

PHA Plans

Streamlined 5-Year/Annual Version 2

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.

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

Streamlined 5-Year Plan for Fiscal Years 2007 - 2011

Streamlined Annual Plan for Fiscal Year 2007 (Version 2)

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

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Augusta Housing Authority

PHA Number: GA001

PHA Fiscal Year Beginning: (mm/yyyy) 04/2007

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 2767
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 3520

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

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

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
 (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

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

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2007- 2011

[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:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

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

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

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

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

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

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national

- origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan

PHA Fiscal Year 2007

[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 2007 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

Executive Summary (optional)

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

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

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

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

Housing Needs of Families on the PHA’s Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4748		
Extremely low income <=30% AMI	4042	85%	
Very low income (>30% but <=50% AMI)	482	10%	
Low income (>50% but <80% AMI)	62	1.3%	
Families with children	1916	40%	
Elderly families	46	1%	
Families with Disabilities	570	12%	
Race/ethnicity (White)	420	9%	
Race/ethnicity (Black)	4092	86%	
Race/ethnicity (AmIAIrk)	5	.1%	
Race/ethnicity (Asian)	18	.37%	
Race/ethnicity (Hwn)	5	.1%	
Race/ethnicity (Hispanic)	18	.37%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	292		
2 BR	886		
3 BR	140		
4 BR	13		
5 BR	4		
5+ BR			
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)? 9			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

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

As outlined in the Consolidated Plan, AHA will continue to provide affordable rental housing and homeownership opportunities for extremely low income and moderately low income families within the jurisdiction.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below) **Elderly housing designation approved 07.29.2005**

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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) **Provide community resource directory link on agency webpage.**

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 2007 grants)		
a) Public Housing Operating Fund	7,829,475	
b) Public Housing Capital Fund	4,233,174	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	19,434,795	
f) Resident Opportunity and Self-Sufficiency Grants	220,000	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	4,291,344	
4. Other income (list below)		
Investments	179,708	
Entrepreneurial activities	852,479	
4. Non-federal sources (list below)		
Total resources	\$ 37,040,975	

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: **(90 days)**
 Other: (describe)

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

- Criminal or Drug-related activity
 Rental history
 Housekeeping
 Other (describe) **Outstanding balances owed to AHA**

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) **AHA webpage/on-line application**

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?

2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
 If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
 If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 PHA main administrative office

- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) Elderly or Families with a Head of Household that is Handicapped or disabled families who are receiving Social Security, Supplemental Security income benefits as a result of their inability to work

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

- Date and Time 1

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability 1
- 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) Elderly or Families with a Head of Household that is Handicapped or disabled families who are receiving Social Security, Supplemental Security income benefits as a result of their inability to work 1

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) **AHA webpage**

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)]
Overlook Apartments	76		Included in ACOP
Barton Village	147		Included in ACOP
Underwood Homes	249		Included in ACOP

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. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time 1

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) 2
- Victims of domestic violence
- Substandard housing 2
- Homelessness 2

High rent burden 2

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below) **AHA webpage**

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) **Any time the family experience a new source of income**

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

(2) Flat Rents

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)

If the family has lost eligibility or is awaiting an eligibility determination; the family would be evicted as a result of the imposition of the minimum rent requirement; the income of the family has decreased because of a change in circumstances, including loss of employment, death in the family or other circumstances as determined by AHA or HUD.

5. Capital Improvement Needs

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

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

A. Capital Fund Activities

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

(1) Capital Fund Program

a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.

b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such

financing activities.).

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

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)
 Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- 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: **Gilbert Manor**
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

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

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

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

Demolition/Disposition Activity Description	
1a. Development name: Gilbert Manor Peabody Apartments	
1b. Development (project) number: GA00103R/ GA00107A	
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: GA00103R(03.31.2008) GA00107A(03.31.2007)	
5. Number of units affected: 278(GA00103R) 0 (GA00107A)	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: <u>GA00103R</u> a. Actual or projected start date of activity: 04.01.2007 b. Projected end date of activity: 03.31.2011 7a. Timeline for activity: <u>GA00107A</u> a. Actual or projected start date of activity: 03.31.2007 b. Projected end date of activity: 06.30.2007	

****See Attachment A regarding Cluster Candidates***

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? ___

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)? **Marketing and recruiting efforts through mail outs and briefings.**

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

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

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

8. Civil Rights Certifications

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

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

9. Additional Information

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

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

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2006 - 2010)

See Attachment B

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

a. Substantial Deviation from the 5-Year Plan

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

and formal approval by the Board of Commissioners.

b. Significant Amendment or Modification to the Annual Plan

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

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

(2) Resident Membership on PHA Governing Board

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

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

Yes No:

If yes, complete the following:

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

Method of Selection:

Appointment

The term of appointment is (include the date term expires): 09/30/2007

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: 12/2006

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

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: Augusta-Richmond County

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:)

Low utilization rate for vouchers due to clients not locating approvable units in a reasonable timeframe.

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

Progressive Redevelopment, Inc.
Maxwell House Apartments
Project-Based Voucher units=44
Census Tract=4

Hope House, Inc.
The Highlands West
Project-Based Voucher units=42
Census Tract=105.4

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
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	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
	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input 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
	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	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
X	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.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 19 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	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
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	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
	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Other supporting documents (optional). List individually.	(Specify as needed)

VAWA Statement:

The Augusta Housing Authority's March 2007 Resident Spotlight provided information regarding the act and the hotline number to the local Domestic Violence Intervention Center. The hotline number is also listed on our webpage and the quarterly Family Self-Sufficiency Spotlight. Since there is a correlation between victims of domestic violence and homelessness, rent burdens and substandard housing, our agency will continue to employ these former federal preferences in our housing assistance program. In addition, a Tenancy Addendum (HUD form 52641-A) has been provided to all landlords which outlines protections from evictions for victims of abuse.

Attachment A

Olmsted Homes (GA001001), Peabody (GA001007A) and Ervin Towers (GA001007B) have been identified in the "Cluster Candidate Report" by the Special Application Center (SAC). The aforementioned sites are under modernization therefore the occupancy rate is less than 85%.

Attachment B

- Goal 1: Expand the supply of assisted housing.

AHA will apply for additional rental vouchers and will assist 50 new families per month by April 1, 2010.

AHA will reduce the number of public housing vacancies by 1% through counseling efforts with the Resident Services Programs.

AHA will leverage private and or public funds to create additional housing opportunities.

AHA will acquire or build affordable housing units.

- Goal 2: Improve the quality of assisted housing.

AHA will modernize approximately 475 public housing units by April 1, 2010.

AHA will demolish public housing units and provide replacement housing units.

AHA will dispose of public housing property for continued community revitalization and provide replacement housing units.

- Goal 3: Increase assisted housing choices.

AHA will conduct outreach efforts to potential voucher landlords and increase the number of landlord participates by 50 on or before April 1, 2010.

AHA will implement a voucher homeownership program and assist a minimum of 25 participants by April 1, 2010.

- Goal 4: Provide an improved living environment.

AHA will implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments.

AHA will implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.

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

AHA will provide or attract supportive services to improve employability of assisted recipients.

AHA will provide or attract supportive services to increase independence for the elderly or families with disabilities.

- Goal 6: Ensure equal opportunity and affirmatively further fair housing.

AHA will coordinate efforts with the Augusta/Richmond County Housing and Economic Development Department to educate the public on fair housing issues.

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:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input 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				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
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				

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name				<input 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: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

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 : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

Annual Statement/Performance and Evaluation Report

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

PHA Name: <p style="text-align: center;">The Augusta Housing Authority</p>	Grant Type and Number Capital Fund Program Grant No: GA06P00150107 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">FFY2007</p>
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$80,000	\$0	\$0	\$0
3	1408 Management Improvements	\$515,000	\$0	\$0	\$0
4	1410 Administration	\$353,133	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$107,900	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$97,400	\$0	\$0	\$0
10	1460 Dwelling Structures	\$1,543,320	\$0	\$0	\$0
11	1465.1 Dwelling Equipment--Nonexpendable	\$30,000	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation	\$0	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collaterization or Debt Service	\$1,506,421	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$4,233,174	\$0	\$0	\$0

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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: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150107 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2007
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	10,000	0	0	0
23	Amount of line 21 Related to Section 504 compliance	50,000	0	0	0
24	Amount of line 21 Related to Security - Soft Cases	30,000	0	0	0
25	Amount of line 21 Related to Security - Hard Cases	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	45,000	0	0	0

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150107		FFY2007		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA-001 ALL	A. Operations	1406	1	\$80,000				
HA Wide Management Improve.	A. Admin. Personnel Education to improve individual job performance.	1408	25	\$15,000				
	B. Education to improve Maintenance personnel safety & job performance	1408	10	\$15,000				
	C. Private Police Service (See Justification in Management Needs)	1408	15	\$480,000				
	D. Computer software	1408	N/A	\$5,000				
	<u>Subtotal</u>			<u>\$515,000</u>				
HA Wide Administrative	A. Funds for Preventive Maintenance Inspectors	1410						
	Salaries		2	\$64,000				
	Benefits		2	\$23,000				
	<u>Sub Total</u>			<u>\$87,000</u>				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150107		FFY2007		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	A. Funds for 100% Mod. Dir.,	1410						
Admin.	Dir. of Plann. & Dev. 3 Clerks, &							
Cost	30% of Finance Clerk to cover cost of CGP Administration							
	Salaries		N/A	\$245,914				
	Benefits		N/A	\$96,615				
	Travel		N/A	\$4,418				
	Sundry		N/A	\$6,186				
	Sub Total			\$353,133				
GA-All	A. Salary for	1430	1	\$51,450				
PHA Wide Modern.	Construction Inspector							
GA06P001001/01A	B. Salaries for	1430	1	\$51,450				
Olmsted Homes and Annex	Construction Inspector GA1-1							
GA06P001001/01A	D. A/E for Comprehensive Modern.	1430	255	\$5,000				
Olmsted Homes and Annex								
	Sub Total			\$107,900				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150107		FFY2007		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A Olmsted Homes and Annex	A. Replace Windows and Screens	1460	38	\$80,000				
	B. Replace Exterior Doors and Screens	1460	67	\$71,970				
	C. Repair Exterior Walls	1460	71	\$75,000				
	D. Replace Roofs	1460	25	\$75,000				
	E. Inst Front and Rear Porches	1460	34	\$62,219				
	F. Gutters, Porches and Gen Ext.	1460	128	\$59,299				
	G. Termite Control	1460	60	\$24,000				
	H. House Identification	1460	20	\$4,800				
	I. Kitchen Rehabilitation	1460	24	\$75,000				
	J. Bathroom Rehabilitation	1460	18	\$71,332				
	K. Replace Floors	1460	50	\$100,500				
	L. Interior Walls	1460	29	\$129,500				
	M. Replace Ceilings	1460	50	\$90,000				
	N. Insulate Walls and Ceilings	1460	100	\$54,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:			
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150107		FFY2007			
		Replacement Housing Factor Grant No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
GA06P001001/1A Olmsted Homes and Annex	O. Int Doors and Closets	1460	99	\$56,949					
	P. Int Door Hardware	1460	115	\$39,000					
	Q. Electrical Dist. System	1460	30	\$157,000					
	R. Replace DWH system	1460	111	\$98,862					
	S. Replace HVAC System	1460	35	\$124,298					
	T. Interior Plumbing	1460	70	\$63,840					
	U. 504 Handicap Accessibility	1460	6	\$30,751					
	Sub Total			\$1,543,320					
GA06P001001/1A Olmstead Homes And Annex	A. Ranges and Refrigerators	1465.1	43	\$30,000					
	Sub Total			\$30,000					
GA-ALL	A. Revenue Bond Repayment	1501	1	\$1,506,421					
	Sub Total			\$1,506,421					

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150106 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2006
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/2006
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$80,000	\$80,000	\$0	\$0
3	1408 Management Improvements	\$515,000	\$515,000	\$143,802	\$4,372
4	1410 Administration	\$423,317	\$423,317	\$423,317	\$45,584
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$164,713	\$164,713	\$41,003	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$35,500	\$30,000	\$0	\$0
10	1460 Dwelling Structures	\$1,393,223	\$1,398,723	\$0	\$0
11	1465.1 Dwelling Equipment--Nonexpendable	\$50,000	\$50,000	\$0	\$0
12	1470 Nondwelling Structures	\$30,000	\$30,000	\$30,000	\$0
13	1475 Nondwelling Equipment	\$25,000	\$25,000	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation	\$10,000	\$10,000	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collaterization or Debt Service	\$1,506,421	\$1,506,421	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$4,233,174	\$4,233,174	\$638,122	\$49,956

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150106 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2006
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/06
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	10,000	0	0	0.00
23	Amount of line 21 Related to Section 504 compliance	50,000	0	0	0.00
24	Amount of line 21 Related to Security - Soft Cases	30,000	0	0	0.00
25	Amount of line 21 Related to Security - Hard Cases	0	0	0	0.00
26	Amount of line 21 Related to Energy Conservation Measures	45,000	0	0	0.00

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150106		FFY2006		
Replacement Housing Factor Grant No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA-001 ALL	A. Operations	1406	1	\$80,000	\$80,000	\$0	\$0	
HA Wide Management Improve.	A. Admin. Personnel Education to improve individual job performance.	1408	25	\$15,000	\$15,000	\$9,090	\$1,125	
	B. Education to improve Maintenance personnel safety & job performance	1408	10	\$15,000	\$15,000	\$3,247	\$3,247	
	C. Private Police Service (See Justification in Management Needs)	1408	15	\$480,000	\$480,000	\$131,465	\$0	
	D. Computer software	1408	N/A	\$5,000	\$5,000	\$0	\$0	
	Subtotal			\$515,000	\$515,000	\$143,802	\$4,372	
HA Wide Administrative	A. Funds for Preventive Maintenance Inspectors	1410						
	Salaries		2	\$64,000	\$64,000	\$64,000	\$6,351	
	Benefits		2	\$23,000	\$23,000	\$23,000	\$2,282	
	Sub Total			\$87,000	\$87,000	\$87,000	\$8,633	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150106		FFY2006		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	A. Funds for 100% Mod. Dir.,	1410						
Admin.	Dir. of Plann. & Dev. 3 Clerks, &							
Cost	30% of Finance Clerk to cover cost of CGP Administration							
	Salaries		N/A	\$234,204	\$234,204	\$234,204	\$23,240	
	Benefits		N/A	\$92,014	\$92,014	\$92,014	\$13,617	
	Travel		N/A	\$4,208	\$4,208	\$4,208	\$0	
	Sundry		N/A	\$5,891	\$5,891	\$5,891	\$94	
	Sub Total			\$336,317	\$336,317	\$336,317	\$36,951	
GA-All	A. Salary for	1430	1	\$49,000	\$49,000	\$5,356	\$0	
PHA Wide Modern.	Construction Inspector							
GA06P001001/01A	B. Salaries for	1430	1	\$49,000	\$49,000	\$6,910	\$0	
Olmsted Homes and Annex	Construction Inspector GA1-1							
GA06P001001/01A	D. A/E for Comprehensive Modern.	1430	255	\$66,713	\$66,713	\$28,737	\$0	
Olmsted Homes and Annex								
	Sub Total			\$164,713	\$164,713	\$41,003	\$0	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150106		FFY2006		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001007A Peabody Apts	A. Covered Walks and Sidewalks	1450	5	\$10,000	\$0	\$0	\$0	
	B. Parking Improvements	1450	10	\$20,000	\$0	\$0	\$0	
	Sub Total			\$30,000	\$0	\$0	\$0	
GA06P001014 Barton Village	A. Landscaping and Fencing	1450	1	\$5,000	\$0	\$0	\$0	
	B. Clotheslines and Poles	1450	1	\$500	\$0	\$0	\$0	
	Sub Total			\$5,500	\$0	\$0	\$0	
GA06P001001/1A Olmstead Homes And Annex	A. Sidewalks and Landscaping	1450	5	\$0	\$10,000	\$0	\$0	
	B. Parking Improvements	1450	10	\$0	\$20,000	\$0	\$0	
				\$0	\$30,000	\$0	\$0	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150106		FFY2006		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/01A Olmstead Homes And Annex	A. Replace Windows and Screens	1460	35	\$0	\$125,000	\$0	\$0	
	B. Kitchen Rehabilitation	1460	50	\$0	\$230,500	\$0	\$0	
	C. Bathroom Rehabilitation	1460	30	\$0	\$125,000	\$0	\$0	
	D. Replace Floors	1460	30	\$0	\$125,000	\$0	\$0	
	E. Interior Walls	1460	11	\$0	\$103,265	\$0	\$0	
	F. Interior Ceilings	1460	32	\$0	\$92,958	\$0	\$0	
	G. Interior Doors, Enclose Closets	1460	48	\$0	\$100,000	\$0	\$0	
	H. Interior Door Hardware	1460	53	\$0	\$50,000	\$0	\$0	
	I. Signage	1460	52	\$0	\$5,000	\$0	\$0	
	J. Electrical Distribution System	1460	14	\$0	\$142,000	\$0	\$0	
	L. Upgrade HVAC System	1460	13	\$0	\$50,000	\$0	\$0	
	M. Interior Plumbing Fixtures	1460	19	\$0	\$75,000	\$0	\$0	
	N. Interior Plumbing Lines	1460	15	\$0	\$100,000	\$0	\$0	
	Sub Total			\$0	\$1,323,723	\$0	\$0	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150106		FFY2006		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001014 Barton Village	A. Roof Replacement	1460	1	\$5,000	\$5,000	\$0	\$0	
	B. Repl. Windows and Screens	1460	1	\$3,000	\$3,000	\$0	\$0	
	C. Repl. Fascia, Siding, Soffits and Gen Ext.	1460	1	\$4,000	\$4,000	\$0	\$0	
	D. Repl Columns and Bldg Ident	1460	1	\$3,000	\$3,000	\$0	\$0	
	E. Clean and Seal Bricks	1460	1	\$3,000	\$3,000	\$0	\$0	
	F. Repl. Ext Doors and Hardware	1460	1	\$3,000	\$3,000	\$0	\$0	
	G. Replace Exterior Screen Doors	1460	1	\$1,000	\$1,000	\$0	\$0	
	H. Attic Insulation	1460	1	\$1,000	\$1,000	\$0	\$0	
	I. Upgrade Electrical Systems	1460	1	\$10,000	\$10,000	\$0	\$0	
	J. Kitchen Rehabilitation	1460	1	\$8,000	\$8,000	\$0	\$0	
	K. Replace Floor Tile	1460	1	\$4,000	\$4,000	\$0	\$0	
	L. Int Door Inst./Repl/ Hardware	1460	1	\$2,000	\$2,000	\$0	\$0	
	M. Repair/Replace/Paint Int Walls	1460	1	\$8,000	\$8,000	\$0	\$0	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150106		FFY2006		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001014 Barton Village	N. HVAC Replacement	1460	1	\$5,000	\$5,000	\$0	\$0	
	O. Plumbing Upgrades	1460	1	\$10,000	\$10,000	\$0	\$0	
	P. Bathroom Rehabilitation	1460	1	\$5,000	\$5,000	\$0	\$0	
	Sub Total			\$75,000	\$75,000	\$0	\$0	
GA06P001007A Peabody Apts.	A. Replace Windows and Screens	1460	30	\$75,000	\$0	\$0	\$0	
	B. Kitchen Rehabilitation	1460	30	\$125,000	\$0	\$0	\$0	
	C. Bathroom Rehabilitation	1460	30	\$125,000	\$0	\$0	\$0	
	D. Replace Floors	1460	30	\$125,000	\$0	\$0	\$0	
	E. Interior Walls	1460	11	\$103,265	\$0	\$0	\$0	
	F. Interior Ceilings	1460	32	\$92,958	\$0	\$0	\$0	
	G. Interior Doors, Enclose Closets	1460	48	\$100,000	\$0	\$0	\$0	
	H. Interior Door Hardware	1460	53	\$50,000	\$0	\$0	\$0	
	I. Signage	1460	52	\$5,000	\$0	\$0	\$0	
	J. Electrical Distribution System	1460	14	\$142,000	\$0	\$0	\$0	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150106		FFY2006		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001007A	K. Hot Water System	1460	23	\$150,000	\$0	\$0	\$0	
Peabody Apts.								
	L. Upgrade HVAC System	1460	13	\$50,000	\$0	\$0	\$0	
	M. Interior Plumbing Fixtures	1460	19	\$75,000	\$0	\$0	\$0	
	N. Interior Plumbing Lines	1460	15	\$100,000	\$0	\$0	\$0	
	Sub Total			\$1,318,223	\$0	\$0	\$0	
GA07P001007A	A. Ranges and Refrigerators	1465.1	23	\$20,000	\$0	\$0	\$0	
Peabody Apts								
GA06P001001/1A	A. Ranges and Refrigerators	1465.1	43	\$30,000	\$50,000	\$0	\$0	
Olmstead Homes								
And Annex	Sub Total			\$50,000	\$50,000	\$0	\$0	
GA06P001001/1A	A. Upgrades to Maint Building	1470	1	\$30,000	\$30,000	\$30,000	\$0	
Olmstead Homes								
And Annex	Sub Total			\$30,000	\$30,000	\$30,000	\$0	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150106		FFY2006		
Replacement Housing Factor Grant No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA-ALL	A. Vehicle for Planning and Development Department	1475.1	1	\$25,000	\$25,000	\$0	\$0	
	Sub Total			\$25,000	\$25,000	\$0	\$0	
GA06P001001/1A	A. Relocation	1495	14	\$9,500	\$9,500	\$0	\$0	
Olmstead Homes And Annex								
GA06P001014	B. Relocation	1495	1	\$500	\$500	\$0	\$0	
Barton Village								
	Sub Total			\$10,000	\$10,000	\$0	\$0	
GA-ALL	A. Revenue Bond Repayment	1501	1	\$1,506,421	\$1,506,421	\$0	\$0	
	Sub Total			\$1,506,421	\$1,506,421	\$0	\$0	

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150105 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2005
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 9/30/06
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$80,000	\$51,285	\$51,285	\$51,285
3	1408 Management Improvements	\$595,000	\$583,028	\$583,028	\$396,118
4	1410 Administration	\$469,824	\$469,824	\$469,824	\$412,806
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$164,713	\$212,283	\$212,283	\$181,184
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$218,937	\$516,625	\$516,625	\$186,846
10	1460 Dwelling Structures	\$1,597,576	\$1,310,187	\$1,310,187	\$628,164
11	1465.1 Dwelling Equipment--Nonexpendable	\$30,000	\$600	\$600	\$0
12	1470 Nondwelling Structures	\$10,000	\$31,518	\$31,518	\$11,000
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation	\$10,000	\$700	\$700	\$450
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collaterization or Debt Service	\$1,522,196	\$1,522,196	\$1,522,196	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$4,698,246	\$4,698,246	\$4,698,246	\$1,867,853

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150105 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2005
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 9/30/05 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	30,000	30,000	30,000	10,000
23	Amount of line 21 Related to Section 504 compliance	10,000	10,000	10,000	2,000
24	Amount of line 21 Related to Security - Soft Cases	30,000	30,000	30,000	1,000
25	Amount of line 21 Related to Security - Hard Cases	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	55,000	55,000	55,000	20,000

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150105		FFY2005		
Replacement Housing Factor Grant No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA-001 ALL	A. Operations	1406	1	\$80,000	\$51,285	\$51,285	\$51,285	On-going
HA	A. Admin. Personnel Education to	1408	25	\$15,000	\$49,612	\$49,612	\$49,612	Complete
Wide	improve individual job performance.							
Management								
Improve.	B. Education to improve Maintenance	1408	10	\$15,000	\$3,257	\$3,257	\$3,257	Complete
	personnel safety & job performance							
	C. Private Police Service (See	1408	15	\$560,000	\$525,159	\$525,159	\$338,249	On-going
	Justification in Management Needs)							
	D. Computer software	1408	N/A	\$5,000	\$5,000	\$5,000	\$5,000	Complete
	Subtotal			\$595,000	\$583,028	\$583,028	\$396,118	
HA Wide	A. Funds for Preventive Maintenance							
Administrative	Inspectors	1410						
	Salaries		2	\$64,000	\$42,269	\$42,269	\$36,856	On-going
	Benefits		2	\$23,000	\$15,285	\$15,285	\$13,127	On-going
	Sub Total			\$87,000	\$57,554	\$57,554	\$49,983	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150105		FFY2005		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	A. Funds for 100% Mod. Dir.,	1410						
Admin.	Dir. of Plann. & Dev. 3 Clerks, &							
Cost	30% of Finance Clerk to cover cost of CGP Administration							
	Salaries		N/A	\$268,488	\$270,057	\$270,057	\$238,493	On-going
	Benefits		N/A	\$103,237	\$134,135	\$134,135	\$118,458	On-going
	Travel		N/A	\$5,208	\$2,187	\$2,187	\$1,094	On-going
	Sundry		N/A	\$5,891	\$5,891	\$5,891	\$4,778	On-going
	Sub Total			\$382,824	\$412,270	\$412,270	\$362,823	
GA-All	A. Salary for	1430	1	\$49,000	\$25,664	\$25,664	\$25,664	On-going
PHA Wide Modern.	Construction Inspector							
GA06P001001/01A	B. Salaries for	1430	1	\$49,000	\$31,878	\$31,878	\$31,878	On-going
Olmsted Homes and Annex	Construction Inspector GA1-1							
GA06P001001/01A	D. A/E for Comprehensive Modern.	1430	255	\$66,713	\$154,741	\$154,741	\$123,642	On-going
Olmsted Homes and Annex								
	Sub Total			\$164,713	\$212,283	\$212,283	\$181,184	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150105		FFY2005		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A Olmsted Hms and Extension	A. Storm Sewer Distribution System	1450	17	\$20,000	\$53,733	\$53,733	\$19,642	On-going
	B. Sanitary Sewer Distribution System	1450	17	\$20,000	\$30,000	\$30,000	\$10,967	On-going
	C. Sidewalks and Landscaping	1450	80	\$80,000	\$133,778	\$133,778	\$48,904	On-going
	D. Playground Equipment	1450	1	\$17,400	\$15,397	\$15,397	\$5,628	On-going
	E. Street Lighting and Elect Distrib.	1450	50	\$50,000	\$12,535	\$12,535	\$4,582	On-going
	F. Repair and Replace Streets and Parking Areas.	1450	10	\$16,037	\$224,182	\$224,182	\$81,952	On-going
	G, Replace Clotheslines and Poles	1450	45	\$10,000	\$41,500	\$41,500	\$15,171	On-going
	Sub Total			\$213,437	\$511,125	\$511,125	\$186,846	
GA06P001014 Barton Village	A. Landscaping and Fencing	1450	1	\$5,000	\$5,000	\$5,000	\$0	On-going
	B. Clotheslines and Poles	1450	1	\$500	\$500	\$500	\$0	On-going
	Sub Total			\$5,500	\$5,500	\$5,500	\$0	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150105		FFY2005		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001014 Barton Village	A. Roof Replacement	1460	1	\$5,000	\$5,000	\$5,000	\$0	On-going
	B. Repl. Windows and Screens	1460	1	\$3,000	\$3,000	\$3,000	\$0	On-going
	C. Repl. Fascia, Siding, Soffits and Gen Ext.	1460	1	\$4,000	\$4,000	\$4,000	\$0	On-going
	D. Repl Columns and Bldg Ident	1460	1	\$3,000	\$3,000	\$3,000	\$0	On-going
	E. Clean and Seal Bricks	1460	1	\$3,000	\$3,000	\$3,000	\$0	On-going
	F. Repl. Ext Doors and Hardware	1460	1	\$3,000	\$3,000	\$3,000	\$0	On-going
	G. Replace Exterior Screen Doors	1460	1	\$1,000	\$1,000	\$1,000	\$0	On-going
	H. Attic Insulation	1460	1	\$1,000	\$1,000	\$1,000	\$0	On-going
	I. Upgrade Electrical Systems	1460	1	\$10,000	\$10,000	\$10,000	\$0	On-going
	J. Kitchen Rehabilitation	1460	1	\$8,000	\$8,000	\$8,000	\$0	On-going
	K. Replace Floor Tile	1460	1	\$4,000	\$4,000	\$4,000	\$0	On-going
	L. Int Door Inst./Repl/ Hardware	1460	1	\$2,000	\$2,000	\$2,000	\$0	On-going
	M. Repair/Replace/Paint Int Walls	1460	1	\$8,000	\$8,000	\$8,000	\$0	On-going

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150105		FFY2005		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001014 Barton Village	N. HVAC Replacement	1460	1	\$5,000	\$5,000	\$5,000	\$0	On-going
	O. Plumbing Upgrades	1460	1	\$10,000	\$10,000	\$10,000	\$0	On-going
	P. Bathroom Rehabilitation	1460	1	\$5,000	\$5,000	\$5,000	\$0	On-going
	Sub Total			\$75,000	\$75,000	\$75,000	\$0	
GA06P001001/1A Olmsted Homes and Annex	A. Replace Windows and Screens	1460	31	\$81,302	\$64,759	\$64,759	\$25,862	On-going
	B. Replace Exterior Doors and Screens	1460	48	\$71,970	\$57,326	\$57,326	\$22,893	On-going
	C. Repair Exterior Walls	1460	5	\$7,500	\$5,974	\$5,974	\$2,386	On-going
	D. Replace Roofs	1460	18	\$72,000	\$57,350	\$57,350	\$22,903	On-going
	E. Inst Front and Rear Porches	1460	28	\$84,000	\$66,908	\$66,908	\$26,720	On-going
	F. Gutters, Porches and Gen Ext	1460	100	\$81,753	\$65,119	\$65,119	\$26,005	On-going
	G. Termite Control	1460	72	\$24,000	\$19,117	\$19,117	\$7,634	On-going
	H. House Identification	1460	71	\$4,800	\$3,823	\$3,823	\$1,527	On-going
	I. Kitchen Replacement	1460	30	\$69,219	\$55,135	\$55,135	\$22,018	On-going
	J. Bathroom Replacement	1460	26	\$71,332	\$56,818	\$56,818	\$22,691	On-going

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150105		FFY2005		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A	K. Replace Floors	1460	50	\$100,500	\$80,051	\$80,051	\$31,969	On-going
Olmstead Homes								
And Annex	L. Interior Walls	1460	38	\$129,500	\$116,614	\$116,614	\$116,614	On-going
	M. Replace Ceilings	1460	45	\$90,000	\$71,688	\$71,688	\$28,629	On-going
	N. Insulate Walls and Ceilings	1460	68	\$54,000	\$43,013	\$43,013	\$17,177	On-going
	O. Interior Doors and Closets	1460	68	\$56,949	\$45,361	\$45,361	\$18,115	On-going
	P. Int Door Hardware	1460	60	\$39,000	\$31,065	\$31,065	\$12,406	On-going
	Q. Electrical Dist. System	1460	30	\$157,000	\$125,055	\$125,055	\$49,941	On-going
	R. Replace DWH System	1460	49	\$98,862	\$78,746	\$78,746	\$31,448	On-going
	S. Replace HVAC SYSTEM	1460	80	\$124,298	\$107,956	\$107,956	\$107,956	On-going
	T. Interior Plumbing	1460	50	\$73,840	\$58,816	\$58,816	\$23,488	On-going
	U. 504 Handicap Access/	1460	2	\$30,751	\$24,493	\$24,493	\$9,782	On-going
	Sub Total			\$1,522,576	\$1,235,187	\$1,235,187	\$628,164	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150105		FFY2005		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A Olmstead Homes	A. Ranges and Refrigerators	1465.1	43	\$30,000	\$600	\$600	\$0	On-going
And Annex	Sub Total			\$30,000	\$600	\$600	\$0	
GA06P001001/1A Olmstead Homes	A. Upgrades to Maint Building	1470	1	\$10,000	\$31,518	\$31,518	\$11,000	On-going
And Annex	Sub Total			\$10,000	\$31,518	\$31,518	\$11,000	
GA06P001001/1A Olmstead Homes	A. Relocation	1495	14	\$9,500	\$250	\$250	\$0	On-going
And Annex								
GA06P001014 Barton Village	B. Relocation	1495	1	\$500	\$450	\$450	\$450	On-going
	Sub Total			\$10,000	\$700	\$700	\$450	
GA-ALL	A. Revenue Bond Repayment	1501	1	\$1,522,196	\$1,522,196	\$1,522,196	\$0	On-going
	Sub Total			\$1,522,196	\$1,522,196	\$1,522,196	\$0	

Annual Statement/Performance and Evaluation Report

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

PHA Name: <p style="text-align: center;">The Augusta Housing Authority</p>	Grant Type and Number Capital Fund Program Grant No: GA06P00150104 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">FFY2004</p>
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 9/30/06
 Final Performance and Evaluation Report

Line Lin Summary by Development Account		Total Estimated Cost		Total Actual Cost	
No.	No.	Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$453,441	\$453,441	\$453,441	453,441.00
3	1408 Management Improvements	\$515,000	\$596,918	\$596,918	596,918.00
4	1410 Administration	\$456,582	\$456,582	\$456,582	456,582.00
5	1411 Audit	\$0	\$0	\$0	0.00
6	1415 Liquidated Damages	\$0	\$0	\$0	0.00
7	1430 Fees and Costs	\$164,713	\$164,854	\$164,854	164,854.00
8	1440 Site Acquisition	\$0	\$0	\$0	0.00
9	1450 Site Improvement	\$612,900	\$682,613	\$682,613	\$682,613
10	1460 Dwelling Structures	\$705,992	\$356,867	\$356,867	183,405.00
11	1465.1 Dwelling Equipment--Nonexpendable	\$30,000	\$21,593	\$21,593	21,593.00
12	1470 Nondwelling Structures	\$80,000	\$286,870	\$286,870	88,000.00
13	1475 Nondwelling Equipment	\$10,000	\$9,190	\$9,190	9,190.00
14	1485 Demolition	\$0	\$0	\$0	0.00
15	1490 Replacement Reserve	\$0	\$0	\$0	0.00
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	0.00
17	1495.1 Relocation	\$10,000	\$9,700	\$9,700	9,700.00
18	1499 Development Activities	\$0	\$0	\$0	0.00
19	1501 Collaterization or Debt Service	\$1,527,196	\$1,527,196	\$1,527,196	1,527,196.00
20	1502 Contingency	\$0	\$0	\$0	0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$4,565,824	\$4,565,824	\$4,565,824	\$4,193,492
		\$0	\$0		

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150104 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2004
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 9/30/05
 Final Performance and Evaluation Report

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

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150104		FFY2004		
Replacement Housing Factor Grant No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA-001 ALL	A. Operations	1406	A. Operations	\$453,441	\$453,441	\$453,441	\$453,441	On-going
HA Wide Management Improve.	A. Admin. Personnel Education to improve individual job performance.	1408	A. Admin. Personn	\$27,668	\$32,069	\$32,069	32,069.00	On-going
	B. Education to improve Maintenance personnel safety & job performance	1408	10	\$5,063	\$5,868	\$5,868	5,868.00	On-going
	C. Private Police Service (See Justification in Management Needs)	1408	15	\$476,482	\$552,273	\$552,273	\$552,273	On-going
	D. Computer software	1408	N/A	\$5,787	\$6,708	\$6,708	\$6,708	On-going
	<u>Subtotal</u>			<u>\$515,000</u>	<u>\$596,918</u>	<u>\$596,918</u>	<u>596,918.00</u>	
HA Wide Administrative	A. Funds for Preventive Maintenance Inspectors	1410						
	Salaries		2	\$51,448	\$51,448	\$51,448	\$51,448	On-going
	Benefits		2	\$19,735	\$19,735	\$19,735	\$19,735	On-going
	<u>Sub Total</u>			<u>\$71,183</u>	<u>\$71,183</u>	<u>\$71,183</u>	<u>71,183.00</u>	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150104		FFY2004		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	A. Funds for 100% Mod. Dir.,	1410						
Admin.	Dir. of Plann. & Dev. 3 Clerks, &							
Cost	30% of Finance Clerk to cover cost of CGP Administration							
	Salaries		N/A	\$254,007	\$254,006	\$254,006	\$254,006	On-going
	Benefits		N/A	\$121,876	\$121,447	\$121,447	\$121,447	On-going
	Travel		N/A	\$1,573	\$1,762	\$1,762	\$1,762	On-going
	Sundry		N/A	\$7,943	\$8,184	\$8,184	\$8,184	On-going
	Sub Total			\$385,399	\$385,399	\$385,399	385,399.00	On-going
GA-All	A. Salary for	1430	1	\$49,000	\$41,878	\$41,878	\$41,878	On-going
PHA Wide Modern.	Construction Inspector							
GA06P001001/01A	B. Salaries for	1430	1	\$49,000	\$51,001	\$51,001	\$51,001	On-going
Olmsted Homes and Annex	Construction Inspector GA1-1							
GA06P001001/01A	D. A/E for Comprehensive Modern.	1430	255	\$66,713	\$71,975	\$71,975	\$71,975	On-going
Olmsted Homes and Annex								
	Sub Total			\$164,713	\$164,854	\$164,854	164,854.00	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150104		FFY2004		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001014 Barton Village	A. Roof Replacement	1460	1	\$0	\$0	\$0	0.00	On-going
	B. Replace Windows and Screens	1460	1	\$0	\$0	\$0	0.00	On-going
	C. Replace Fascia, Siding, Soffits and Shutters	1460	1	\$0	\$0	\$0	0.00	On-going
	D. Replace Columns & Bldg Ident.	1460	1	\$0	\$0	\$0	0.00	On-going
	E. Clean and Seal Bricks	1460	1	\$0	\$0	\$0	0.00	On-going
	F. Replace Exterior Doors & hardware	1460	1	\$0	\$0	\$0	0.00	On-going
	G. Replace Exterior Screen Doors	1460	1	\$0	\$0	\$0	0.00	On-going
	H. Attic Insulation	1460	1	\$0	\$0	\$0	0.00	On-going
	I. Upgrade Electrical Systems	1460	1	\$0	\$0	\$0	0.00	On-going
	J. Kitchen Rehabilitation	1460	1	\$0	\$0	\$0	0.00	On-going
	K. Replace Floor Tile	1460	1	\$0	\$0	\$0	0.00	On-going
	L. Int Door Inst and Repl, and Hardware	1460	1	\$0	\$0	\$0	0.00	On-going
	M. Repair and Paint Interiors Walls	1460	1	\$0	\$0	\$0	0.00	On-going

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150104		FFY2004		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001014 Barton Village	N. HVAC Replacement	1460	1	\$0	\$0	\$0	0.00	On-going
	O. Plumbing Upgrades	1460	1	\$0	\$0	\$0	0.00	On-going
	P. Bathroom Rehabilitation	1460	1	\$0	\$0	\$0	0.00	On-going
	Sub Total			\$0	\$0	\$0	0.00	
GA06P001001/1A Olmsted Homes and Annex	A. Replace Windows and Screens	1460	38	\$73,416	\$24,292	\$24,292	\$24,292	On-going
	B. Replace Exterior Doors and Screens	1460	67	\$30,000	\$30,000	\$30,000	\$30,000	On-going
	C. Repair Exterior Walls	1460	71	\$7,500	\$3,405	\$3,405	\$3,405	On-going
	D. Replace Roofs	1460	25	\$30,000	\$25,612	\$25,612	\$25,612	On-going
	E. Inst Front and Rear Porches	1460	34	\$25,000	\$19,865	\$19,865	\$19,865	On-going
	F. Gutters, Porches and Gen Ext.	1460	128	\$20,000	\$9,080	\$9,080	\$9,080	On-going
	G. Termite Control	1460	60	\$24,000	\$10,896	\$10,896	\$10,896	On-going
	H. House Identification	1460	20	\$4,800	\$2,179	\$2,179	\$2,179	On-going
	I. Kitchen Rehabilitation	1460	24	\$29,219	\$13,266	\$13,266	\$13,266	On-going
	J. Bathroom Rehabilitation	1460	18	\$30,000	\$13,621	\$13,621	\$13,621	On-going

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150104		FFY2004		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A Olmsted Homes and Annex	K. Replace Floors	1460	50	\$35,000	\$15,891	\$15,891	0.00	On-going
	L. Interior Walls	1460	29	\$50,000	\$22,701	\$22,701	0.00	On-going
	M. Replace Ceilings	1460	50	\$30,000	\$13,621	\$13,621	0.00	On-going
	N. Insulate Walls and Ceilings	1460	100	\$34,000	\$15,437	\$15,437	0.00	On-going
	O. Int Doors and Closets	1460	99	\$22,434	\$10,185	\$10,185	0.00	On-going
	P. Int Door Hardware	1460	115	\$39,000	\$17,707	\$17,707	0.00	On-going
	Q. Electrical Dist. System	1460	30	\$50,000	\$31,189	\$31,189	\$31,189	On-going
	R. Replace DWH system	1460	111	\$47,872	\$21,735	\$21,735	0.00	On-going
	S. Replace HVAC System	1460	35	\$50,000	\$22,701	\$22,701	0.00	On-going
	T. Interior Plumbing	1460	70	\$43,000	\$19,523	\$19,523	0.00	On-going
	U. 504 Handicap Accessibility	1460	6	\$30,751	\$13,961	\$13,961	0.00	On-going
	Sub Total			\$705,992	\$356,867	\$356,867	183,405.00	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150104		FFY2004		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A Olmsted Hms and Extension	A. Ranges and Refrigerators	1465.1	50	\$30,000	\$19,688	\$19,688	\$19,688	On-going
GA06P001014 Barton Village	B. Ranges and Refrigerators	1465.1		\$0	\$1,905	\$1,905	\$1,905	
	Sub Total			\$30,000	\$21,593	\$21,593	21,593.00	
GA06P001001/1A Olmsted Hms and Extension	A. Rehabilitate Adm/Comm/Main Building Shifted in from FFY2001 and reference 5 year plan	1470	1	\$80,000	\$286,870	\$286,870	88,000.00	On-going
	Sub Total			\$80,000	\$286,870	\$286,870	88,000.00	
GA-ALL	A. Purchase Network Diagnostic & tech Services Equip. to Maintain Agency Network	1475.1	N/A	\$10,000	\$9,190	\$9,190	\$9,190	On-going
	Sub Total			\$10,000	\$9,190	\$9,190	9,190.00	
GA06P001001/1A Olmsted Homes And Annex	A. Relocation	1495	40	\$10,000	\$9,700	\$9,700	\$9,700	On-going
GA06P001014 Barton Village	B. Relocation	1495	10	\$0	\$0	\$0	0.00	On-going
	Sub Total			\$10,000	\$9,700	\$9,700	9,700.00	
GA-ALL	A. Bond Repayment	1501		\$1,527,196	\$1,527,196	\$1,527,196	\$1,527,196	

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150103 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2003
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:3)
 Performance and Evaluation Report for Period Ending: 9/30/06
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$240,000	\$240,000	\$240,000	\$240,000.00
3	1408 Management Improvements	\$628,067	\$622,474	\$622,474	\$622,473.98
4	1410 Administration	\$371,800	\$371,800	\$371,800	\$371,800.44
5	1411 Audit	\$0	\$0	\$0	\$0.00
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0.00
7	1430 Fees and Costs	\$93,130	\$94,945	\$94,945	\$94,944.82
8	1440 Site Acquisition	\$0	\$0	\$0	\$0.00
9	1450 Site Improvement	\$138,353	\$201,683	\$201,683	\$159,565.48
10	1460 Dwelling Structures	\$2,200,998	\$2,175,092	\$2,175,092	\$1,836,168.92
11	1465.1 Dwelling Equipment--Nonexpendable	\$30,000	\$0	\$0	\$0.00
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0.00
13	1475 Nondwelling Equipment	\$10,000	\$4,854	\$4,854	\$4,854.07
14	1485 Demolition	\$0	\$0	\$0	\$0.00
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0.00
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0.00
17	1495.1 Relocation	\$6,000	\$7,500	\$7,500	\$7,500.00
18	1499 Development Activities	\$0	\$0	\$0	\$0.00
19	1501 Collateralization or Debt Service	\$0	\$0	\$0	\$0.00
20	1502 Contingency	\$0	\$0	\$0	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$3,718,348	\$3,718,348	\$3,718,348	\$3,337,307.71

Annual Statement/Performance and Evaluation Report

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

PHA Name: The Augusta Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P00150103 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY2003
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 9/30/06
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	30,000	30,000	30,000	\$30,000.00
23	Amount of line 21 Related to Section 504 compliance	5,000	5,000	5,000	\$5,000.00
24	Amount of line 21 Related to Security - Soft Cases	30,000	20,000	20,000	\$20,000.00
25	Amount of line 21 Related to Security - Hard Cases	0	0	0	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	55,000	55,000	55,000	\$55,000.00

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150103		FFY2003		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA-001 ALL	A. Operations	1406	1	\$240,000	\$240,000	\$240,000	\$240,000.00	Completed
HA Wide Management Improve.	A. Admin. Personnel Education to improve individual job performance.	1408	25	\$32,049	\$31,989	\$31,989	\$31,988.95	Completed
	B. Education to improve Maintenance personnel safety & job performance	1408	10	\$14,800	\$9,267	\$9,267	\$9,266.64	Completed
	C. Private Police Service (See Justification in Management Needs)	1408	15	\$575,287	\$575,287	\$575,287	\$575,287.00	Completed
	D. Computer software	1408	N/A	\$5,931	\$5,931	\$5,931	\$5,931.39	Completed
	Subtotal			\$628,067	\$622,474	\$622,474	\$622,473.98	
HA Wide Administrative	A. Funds for Preventive Maintenance Inspectors	1410						
	Salaries		2	\$0	\$0	\$0	\$0.00	Deleted
	Benefits		2	\$0	\$0	\$0	\$0.00	Deleted
	Sub Total			\$0	\$0	\$0	\$0.00	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150103		FFY2003		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	A. Funds for 100% Mod. Dir.,	1410						
Admin.	Dir. of Plann. & Dev. 3 Clerks, &							
Cost	30% of Finance Clerk to cover cost of CGP Administration							
	Salaries		N/A	\$250,000	\$248,083	\$248,083	\$248,083.06	Completed
	Benefits		N/A	\$110,272	\$115,689	\$115,689	\$115,688.94	Completed
	Travel		N/A	\$4,528	\$1,367	\$1,367	\$1,367.16	Completed
	Sundry		N/A	\$7,000	\$6,661	\$6,661	\$6,661.28	Completed
	<u>Sub Total</u>			<u>\$371,800</u>	<u>\$371,800</u>	<u>\$371,800</u>	<u>\$371,800.44</u>	
GA-All	A. Salary for	1430	1	\$40,000	\$33,413	\$33,413	\$33,413.16	Completed
PHA Wide Modern.	Construction Inspector							
GA06P001001/01A	B. Salaries for	1430	1	\$33,914	\$42,315	\$42,315	\$42,315.23	Completed
Olmsted Homes and Annex	Construction Inspector GA1-1							
GA06P001001/01A	D. A/E for Comprehensive Modern.	1430	255	\$19,216	\$19,217	\$19,217	\$19,216.43	Completed
Olmsted Homes and Annex								
	<u>Sub Total</u>			<u>\$93,130</u>	<u>\$94,945</u>	<u>\$94,945</u>	<u>\$94,944.82</u>	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150103		FFY2003		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A Olmsted Hms and Extension	A. Replace Sidewalks and Landscaping	1450	100	\$50,000	\$61,425	\$61,425	\$52,357.48	On-going
	B. Clotheslines and Posts	1450	114	\$15,000	\$15,000	\$15,000	\$12,785.74	On-going
	C. Site Grading and Grassing	1450	33	\$20,000	\$10,000	\$10,000	\$8,523.83	On-going
	D. Upgrade Storm Sewer System Moved in from FFY 2004 Five Year Plan	1450	25	\$28,353	\$106,174	\$106,174	\$76,934.43	On-going
	Sub Total			\$113,353	\$192,599	\$192,599	\$150,601.48	
GA06P001014 Barton Village	A. Landscaping and Fencing	1450	100	\$20,000	\$9,084	\$9,084	\$8,964.00	On-going
	B. Clotheslines and Posts	1450	114	\$5,000	\$0	\$0	\$0.00	On-going
	Sub Total			\$25,000	\$9,084	\$9,084	\$8,964.00	
GA06P001014 Barton Village	A. Roof Replacement	1460	4	\$25,960	\$34,190	\$34,190	\$30,789.30	On-going
	B. Replace Windows and Screens	1460	4	\$5,000	\$16,283	\$16,283	\$14,663.87	On-going
	C. Replace Fascia, Siding, Soffits and Shutters	1460	4	\$20,000	\$10,537	\$10,537	\$9,332.00	On-going

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001014 Barton Village	D. Replace Columns & Bldg Ident.	1460	4	\$15,000	\$7,903	\$7,903	\$6,999.43	On-going
	E. Clean and Seal Bricks	1460	4	\$8,000	\$5,307	\$5,307	\$4,700.28	On-going
	F. Replace Exterior Doors & hardware	1460	4	\$15,000	\$8,000	\$8,000	\$7,085.27	On-going
	G. Replace Exterior Screen Doors	1460	4	\$2,000	\$2,828	\$2,828	\$2,505.05	On-going
	H. Attic Insulation	1460	4	\$5,000	\$7,966	\$7,966	\$7,055.30	On-going
	I. Upgrade Electrical Systems	1460	4	\$30,000	\$18,401	\$18,401	\$16,296.88	On-going
	J. Kitchen Rehabilitation	1460	4	\$20,000	\$17,908	\$17,908	\$15,861.31	On-going
	K. Replace Floor Tile	1460	4	\$15,000	\$13,687	\$13,687	\$12,121.80	On-going
	L. Int Door Inst and Repl, and Hardware	1460	4	\$10,000	\$8,000	\$8,000	\$7,085.27	On-going
	M. Repair and Paint Interiors Walls	1460	4	\$29,975	\$74,361	\$74,361	\$68,860.20	On-going
	N. HVAC Replacement	1460	4	\$30,000	\$16,985	\$16,985	\$15,402.76	On-going
	O. Plumbing Upgrades	1460	4	\$50,000	\$33,154	\$33,154	\$29,364.15	On-going
	P. Bathroom Rehabilitation	1460	4	\$15,000	\$0	\$0	\$0.00	On-going
	Sub Total			\$295,935	\$275,510	\$275,510	\$248,122.87	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A Olmsted Homes and Annex	A. Replace Windows and Screens	1460	76	\$120,000	\$68,049	\$68,049	\$ 56,979.06	On-going
	B. Replace Exterior Doors and Screens	1460	67	\$67,405	\$109,492	\$109,492	\$ 91,680.12	On-going
	C. Repair Exterior Walls	1460	7	\$10,000	\$292,011	\$292,011	\$ 244,506.92	On-going
	D. Replace Roofs	1460	23	\$80,000	\$145,051	\$145,051	\$ 121,453.71	On-going
	E. Inst. Front and Rear Porches	1460	67	\$160,000	\$22,309	\$22,309	\$ 18,680.15	On-going
	F. Termite Control	1460	90	\$15,000	\$4,312	\$4,312	\$ 3,610.63	On-going
	G. House Identification	1460	88	\$5,000	\$6,818	\$6,818	\$ 5,709.12	On-going
	H. Kitchen Rehabilitation	1460	64	\$140,000	\$95,039	\$95,039	\$ 77,065.89	On-going
	I. Bathroom Rehabilitation	1460	90	\$175,548	\$18,439	\$18,439	\$ 15,439.25	On-going
	J. Replace Floors	1460	87	\$120,000	\$101,624	\$101,624	\$ 85,092.10	On-going
	K. Replace/Repair/Repaint Interior Walls	1460	88	\$130,000	\$406,033	\$406,033	\$ 339,979.84	On-going
	L. Replace/Repair/Repaint Int. Ceilings	1460	150	\$200,000	\$42,103	\$42,103	\$ 35,253.73	On-going

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150103		FFY2003		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A Olmsted Homes and Annex	M. Insulate Walls and Ceilings	1460	63	\$40,000	\$29,422	\$29,422	\$ 24,635.47	On-going
	N. Replace Interior Doors and Closets	1460	60	\$50,000	\$0	\$0		On-going
	O. Interior Door Hardware	1460	60	\$30,000	\$7,446	\$7,446	\$ 6,234.55	On-going
	P. Replace Stair Treads	1460	255	\$30,000	\$11,474	\$11,474	\$ 9,607.32	On-going
	Q. Upgrade Electrical System	1460	100	\$300,000	\$242,478	\$242,478	\$ 203,031.36	On-going
	R. Replace DWH System	1460	68	\$61,110	\$15,555	\$15,555	\$ 13,024.18	On-going
	S. Replace HVAC System	1460	80	\$108,000	\$130,673	\$130,673	\$ 109,414.91	On-going
	T. Replace Interior Plumbing	1460	66	\$60,000	\$133,619	\$133,619	\$ 111,881.42	On-going
	U. 504 upgrades to meet Code	1460	10	\$3,000	\$17,635	\$17,635	\$ 14,766.31	On-going
GA06P001007A Peabody Apts	V. Roof Replacement	1460	252	\$0	\$0	\$0	\$0.00	Deleted
	W. Elevator Upgrades	1460	2	\$0	\$0	\$0	\$0.00	Deleted
	Sub Total			\$1,905,063	\$1,899,582	\$1,899,582	\$1,588,046.05	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A	A. Ranges and Refrigerators	1465.1	50	\$30,000	\$0	\$0	\$0.00	Deleted
	Olmsted Hms and Extension							
	Sub Total			\$30,000	\$0	\$0	\$0.00	
GA-ALL	A. Purchase network diagnostic and technical service equipment to maintain Agency Network	1475.1	N/A	\$10,000	\$4,854	\$4,854	\$4,854.07	Completed
	Sub Total			\$10,000	\$4,854	\$4,854	\$4,854.07	
GA06P001001/1A	A. Relocation	1495	40	\$5,000	\$7,500	\$7,500	\$7,500.00	Completed
	Olmsted Homes And Annex							
GA06P001014	B. Relocation	1495	10	\$1,000	\$0	\$0	\$0.00	Deleted
	Barton Village							
	Sub Total			\$6,000	\$7,500	\$7,500	\$7,500.00	

