlook Apts	Interior Repairs	50,000	Dev Acct 1495.1	Relocation	5,000
	Flooring Replacement	75,000	Dev Acct 1501	Revenue Bond Repayment	1,495,612
	Sub Total	632,645		Sub Total	2,798,048
	Total CFP Estimated Cost	4,565,824			