

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
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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.

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Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

HOUSING AUTHORITY OF COLUMBUS, GEORGIA

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), 2004 (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: The Housing Authority of Columbus, Georgia

PHA Number: GA004

PHA Fiscal Year Beginning: (mm/yyyy) 07/2005

PHA Programs Administered:

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

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)

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)
Public Library, Main Administrative Office of the local & County government.

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) 91
 - 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: 107
- Provide replacement public housing: 100
- Provide replacement vouchers: 110
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

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)
 - 14. Capital Fund Program Replacement Housing Factor Annual Statement (FY2002)
 - 15. Capital Fund Program Replacement Housing Factor Annual Statement (FY2003-01)
 - 16. Capital Fund Program Replacement Housing Factor Annual Statement (FY2003-02)
 - 17. Capital Fund Program Replacement Housing Factor Annual Statement (FY2004)

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 checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	287		
Extremely low income <=30% AMI	220	76.7	
Very low income (>30% but <=50% AMI)	48	16.7	
Low income (>50% but <80% AMI)	19	6.6	
Families with children	81	28.2	
Elderly families	8	2.8	
Families with Disabilities	35	12.2	
Race/ethnicity – Black	258	89.9	
Race/ethnicity – White	29	10.1	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	206		
2 BR	52		
3 BR	27		
4 BR	2		

Housing Needs of Families on the PHA's Waiting Lists			
5 BR	0		
5+ BR	0		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2,471		
Extremely low income <=30% AMI	1,948	78.83	
Very low income (>30% but <=50% AMI)	523	21.17	
Low income (>50% but <80% AMI)	N/A	N/A	
Families with children	1,691	68.43	
Elderly families	63	2.55	
Families with Disabilities	171	6.92	
Race/ethnicity – Caucasian	93	3.76	
Race/ethnicity	2,372	96.0	
Race/ethnicity – Hispanic	6	.24	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	206		
2 BR	52		
3 BR	27		
4 BR	2		
5 BR	0		
5+ BR	0		
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)? Two months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input 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			

- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.12 (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 2005 grants)		
a) Public Housing Operating Fund	\$4,874,494	\$4,874,494
b) Public Housing Capital Fund	\$3,228,153	\$3,228,153
c) HOPE VI Revitalization	\$-0-	\$-0-
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$8,150,025	\$8,150,025
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	\$22,208,819	\$22,208,819
3. Public Housing Dwelling Rental Income	\$1,856,640	\$1,856,640
4. Other income (list below)		
Other operating income	\$107,830	\$107,830
4. Non-federal sources (list below)		
Total resources	\$40,425,961	\$40,425,961

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: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) At the initial interview.

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

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

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

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

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

(2)Waiting List Organization

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

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

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

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

c. 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**

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

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
 Two
 Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
 Over-housed
 Under-housed
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below) Closer to employment, Education opportunities
 Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) Working single person who is not an elderly or displaced person, or a person with disabilities.

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

- Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

2. Working families and those unable to work because of age or disability
Veterans and veterans' families
Residents who live and/or work in the jurisdiction
Those enrolled currently in educational, training, or upward mobility programs
Households that contribute to meeting income goals (broad range of incomes)
Households that contribute to meeting income requirements (targeting)
Those previously enrolled in educational, training, or upward mobility programs
Victims of reprisals or hate crimes
3. Other preference(s) (list below) Working single person who is not an elderly or displaced person, or a person with disabilities.

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)
Provide the owner with the family's current and prior address with the name and address of the landlords.

(2) Waiting List Organization

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

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

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

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

(3) Search Time

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

If yes, state circumstances below:

At client request if they show good faith effort to locate housing and if they have a Disability that has caused a delay in locating housing.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.12(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)

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: George Foster Peabody Apartments
Development (project) number: GA004001R and GA004001RA
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:
- 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:
- 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:	George Foster Peabody Apts.
1b. Development (project) number:	GA 004001R and GA 004001RA
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:	(DD/MM/YY) 02/28/2005
5. Number of units affected:	510
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: 02/27/2005 b. Projected end date of activity: 03/01/2005

- 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:	Wilson Homes
1b. Development (project) number:	GA.4-6
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input 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: (DD/MM/YY)
5. Number of units affected: 53
6. Coverage of action (select one)
<input checked="" type="checkbox"/> Part of the development
<input type="checkbox"/> Total development
7. Timeline for activity:
a. Actual or projected start date of activity: Sept. 2005
b. Projected end date of activity: Sept. 2007

- 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: Canty Homes & Canty Addition
1b. Development (project) number: GA.4-8, GA. 4-9
2. Activity type: Demolition <input checked="" type="checkbox"/>
Disposition <input 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: (DD/MM/YY)
5. Number of units affected: 54
6. Coverage of action (select one)
<input checked="" type="checkbox"/> Part of the development
<input type="checkbox"/> Total development
7. Timeline for activity:
a. Actual or projected start date of activity: Sept. 2006
b. Projected end date of activity: Sept. 2007

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? 150

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)?

We have already implemented the program and twelve homeowners.

(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).

Columbus Housing Initiative, ten years

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 (o)]

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__.)

Housing Authority of Columbus, Georgia

Statement of PHA Progress for Attainment of Goals and Objectives

PHA 5-Year Plan for the Period FY 2000 – 2004

Progress made for attaining the PHA Plan goals, set five years ago, is summarized as follows:

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

PHA Goal: Expand the supply of assisted housing.

Objective: Apply for additional rental vouchers.

Progress: This has been accomplished, most recently with 357 HOPE VI Relocation Vouchers.

Objective: Reduce public housing vacancies by 10 %.

Progress: PHA has reduced vacancies from 7% to less than 3%. The goal has been achieved.

PHA Goal: Improve the quality of assisted housing.

Objective: Increase customer satisfaction.

Progress: The resident survey score increased slightly. There still exists a margin for improvement.

Objective: Renovate or modernize public housing units.

Progress: The PHA continues to spend all modernization grant funds for dwelling unit renovation work.

Objective: Demolish or dispose of obsolete public housing: 510 units.

Progress: Peabody Homes (510 units) has been demolished under a HOPE VI grant.

Objective: Provide replacement public housing: 300 units.

Progress: The PHA has a HOPE VI grant program currently underway, on-schedule, to achieve this goal. Construction is expected to commence as planned.

Objective: Provide replacement vouchers.

Progress: PHA utilized its allocation of HOPE VI Relocation Vouchers to relocate Peabody Homes residents prior to unit demolition.

PHA Goal: Increase assisted housing choices.

Objective: Conduct outreach efforts to potential landlords.

Progress: Outreach efforts have been very successful, as evidenced by nearly 100% of allotted vouchers under lease. This was accomplished despite the receipt of the additional 357 HOPE VI Relocation Vouchers

Objective: Other: (Increase waiting list by 10 %.)

Progress: The list has been essentially static. Additions are largely offset by transfers to the Section 8 program. The waiting list should begin to increase with the recent HUD funding constraints for the Section 8 program, and its concomitant reduction of assisted housing choices in the community.

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

PHA Goal: Provide an improved living environment.

Objective: Implement public housing security initiatives.

Progress: The PHA expended drug elimination grant funds for street lighting and security fencing until HUD discontinued the program.

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

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

Objective: Increase the number and percentage of employed persons in assisted families by 10 %.

Progress: Enforcement of community service requirements for unemployed residents has encouraged many to opt for employment or to stay employed. Preferences are given to house working families. However, the average rents charges are approximately \$6 PUM less in FY 2005 than in FY 2000. This is expected to improve as more residents and applicants realize the benefits of a rapidly improving economy.

HUD Strategic Goal: Ensure equal opportunity in housing for all Americans.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

Objective: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.

Progress: The PHA has adhered to and complied with the HUD-approved Admissions and Continuing Occupancy Policy.

Objective: Undertake affirmative action 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.

Progress: The PHA has adhered to and complied with the HUD-approved Admissions and Continuing Occupancy Policy.

Objective: Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

Progress: The PHA has adhered to and complied with the HUD-approved Admissions and Continuing Occupancy Policy.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7©

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

The PHA defines substantial deviation from the 5-Year-Plan as the replacement or deletion of existing goals, or the creation of new goals.

b. Significant Amendment or Modification to the Annual Plan

The PHA defines significant amendment or modification to the Annual Plan as the creation, replacement, or modification of the Annual Plan

provisions which prevent accomplishment of the 5-Year-Plan goals, or; the creation, replacement, or deletion of line items for the Capital Fund Program or Operating Fund Program which either individually or collectively change planned expenditures by an amount equal to 30% or more of the total amount of each respective grant. When a significant amendment or modification to the Annual Plan has occurred as defined above, due to, or in response to changes initiated by HUD, or has occurred in response to changes that are otherwise beyond the control of the PHA, the PHA shall deem that no significant amendment or modification to the Annual Plan has occurred.

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: Ruhnell Bankston

Method of Selection:

Appointment

The term of appointment is (include the date term expires): One year,

11/17/2005

- 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)

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:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): Robert S. Poydasheff, Mayor, Columbus Consolidated Government

(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) Columbus, Georgia

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
	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 checked="" 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 Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	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 checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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 checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
	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
X	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
X	Approved or submitted public housing homeownership programs/plans. <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 22 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community 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
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	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 checked="" 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
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	254,253			
3	1408 Management Improvements	150,000			
4	1410 Administration	195,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	400,000			
10	1460 Dwelling Structures	1,300,500			
11	1465.1 Dwelling Equipment—Nonexpendable	78,400			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	50,000			
14	1485 Demolition	200,000			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	100,000			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	400,000			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,228,153			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quan tity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CHA Wide	Operations	1406		254,253				
	Management Improvements	1408		150,000				
	Administration	1410						
	Mod Coordinator			67,000				
	Mod Secretary			33,000				
	Inspectors (3)			95,000				
	Total 1410			195,000				
	Fees & Cost	1430		100,000				
Ga. 4-6 Wilson	Site Improvements	1450						
	Parking upgrades, fencing, lighting, landscaping	1450		200,000				
Ga. 4-8 Canty	Parking upgrades, fencing, lighting, landscaping	1450		200,000				
	Total 1450			400,00				
Ga. 4-6 Wilson	Dwelling Structures 85 units	1460						
Ga. 4-6 Wilson	Electrical upgrade, new service @ \$4,000/unit	1460		340,000				
Ga. 4-6 Wilson	Kitchen upgrade, water, sanitary line replacement @ \$5,000/unit	1460		425,000				
Ga. 4-6 Wilson	Bathroom upgrade, water and sanitary line replacement @ \$4,000	1460		340,000				
Ga. 4-6	Washer & Dryer Connections @ \$900/unit	1460		76,500				
Ga. 4-6 Wilson	Paint apartment @ \$1,000/unit	1460		85,000				
Ga. 4-6 Wilson	Clean & seal floor tile @\$400/unit	1460		34,000				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quan tity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total 1460			1,300,500				
Ga. 4-6 Wilson	Dwelling Equipment	1465.1						
Ga. 4-6 Wilson	Electric range 30 inch, Refrigerator @ \$800/unit			78,400				
CHA Wide	1475.1 Computer equipment	1475.1		50,000				
Ga. 4-6 Wilson	Demolition 15 units	1485		100,000				
Ga. 4-8 Canty	Demolition 15 units	1485		100,000				
	Total Demolition			200,000				
Ga. 4-6 Wilson	Relocation Cost	1495.1		100,000				
	Debt Service	1501		400,000				
	Total for 2005			3,228,153				

13. Capital Fund Program Five-Year Action Plan

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2005
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	
CHA Wide	Sept. 07			Sept. 09			
Ga. 4-6 Wilson	Sept. 07			Sept. 09			
Ga. 4-8 Canty	Sept. 07			Sept. 09			

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY:	Work Statement for Year 3 FFY Grant: 2007 PHA FY:	Work Statement for Year 4 FFY Grant: 2008 PHA FY:	Work Statement for Year 5 FFY Grant: 2009 PHA FY:
	Annual Statement				
		1406 Operations	1406 Operations \$206,500	1406 Operations \$190,000	1406 Operations \$190,000
		1408 Management Improvements \$150,000	1408 Management Improvements \$150,000	1408 Management Improvements \$150,000	1408 Management Improvements \$150,000
		1410 Administration \$170,000	1410 Administration \$170,000	1410 Administration \$180,000	1410 Administration \$180,000
		1430 A/E Cost & fees \$250,000	1430 A/E Cost & fees \$120,000	1430 Cost & fees \$120,000	1430 A/E Cost & fees \$120,000
		1440 Site improvements \$400,000	1440 Site improvements \$400,000	1440 Site improvements \$108,654	1440 Site improvements \$108,654
		1460 Dwelling Structures 85 units \$1,300,500	1460 Dwelling Structures 80 units \$1,224,000	1460 Dwelling Structures \$1,957,500	1460 Dwelling Structures \$1,957,500
		1465.1 Dwelling Equipment \$78,400	1465.1 Dwelling Equipment \$78,400	1465.1 Dwelling Equipment \$32,000	1465.1 Dwelling Equipment \$32,000
		1475.1 Computer equipment \$50,000	1475.1 Computer equipment \$50,000	1475.1 Computer equipment \$50,000	1475.1 Computer equipment \$50,000
		1485 Demolition \$300,000	1485 demolition \$300,000	1485 Demolition	1485 Demolition
		1495.1 Relocation Cost \$129,253	1495.1 Relocation Cost \$129,253	1495.1 Relocation Cost \$39,999	1495.1 Relocation Cost \$39,999

13. Capital Fund Program Five-Year Action Plan

		1501 Collateralization or Debt service \$400,000			
Total		\$3,228,153	\$3,228,153	\$3,228,153	\$3,228,153

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :__2__ FFY Grant: 2006 PHA FY:			Activities for Year: _3__ FFY Grant: 2007 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual		1406 Operations			1406 Operations	206,500
Statement		1408 Management Improvements	150,000		1408 Management Improvements	150,000
		1410 Administration	170,000		1410 Administration	170,000
		1430 A/E Cost & fees	250,000		1430 A/E Cost & fees	120,000
	Ga. 4-6 Wilson & Ga. 4-9 Canty Addition	1440 Site improvements	400,000	Ga. 4-6 Wilson & Ga. 4-9 Canty Addition	1440 Site improvements	400,000
	Ga. 4-6 Wilson 85 units	1460 Dwelling structures		Ga. 4-6 Wilson 80 units	1460 Dwelling structures	
	Ga. 4-6 Wilson 85 units	Electrical upgrade, new service @ \$4,000/unit	340,000	Ga. 4-6 Wilson 80 units	Electrical upgrade, new service @ \$4,000/unit	320,000
	Ga. 4-6 Wilson 85 units	Kitchen upgrade, water, sanitary line replacement @ \$5,000/unit	425,000	Ga. 4-6 Wilson 80 units	Kitchen upgrade, water, sanitary line Replacement @ \$5,000/unit	400,000
	Ga. 4-6 Wilson 85 units	Bathroom upgrade, water and sanitary line replacement @ \$4,000	340,000	Ga. 4-6 Wilson 80 units	Bathroom upgrade, water and sanitary line replacement @ \$4,000	320,000
	Ga. 4-6 Wilson 85 units	Washer & Dryer connections @ \$900/unit	76,500	Ga. 4-6 Wilson 80 units	Washer & Dryer connections @ \$900/unit	72,000
	Ga. 4-6 Wilson 85 units	Paint apartment @ \$1,000/unit	85,000	Ga. 4-6 Wilson 80 units	Paint apartment @ \$1,000/unit	80,000

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant: 2008 PHA FY:			Activities for Year: <u>5</u> FFY Grant: 2009 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
CHA Wide	1406 Operations	190,000	CHA Wide	1406 Operations	190,000
CHA Wide	1408 Management Improvements	150,000	CHA Wide	1408 Management Improvements	150,000
	1410 Administration	180,000		1410 Administration	180,000
Ga. 4-13 Baker Green	1430 A/E Cost & fees	120,000		1430 A/E Cost & fees	120,000
Ga. 4-13 Baker Green	1440 Site improvements	108,654	Ga. 4-13 Baker Green	1440 Site improvements	108,654
Ga. 4-13 Baker Green	1460 Dwelling structures 45 units		Ga. 4-13 Baker Green	1460 Dwelling structures 45 units	
Ga. 4-13 Baker Green	New roofs	540,000	Ga. 4-13 Baker Green	New roofs	540,000
Ga. 4-13 Baker Green	Kitchen upgrades	270,000	Ga. 4-13 Baker Green	Kitchen upgrades	270,000
Ga. 4-13 Baker Green	Electrical upgrades	225,000	Ga. 4-13 Baker Green	Electrical upgrades	225,000
Ga. 4-13 Baker Green	Abatement and new tile floor	157,500	Ga. 4-13 Baker Green	Abatement and new tile floor	157,500
Ga. 4-13 Baker Green	Upgrade bathrooms	225,000	Ga. 4-13 Baker Green	Upgrade bathrooms	225,000
Ga. 4-13 Baker Green	Washer & Dryer Connections	45,000	Ga. 4-13 Baker Green	Washer & Dryer connections	45,000
Ga. 4-13 Baker Green	New interior & exterior doors	135,000	Ga. 4-13 Baker Green	New interior & exterior Doors	135,000
Ga. 4-13 Baker Green	Paint apartment	67,000	Ga. 4-13 Baker Green	Paint apartment	67,500
Ga. 4-13 Baker Green	Sheetrock walls	135,000	Ga. 4-13 Baker Green	Sheetrock walls	135,000
Ga. 4-13 Baker Green	Replace exterior porches	112,500	Ga. 4-13 Baker Green	Replace exterior porches	112,500
Ga. 4-13 Baker Green	Paint exterior	45,000	Ga. 4-13 Baker Green	Paint exterior	45,000
	Total 1460	1,957,500		Total 1460	1,957,500
Ga. 4-13 Baker Green	1465.1 Dwelling equipment	32,000		1465.1 Dwelling equipumnt	32,000

13. Capital Fund Program Five-Year Action Plan

	1475 Non dwelling equipment			1475 Non dwelling equipment	
CHA Wide	1475.1 Computer equipment	50,000	CHA Wide	1475.1 Computer equipment	50,000
	1485 Demolition			1485 Demolition	
Ga. 4-13 Baker Green	1495.1 Relocation cost	39,999	Ga. 4-13 Baker Green	1495.1 Relocation cost	39,999
	1501 Collateralization or Debt service	400,000		1501 Collateralization or Debt service	400,000
	Total	3,228,153		Total	3,228,153
Total CFP Estimated Cost		\$			\$

CAPITAL FUND PROGRAM TABLES START HERE

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Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations (May not exceed 10% of line 19)	200,000	200,000	200,000	200,000
3	1408 Management Improvements	43,705	43,705	43,705	43,705
4	1410 Administration	166,725	166,725	166,725	166,725
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	283,617	283,617	283,617	257,244
8	1440 Site Acquisition				
9	1450 Site Improvement	274,195	274,195	274,195	274,195
10	1460 Dwelling Structures	2,588,654	2,588,654	2,588,653	2,531,053
11	1465.1 Dwelling Equipment—Nonexpendable	70,026	70,026	70,026	70,026
12	1470 Nondwelling Structures	51,945	51,945	51,945	51,945
13	1475 Nondwelling Equipment	81,115	81,115	81,115	81,115
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1499 Mod used for development				
18	1502 Contingency (may not exceed 8% of line 16)				
19	Amount of Grant: (sum of lines 2 – 18)	3,759,982	3,759,982	3,759,982	3,676,009
20	Amount of line 18 Related to LBP Activities	122,640	0		

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

PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 5)
 Performance and Evaluation Report for Period Ending: 12/31/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of line 19 Related to Section 504 compliance	270,000	0		
22	Amount of line 19 Related to Security – Soft Costs	125,000	30,000		
23	Amount of line 19 Related to Energy Conservation Measures	470,763	1,376,857		

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
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	
	Operations	1406		200,000	200,000	200,000	200,000	
	Management Improvements	1408						
	Family Self Sufficiency Coordinator			0	0			
	Upgrade existing phone system			0	0			
	Replace lawn equipment			0	0			
	Replace office furnishings at all development			0	0			
	Upgrade existing PC systems			43,705	43,705	43,705	43,705	
	Replace Carpet in Offices			0	0			
	Total 1408			43,705	43,705	43,705	43,705	
	Administration	1410						
	CFP Contractor Coordinator Salary			66,690	66,690	66,690	66,690	
	CFP Secretary Salary			33,345	33,345	33,345	33,345	
	Inspectors (2)			66,690	66,690	66,690	66,690	
	Total 1410			166,725	166,725	166,725	166,725	
	Contingency	1502		0	0			

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
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	
	Fees & Cost							
CHA-Wide	Fees & Cost	1430						
	GA 401 Peabody			0	0			
	GA 402 Booker T. Washington			0	0			
	GA 405 Warren Williams			28,979	28,979	28,979	28,979	
	GA 406 Wilson Homes			82,633	82,633	82,633	56,260	
	GA 407 Chase Homes			0	0			
	GA 408 Canty Homes			78,215	78,215	78,215	78,215	
	GA 409 Canty Homes			25,520	25,520	25,520	25,520	
	GA 410 Farley Homes			45,195	45,195	45,195	45,195	
	GA 411 Rivers Homes			0	0			
	GA 412 Nicholson Terrace			0	0			
	GA 413 Baker Village Green			0	0			
	GA 416 E.J. Knight Gardens			0	0			
	GA 417 Knight Gardens			0	0			
PHA-WIDE	Properties Survey, Asset Mgt. Plan & Rent Reasonableness Survey			23,075	23,075	23,075	23,075	
	Total 1430			283,617	283,617	283,617	257,244	

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P004-013	Site Improvements:	1450						
Baker Village 413	Hedges & Berms			0	0			
	Replace underground utilities			0	0			
	Install street lights			0	0			
	Install outdoor security camera stations			0	0			
	Total 1450			0	0			
	Dwelling Structures							
	Redesign building interior to provide contemporary apt. design	1460						
	Removal of existing interior (gut 110 Units)			0	0			
	Remodel kitchens			0	0			
	Replace bathroom plumbing fixtures & piping			0	0			
	Replace electric service, wiring & fixtures			0	0			
	Abate asbestos			0	0			
	LPB Abatement			0	0			
	Install laundry connections			0	0			
	504 Accessibility			0	0			

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Baker Village 413	Install vent hood at stove	1460		0	0			
Continued	Repair ceilings & walls			0	0			
	Insulate exterior walls			0	0			
	Install new HVAC system			0	0			
	Install new water heaters			0	0			
	Install new water cut-off for each apt			0	0			
	Replace floor tile			0	0			
	Replace interior doors			0	0			
	Replace gas piping			0	0			
	Install heavy duty screens			0	0			
	Replace roof shingles, flashing			0	0			
	Replace front & rear door locks			0	0			
	Replace front & rear screen doors			0	0			
	Replace porches & outside storage			0	0			
	Replace windows			0	0			
	Total 1460			0	0			
	Dwelling Equipment:	1465.1						
	Replace stoves & refrigerators			0	0			
	Install laundry appliance			0	0			
	Total 1465.1			0	0			

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Baker Village 413	<u>Non-Dwelling Structures</u>							
Continued	Remodel Rental Office	1470		0	0			
	Total 1470			0	0			
	<u>Relocation</u>							
	Relocation Costs	1495.1		0	0			
	Total 1495.1			0	0			
	Total Baker Village Green			0	0			
GA 406	<u>Site Improvements</u>							
Wilson Homes	Repair/Replace concrete sidewalks	1450		12,970	12,970	12,970	12,970	Complete
	Replace clotheslines			8,647	8,647	8,647	8,647	Complete
	Widen & resurface driveways and dumpster pads			252,578	252,578	252,578	252,578	Complete
	Landscape planting/erosion control			0	0			
	Total 1450			274,195	274,195	274,195	274,195	

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Wilson Homes								
Dwelling Structures								
Continued	Install New Central HVAC	1460	205	726,981	710,694	710,694	653,094	95% Complete
	Install Fire Cutoff Barriers		205	110,122	106,928	106,928	106,928	95% Complete
	New Electric Water Heater and Electric Curcuits		205	123,000	115,715	115,715	115,715	95% Complete
	New Electric Stove Outlets		205	61,500	61,500	61,500	61,500	95% Complete
	Kitchen Cabinet Modifications		205	74,402	74,402	74,402	74,402	95% Complete
	New Closet for HVAC system		205	82,000	82,000	82,000	82,000	95% Complete
	Total 1460			1,178,005	1,151,239	1,151,239	1,093,639	
Dwelling Equipment								
	New 30" Electric Stoves	1465.1	205	0	0			
	Total Wilson Homes			1,452,200	1,425,434	1,425,434	1,367,834	
GA 408								
Dwelling Structures								
Canty	Install New Central HVAC	1460	159	727,948	732,729	732,729	732,729	Complete
	Install Fire Cutoff Barriers		159	70,131	78,077	78,077	78,077	Complete
	New Electric Water Heater & Electric Curcuits		159	161,018	166,272	166,272	166,272	Complete
	New Electric Stove Outlets		159	56,559	70,359	70,359	70,359	Complete
	Kitchen Cabinet Modifications		159	250,618	252,951	252,951	252,951	Complete

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
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	
Canty Continued	New Closet for HVAC System	1460	159	84,592	77,241	77,241	77,241	Complete
	Total 1460			1,350,865	1,377,630	1,377,630	1,377,630	
	Dwelling Equipment							
	New 30" Electric Stoves	1465.1	159	38,250	38,250	38,250	38,250	
	Total 1465.1			38,250	38,250	38,250	38,250	
	Non-Dwelling Structures							
	Renovate Canty Rent Office	1470		0	0			
	Total 1470			0	0			
	Total Canty			1,389,115	1,415,880	1,415,880	1,415,880	
GA 413	Site Improvements							
Farley	Drainage and Erosion Improvement	1450		0	0			
	Improvements to Playground			0	0			
	Sidewalk repair			0	0			
	Total 1450			0	0			
	Dwelling Equipment							
	New 30" Electric Stoves	1465.1		0	0			
	Total 1465.1			0	0			
	Total Farley			0	0			

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
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	
	Computer Hardware	1475		55,887	55,887	55,887	55,887	
	Replace office furnishings at all developments			25,229	25,229	25,229	25,229	
	Upgrade existing phone system			0	0			
	Total 1475			81,115	81,115	81,115	81,115	
	Non-Dwelling Structures							
	Upgrade existing phone system (Renovate Central Office)	1470		30,000	30,000	30,000	3,0000	Complete
	Replace Carpet in offices			21,945	21,945	21,945	21,945	Complete
	Total 1470			51,945	51,945	51,945	51,945	
	Dwelling Structures							
GA 405	Storm Door Replacement	1460		59,784	59,784	59,784	59,784	Complete
Warren Williams	Total 1460			59,784	59,784	59,784	59,784	
	Dwelling Equipment							
	Replace Stoves & Refrigerators @ \$700	1465		31,776	31,776	31,776	31,776	Complete
	Total 1465			31,776	31,776	31,776	31,776	

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
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	
	Relocation							
	Relocation Costs	1495		0	0			
	Total 1495			0	0			
	Total Warren Williams			91,560	91,560	91,560	91,560	

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program No: GA06P00450101 Replacement Housing Factor No:				Federal FY of Grant: 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	
PHA Wide	Mar 2003			Sept 2004			
Baker Village 413	Mar 2003	Deferred Indefinitely		Sept 2004	Deferred Indefinitely		
406 Wilson	Mar 2003			Sept 2004			
408 Canty		June 2003			June 2005		
410 Farley		June 2003			June 2005		

CAPITAL FUND PROGRAM TABLES START HERE

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations (May not exceed 10% of line 19)	500,000	500,000	500,000	500,000
3	1408 Management Improvements	268,457	309,143	309,143	266,640
4	1410 Administration	166,725	166,725	166,725	144,464
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	183,383	183,383	183,383	121,288
8	1440 Site Acquisition				
9	1450 Site Improvement	853,888	791,379	791,379	694,571
10	1460 Dwelling Structures	1,039,049	1,061,207	1,061,207	1,029,524
11	1465.1 Dwelling Equipment—Nonexpendable	128,795	126,540	126,540	107,776
12	1470 Nondwelling Structures	347,766	348,796	348,796	348,796
13	1475 Nondwelling Equipment	50,598	51,488	51,488	37,708
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs	14,605	14,605	14,605	14,605
17	1499 Mod used for development	0	0	0	0
18	1502 Contingency (may not exceed 8% of line 16)				
19	Amount of Grant: (sum of lines 2 – 18)	3,553,266	3,553,266	3,553,266	3,265,372

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

PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P00450102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 12/31/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	Amount of line 18 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 compliance				
22	Amount of line 19 Related to Security – Soft Costs				
23	Amount of line 19 Related to Energy Conservation Measures	832,000			

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
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	
	Operations	1406		500,000	500,000	500,000	500,000	
PHA-Wide	Management Improvements	1408						
	Computer software			41,003	41,003	41,003	41,003	
	Computer Software Training			52,503	50,686	50,686	50,686	
	Market Assessment on Baker 413 & BTW			22,500	52,503	52,503	10,000	
	Salary Comparability Study			142,451	22,500	22,500	22,500	
	Hope VI Consulting Fees			10,000	142,451	142,451	142,451	
	Total 1408			268,457	309,143	309,143	266,640	
	Administration	1410						
	CFP Contractor Coordinator Salary			66,690	66,690	66,690	44,429	
	CFP Secretary Salary			33,345	33,345	33,345	33,345	
	Inspectors (2)			66,690	66,690	66,690	66,690	
	Total 1410			166,725	166,725	166,725	144,464	

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
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	
	Fees & Cost							
CHA-Wide	Fees & Cost	1430						
	Properties Survey, Asset Mgt. Plan & Rent Reasonableness Survey			68,625	68,625	68,625	68,625	
	GA 405 Warren Williams			45,980	17,040	17,040	13,685	
	GA 406 Wilson Homes			24,520	0	0	0	
	GA 407 Chase Homes			17,040	45,980	45,980	0	
	GA 408 Canty Homes			27,218	24,520	24,520	16,765	
	GA 410 Farley Homes				27,218	27,218	22,213	
	Total 1430			183,383	183,383	183,383	121,288	
401 Peabody	Redevelopment	1499		0	0	0	0	
406 Wilson Homes	Dwelling Structures	1460						
100 Units	Install New Central HVAC		100 Units	318,690	343,004	343,004	311,932	95% Complete
	Install Fire Cutoff Barriers in Attic		100 Units	12,866	17,048	17,048	17,048	95% Complete
	New Electric Water & Electric Curcuit		100 Units	18,633	19,976	19,976	19,976	95% Complete
	New Electric Stove Outlets		100 Units	47,459	54,079	54,079	53,468	95% Complete
	Kitchen Cabinet Modifications		100 Units	102,368	103,355	103,355	103,355	95% Complete
	New Closet for HVAC System		100 Units	94,770	79,482	79,482	79,482	95% Complete

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total 1460			594,786	616,944	616,944	585,261	
	<u>Dwelling Equipment Non-Expendable</u>							
	30" Electric Stoves	1465.1	72	0	0	0	0	
	Total 1465			0	0	0	0	
	Total Wilson Homes			594,786	616,944	616,944	585,261	
408 Canty Homes	<u>Site Improvements</u>	1450						
	Sewer Replacement			0	0	0	0	
	Total 1450			0	0	0	0	
	<u>Dwelling Structures</u>							
	Replace Roofing, Soffits and Fascia	1460		222,131	222,131	222,131	222,131	<i>Complete</i>
	Total 1460			222,131	222,131	222,131	222,131	
	<u>Dwelling Equipment</u>							
	New 30" Electric Stoves	1465.1	159	2,295	3,060	3,060	3,060	<i>Complete</i>
	Total 1465.1			2,295	3,060	3,060	3,060	
	<u>Non-Dwelling Structures</u>							
	Renovate Canty Rental Office	1470		226,003	227,036	227,036	227,036	<i>Complete</i>

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total 1470			226,003	227,036	227,036	227,036	
	Total Canty Homes			448,134	449,167	449,167	449,167	
409 Cant Addition	<u>Site Improvements</u>							
	Sewer Replacement	1450		0	0			
	Total 1450			0	0	0	0	
	<u>Dwelling Structures:</u>							
	Replace Roffing, Soffits and Fascia	1460		222,132	222,132	222,132	222,132	<i>Complete</i>
	Total 1460			222,132	222,132	222,132	222,132	
	Total Canty Addition			222,132	222,132	222,132	222,132	
GA407 Chase	<u>Dwelling Structures</u>	1460						
	Install New Central HVAC		108 Units	0	0			
	Install Fire Cutoff Barriers in Attic		108 Units	0	0			
	New Electric Water Heaters & Electric Circuit		108 Units	0	0			
	New Electric Stove Outlets		108 Units	0	0			
	Kitchen Cabinet Modifications		108 Units	0	0			

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total 1460			0	0	0	0	
	<u>Dwelling Equipment Non-Expendable</u>	1465.1						
	30" Electric Stoves		108 Units	0	0			
	Total 1465.1			0	0	0	0	
	Total Chase			0	0	0	0	
Baker Village 413	Redevelopment	1499		0	0	0	0	
	Total Redevelopment			0	0	0	0	
	<u>Non-Dwelling Structures</u>							
Central Office	Paint, carpet and replace ceiling etc.	1470		76,842	76,839	76,839	76,839	<i>Complete</i>
	Total 1470			76,842	76,839	76,839	76,839	
PHA-Wide	<u>Non-Dwelling Equipment</u>							
	Replace computer hardware	1475		12,977	19,867	19,867	6,087	
	Office Furnishings	1475		37,621	31,621	31,621	31,621	
	Total 1475			50,598	51,488	51,488	37,708	

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
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	
GA405	Site Improvements							
Warren Williams	Playground Equipment	1450		30,000	17,732	17,732	17,732	Complete
	Landscaping Planting			231,244	331,341	331,341	307,964	90% Complete
	Security Lighting			1,100	43,043	43,043	43,043	Complete
	Total 1450			262,344	392,116	392,116	368,739	
	Relocation Cost							
	Relocation Cost	1495		14,605	14,605	14,605	14,605	
	Total 1495			14,065	14,605	14,605	14,605	
	Total Warren Williams			276,949	406,721	406,721	383,344	
GA410 Farley	Dwelling Structures							
	Kitchen Cabinet Modifications	1460	102 Units	0	0	0	0	
	Total 1460			0	0	0	0	
	Non-Dwelling Structures							
	Remodel Rental office	1470	1 Unit	44,921	44,921	44,921	44,921	Complete
	Total 1470			44,921	44,921	44,921	44,921	

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total Farley Homes			44,921	44,921	44,921	44,921	
CHA-Wide	Site Improvements							
	Dumpsters enclosures	1450		100,000	0			
	Security Lighting			150,000	0			
	Security Lighting – Farley Homes				40,632	40,632	40,632	Complete
	Landscaping			341,544	0			
	Landscaping – Farley Homes				358,631	358,631	285,200	80% Complete
	Total 1450			591,544	399,263	399,263	325,832	
GA402 BTW	Dwelling Equipment							
	Replace Refrigerators	1465.1	392	126,500	123,480	123,480	104,716	
	Total 1465.1			126,500	123,480	123,480	104,716	

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program No: GA06P00450102 Replacement Housing Factor No:					Federal FY of Grant: 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		
PHA Wide	Dec-2003	Jun-2004		Sep-2005	Jun-2006			
401 Peabody	Dec-2003	Jun-2004		Sep-2005	Jun-2006			
406 Wilson	Dec-2003	Jun-2004		Sep-2005	Jun-2006			
408 Canty	Dec-2003	Jun-2004		Sep-2005	Jun-2006			
409 Canty Add	Dec-2003	Jun-2004		Sep-2005	Jun-2006			
407 Chase	Dec-2003	Jun-2004		Sep-2005	Jun-2006			
413 Baker Green	Dec-2003	Jun-2004		Sep-2005	Jun-2006			
GA410 Farley		Jun-2004			Jun-2006			

CAPITAL FUND PROGRAM TABLES START HERE

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Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CGP Funds	0			
2	1406 Operations (May not exceed 10% of line 19)	275,868	275,868	275,868	275,868
3	1408 Management Improvements	100,000	100,000	25,606	22,656
4	1410 Administration	166,725	166,725	166,725	72,608
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000	100,000	6,070	2,385
8	1440 Site Acquisition				
9	1450 Site Improvement	522,522	887,522	649,312	356,676
10	1460 Dwelling Structures	858,732	858,732	6,163	6,163
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	0	135,000	0	0
13	1475 Nondwelling Equipment	224,784	224,784	116,166	99,616
14	1485 Demolition	10,045	10,045	10,045	10,045
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1499 Mod used for development	500,000	0	0	0
18	1502 Contingency (May not exceed 8% of line 16)				
19	Amount of Grant: (sum of lines 2 – 18)	2,758,676	2,758,676	1,255,954	846,017

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

PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P00450103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	Amount of line 18 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
	Operations	1406		275,868	275,868	275,868	275,868	
	<u>Management Improvements</u>							
PHA-Wide	Consulting Fees	1408		100,000	100,000	2,950	0	
	HOPE VI Consulting Fees					576	576	
	Market Assessment					2,950	2,950	
	Computer – Software			0		19,130	19,130	
	Total 1408			100,000	100,000	25,606	22,656	
	<u>Administration</u>	1410						
	CFP Contractor Coordinator Salary			66,690	66,690	66,690	0	
	CFP Secretary Salary			33,345	33,345	33,345	17,515	
	Inspectors (2)			66,690	66,690	66,690	55,093	
	Total 1410			166,725	166,725	166,725	72,608	
	<u>Fees & Cost</u>	1430						
PHA-Wide	Fees & Cost			100,000	100,000			
	PHA Wide					80	80	

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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 408 Canty Homes					3,685	0	
	GA 410 Farley Homes					2,305	2,305	
	Total 1430			100,000	100,000	6,070	2,385	
	<u>Site Improvements</u>	1450						
GA 4-5 & GA 4-10	Dumpster Enclosures			5,410	5,410	5,410	5,410	60% Complete
	Site Security Lighting			50,000	50,000	50,000	50,000	60% Complete
	Landscaping			50,000	109,652	109,652	53,260	60% Complete
	Residential Community Signage			100,000	100,000	100,000	17,733	60% Complete
	Total 1450			205,410	265,062	265,062	126,403	
	<u>Non-Dwelling Equipment</u>							
PHA-Wide	Central Office Furniture	1475.1		60,000	60,000	55,122	41,156	
	Computer Equipment	1475.4		164,784	164,784	61,044	58,461	
	Total 1475			224,784	224,784	116,166	99,616	

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
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	
GA409 Canty	Demo Building 904	1485		10,045	10,045	10,045	10,045	<i>Complete</i>
Addition								
GA413 Baker	Development	1499		500,000	0	0	0	
GA407 Chase	<u>Dwelling Structures</u>	1460						
	Install New Central HVAC		108 Units	432,000	432,000	6,163	6,163	<i>Bids out April 2005</i>
	Install Fire Cutoff Barriers in Attic		108 Units	162,000	162,000			<i>Bids out April 2005</i>
	Upgrade electrical system		108 Units	264,732	264,732			<i>Bids out April 2005</i>
	Total Chase 1460			858,732	858,732	6,163	6,163	
	<u>Site Improvements</u>							
GA408 Canty	Sewer Replacement	1450		152,157	152,157	152,157	152,157	<i>Complete</i>

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total 1450			152,157	152,157	152,157	152,157	
	Site Improvements							
GA409 Canty Addition	Sewer Replacement	1450		164,955	216,010	232,093	78,116	<i>90% Complete</i>
	Total 1450			164,955	216,010	232,093	78,116	
	Non-Dwelling Structures	1470						
GA 4-16 EJ Knight	Employee toilet facilities at equipment storage yards			0	25,000	0	0	Moved from approved 2004 Annual in design phase
GA 4-16 EJ Knight	Equipment stroage and shelters at Maintenance yards			0	110,000	0	0	Moved from approved 2004 Annual in design phase
	Total 1470			0	135,000	0	0	

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
	Site Improvements	1450						
GA 4-7 Chase	Dumpster enclosures			0	25,000	0	0	Moved from original approved annual 2004
	Security Lighting			0	75,000	0	0	Moved from original approved annual 2004
	Landscaping, fencing, community signage			0	154,293	0	0	Moved from original approved annual 2004
	Total Chase 1450			0	254,293	0	0	

CAPITAL FUND PROGRAM TABLES START HERE

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Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CGP Funds	0			
2	1406 Operations (May not exceed 10% of line 19)	116,531	116,531	0	0
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000	50,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	316,124	316,124	0	0
10	1460 Dwelling Structures	100,000	100,000	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1499 Mod used for development				
18	1502 Contingency (May not exceed 8% of line 16)				
19	Amount of Grant: (sum of lines 2 – 18)	582,655	582,655	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: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06P00450203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	Amount of line 18 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
	Operations	1406		116,531	116,531	0	0	
	Fees & Cost							
PHA-Wide	Fees & Cost	1430		50,000	50,000			
	Total 1430			50,000	50,000	0	0	
	Site Improvements	1450						
406,411,412,416	Dumpster Enclosures			30,000	30,000			
406,411,412,416	Site Security Lighting			60,000	60,000			
406,411,412,416	Landscaping, fencing			216,124	216,124			
406,411,412,416	Residential Community Signage			10,000	10,000			
	Total 1450			316,124	316,124	0	0	
GA407 Chase	Dwelling Structure	1460						
	Electrical Upgrades		34	100,000	100,000			
	Total 1460			100,000	100,000	0	0	

CAPITAL FUND PROGRAM TABLES START HERE

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Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number			Federal FY of Grant:
		Capital Fund Program Grant No: <input type="checkbox"/> GA.06P00450104			2004
		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	350,000	350,000	0	0
3	1408 Management Improvements	500,000	500,000	0	0
4	1410 Administration	167,000	167,000	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	200,000	200,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	140,000	140,000	0	0
10	1460 Dwelling Structures	1,161,153	1,296,153	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	135,000	0	0	0
13	1475 Nondwelling Equipment	175,000	175,000	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities				
19	1501 Collateralization of Debt Service	400,000	400,000	0	0
20	1502 Contingency (may not exceed 8% of line 16)				
21	Amount of Annual Grant (Sum of lines 2-20)	3,228,153	3,228,153	0	0
22	Amount of line 21 related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance	180,822			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: Ga06P00450104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
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(1)	Funds Obligated (2)	Funds Expended (2)	
	Operations	1406		350,000	350,000	0	0	
	Management Improvements	1408						
PHA-Wide	Consulting Fees & Software			500,000	500,000			
	Total 1408			500,000	500,000	0	0	
	Administration	1410						
	CFP Contractor Coordinator Salary			67,000	67,000			
	CFP Secretary Salary			34,000	34,000			
	Inspectors (2)			66,000	66,000			
	Total 1410			167,000	167,000	0	0	
	Fees & Costs	1430						
PHA-Wide	Fees & Cost			200,000	200,000			
	Total 1430			200,000	200,000	0	0	
	Site Improvements	1450						
PHA-Wide	Dumpster Enclosures			0	0			
PHA-Wide	Site Security Lighting			0	0			
PHA-Wide	Landscaping, Fencing			0	0			
PHA-Wide	Residential Community Signage			0	0			
	Total 1450			0	0	0	0	
	1501 Debt Service-CFP Financing	1501		400,000	400,000			
	Site Improvements	1450						
PHA Wide	Sidewalk Replacement			0	0			
GA 4-12 Nick Terrace	Replace Outside Security Lighting			30,000	30,000			
GA 4-12 Nick Terrace	Remove steps, repair wall and landscape			10,000	10,000			
GA 4-16 E. J. Knight	Rework water run off retention pond			40,000	40,000			

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: Ga06P00450104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
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
Ga 4-5 Warren Williams	Replace sewer line in 100 block & landscape	1450		60,000	60,000			
	Total 1450			140,000	140,000	0	0	
	Dwelling Structures	1460						
GA4-2 BTW	Install A/C Units in apartments		392	580,000	715,000			In Architect Design Phase
	Upgrade electric system		392	345,331	345,331			In Architect Design Phase
	Total 1460 BTW			925,331	1,060,331	0	0	
	Dwelling Structures	1460						
GA 4-12 Nickolson Terrace	Building Security System, door and hardware improvements.			50,000	50,000			
GA 4-12 Nickolson Terrace	Replace Back door steps			5,000	5,000			
GA 4-10 Farley Homes	Soffitt repairs			0	0			
PHA WIDE	Apartment conversion to 504 compliance		15 units	180,822	180,822			
	Total 1460			1,161,153	1,296,153	0	0	
	Non-Dwelling Structures	1470						
GA. 4-16 Knight Gardens	Employee toilet facilities at equipment storage yards.			25,000	0			Moved to FFY 2003
PHA WIDE	Equipment storage and shelters at Maintenance yards			110,000	0			Moved to FFY 2003

Ga.04-06 Wilson	1450 Site Improvements	1450					\$0.00	
	1460 Dwelling Structure	1460	250 units					
	Change exterior façade of buildings. New porches, columns, shutters, decorative engineered sliding, roof dormers, exterior doors, etc.				\$2,494,577.00			\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
		Total 1460			\$2,494,577.00			\$0.00
	1465 Dwelling Equipment	1465					\$0.00	
	1470 Non-Dwelling Structures	1470					\$0.00	
	1475 Non-Dwelling Equipment	1475					\$0.00	
	1485 DEMOLITION COSTS	1485					\$0.00	
					-	-	-	-
	1495 RELOCATION COST	1495					\$0.00	
	Total Cost for Development #1			\$2,494,577.00			\$0.00	
Ga. 04-08 Canty	Development #2							
Ga. 04-08 Canty	1450 Site Improvements	1450			\$0.00	\$0.00	\$0.00	\$0.00
	1460 Dwelling Structure	1460	123 units					
	Change exterior façade of buildings. New porches, columns, shutters, decorative engineered sliding, roof dormers, exterior doors, etc.					\$1,227,332.00		\$0.00
							\$0.00	

Total 1460			\$878,091.00			\$0.00	
1465 Dwelling Equipment	1465		\$0.00			\$0.00	
1470 Non-Dwelling Structures	1470		\$0.00			\$0.00	
1475 Non-Dwelling Equipment	1475		\$0.00			\$0.00	
1485 DEMOLITION COSTS	1485		\$0.00			\$0.00	
			-	-	-	-	
1495 RELOCATION COST	1495		\$0.00			\$0.00	
Total Cost for Development #3			\$878,091.00			\$0.00	
Total Capital Fund Financing Program			\$4,600,000.00				

CAPITAL FUND PROGRAM TABLES START HERE

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Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number			Federal FY of Grant:
		Capital Fund Program Grant No: GA06URD004I102			2002
		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements	298,000		0	0
4	1410 Administration	250,000		186,554	176,457
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,805,125		946,843	863,828
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	789,025			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	2,740,779		1,500,000	1,305,323
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs	1,003,200		671,314	697,154
17	1499 Mod used for development				
18	1502 Contingency (May not exceed 8% of line 16)				
19	2000 Balance of Grant	13,113,871			
20	Amount of Grant: (sum of lines 2 – 18)	20,000,000		3,304,711	3,011,276

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

PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06URD004I102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	Amount of line 18 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
	Management Improvements	1408						
	Community and Supportive Services			250,000		0	0	
	Homeownership Training			48,000		0	0	
	Total 1408			298,000		0	0	
	Administration	1410						
	Salaries, Benefits, other			250,000		186,554	176,457	
	Total 1410			250,000		186,554	176,457	
	Fees and Costs	1430						
	Program Manager			915,000		665,613	665,613	
	Professional Fees and Consultant Services			866,125		257,230	174,958	
	Other Development Costs			24,000		24,000	23,257	
	Total 1430			1,805,125		946,843	863,828	
	Dwelling Structures	1460						
	Homeownership Phase I Subordinate Loans			789,025		0	0	
	Total 1460			789,025		0	0	

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

PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No: GA06P00450103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
	Demolition	1485		2,740,779		1,500,000	1,305,323	
	Relocation Costs	1495						
	Peabody Residents			1,003,200		671,314	697,154	
	Total 1495			1,003,200		671,314	697,154	
	Balance of Grant	2000		13,113,871				

