

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

PHA Plans

5-Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2007

PHA Name: GA003

**Housing Authority of the City of Athens,
Georgia**

ga003v02

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN

ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Athens Georgia

PHA Number: GA003

PHA Fiscal Year Beginning: (mm/yyyy) 07/2007

PHA Programs Administered:

Public Housing and Section 8 Section 8 Only Public Housing Only

Number of public housing units: Number of S8 units: Number of public housing units: **1255**
Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table) – N/A

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 (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website

- Other (list below)
Jack R. Wells Boys Club of Athens (West Side)
Outreach Office, East Athens Development Corporation (East Side)
Housing and Economic Development Department – Athens-Clarke County

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2010
[24 CFR Part 903.5]

A. Mission - N/A – Annual Plan Year

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 – See Progress Statement – ATTACHMENT F

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:

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

- PHA Goal: Increase assisted housing choices

Objectives:

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

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

- PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

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

Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan – N/A

[24 CFR Part 903.7 9 (r)]

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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ii. Table of Contents	
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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration - **ATTACHMENT A**
- FY 2007** Capital Fund Program Annual Statement - **ATTACHMENTS ga003g02**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled **ONLY**)
- List of Resident Advisory Board Members – **ATTACHEMENT B**
- List of Resident Board Member – **ATTACHMENT B**
- Community Service Description of Implementation – **ATTACHMENT C**
- Information on Pet Policy – **ATTACHMENT D**
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable
- Voluntary Conversion – ATTACHMENT E**
- Goals Progress Statement – ATTACHMENT F**

Optional Attachments:

- PHA Management Organizational Chart
- FY 2007 Capital Fund Program 5 Year Action Plan – **ATTACHMENT ga003g02**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - CFP GA06R003501-07 Annual Statement ATTACHMENT – ga003h02
 - PER'S:**
 - MFP GA06P003-04 (Rev. 2 / PER 12/31/06) ATTACHMENT – ga003i02
 - CFP GA06R003501-04 (Rev. 1 / PER 12/31/06) ATTACHMENT – ga003j02
 - CFP GA05P003501-05 (Rev. 1 / PER 12/31/06) ATTACHMENT – ga003k02
 - CFP GA06R003501-05 (PER 12/31/06) ATTACHMENT – ga003l02
 - CFP GA06P003501-06 (PER 12/31/06) ATTACHMENT – ga003m02
 - CFP GA06R003501-06 (PER 12/31/06) ATTACHMENT – ga003n02

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X Attached	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A Attached	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Units occupied by police officers	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	7,661	5	4	4	5	5	5
Income >30% but <=50% of AMI	4,011	5	3	3	5	4	5
Income >50% but <80% of AMI	4,436	3	2	3	4	3	4
Elderly	948	5	3	3	5	3	5
Families with Disabilities	6,732*	5	4	4	5	5	5
Race/Ethnicity (White)	15,068**	5	3	3	3	3	3
Race/Ethnicity (Black)	6,201**	5	3	3	3	3	3
Race/Ethnicity (Others)	1,721**	5	3	3	3	3	3
Race/Ethnicity							

Data Set: Census 2000 Summary File 3 (SF 3)

***P41. AGE BY TYPES OF DISABILITY FOR THE CIVILIAN NON-INSTITUTIONALIZED POPULATION 5 YEARS AND OVER WITH DISABILITIES [19]: Total disabilities tallied for the civilian non-institutionalized population 5 years and over with disabilities. (25,806 people with a disability divided by 2.3 people per household times 60%.)**

****TENURE BY RACE OF HOUSEHOLDER [17]: Occupied housing units**

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: **2005**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: 2003
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	519		246
Extremely low income <=30% AMI	444	85%	
Very low income (>30% but <=50% AMI)	62	12%	
Low income (>50% but <80% AMI)	18	3%	
Families with children	255	49%	
Elderly families	16	3%	
Families with Disabilities	85	16%	

Housing Needs of Families on the Waiting List			
African American	464	89%	
Caucasian	55	11%	
Hispanic	6	1%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	220	42%	82
2 BR	165	32%	82
3 BR	103	20%	47
4 BR	28	5%	28
5 BR	3	<1%	6
5+ BR	0	0%	1
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

GENERAL COMMENT to 1. Strategy for Addressing Needs:

The Athens Housing Authority's current strategies, policies, and actions appear to be adequately addressing the housing needs of the community at this time. Documents supporting this conclusion (Athens-Clarke County Housing Survey and the Unified Government of Athens-Clarke 2006-07 Consolidated Plan) are available at the offices of the AHA. Therefore, the following marked strategies do not necessarily indicate a current deficiency in these areas, but rather a commitment to continue the implementation of these strategies in a manner that strives for excellence of service. In addition, the Athens Housing Authority reserves the right to address housing needs through alternative methods as dictated by changing community needs. Such development, amendment, or deletion of strategies listed below shall not constitute a significant amendment to this Plan unless such development, amendment or deletion meets the definition established by the AHA.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

- **Cooperate with other organizations to pursue affordable housing strategies.**
- **Continue participation in “Partners for a Prosperous Athens Task Force” and subsequent committee(s) appointed by Athens-Clarke County Mayor Heidi Davison to address poverty issues, including affordable housing, in Athens-Clarke County.**

- **Apply for second round of Single Family Mortgage Revenue bond funding (AHA First Home program) if / when the market is favorable to such an endeavor and additional bond allocations are available.**
- **HOME (Infill Housing)**
- **Utilize net proceeds from the sale of 28 units of Parkview Extension in accordance with HUD approval letters dated October 17, 2002 and September 17, 2002, “for construction or acquiring replacement housing for low-income residents in the community.”**
- **Partner with Athens Land Trust in development of a tax-credit, multi-family development. Twelve units will be “set aside” for low -income applicants. Athens Housing Authority will refer eligible applicants from its waiting list to this development.**

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

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

Select all that apply

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

- **Housing Families based on date and time of application**

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

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

Select all that apply

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

- **Housing Families based on date and time of application**

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

- **The AHA will continue to appropriately implement the HUD-approved designation of Denney Tower and 25 units known as Vine Circle for age-elderly only.**

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)
 - **Make units available to all interested races and ethnicities.**

Strategy 2: Conduct activities to affirmatively further fair housing – N/A

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)
 - **Community Poverty Level**

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)	\$7,475,278	
a) Public Housing Operating Fund	\$3,448,372*	
b) Public Housing Capital Fund	\$1,967,277	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Balance Mortgage Proceeds Fund (7/1/06)	\$2,059,629	
2. Prior Year Federal Grants (unobligated funds only) (list below)	\$1,436,549	
Public Housing Capital Fund – FFY04	\$144,282	
Public Housing Capital Fund –FFY05	\$1,292,267	
3. Public Housing Dwelling Rental Income	\$2,869,735	
4. Other income (list below)	\$4,091,623	
Excess Utilities	\$265,000	
Interest on Investments	\$135,000	
Miscellaneous	\$70,000	
Balance of UGA Sale Proceeds 7/1/06	\$3,621,623	
5. Non-federal sources (list below)		
Total resources	\$15,873,185	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses

***76% Proration**

NOTE: We specifically reserve the right to change this financial statement based upon later, better information.

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 I]

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) **10**
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
 - **When family first applies.**

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
 - **Credit History**
 - **Definition of “family” as specified in AHA ACOP**
 - **Occupancy Guidelines regarding unit size and type**
 - **HUD criteria as citizen, national, or non-citizen who has eligible immigration status.**
 - **Requirements for provision of a Social Security Number**
 - **Execution of various consent forms**
 - **Minimum age requirements for head of household**
 - **Proper completion of all application requirements and verifications**
 - **Restrictions on applicants who were previous residents and were evicted**
 - **Exception for applicants who are Police Officers**

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

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

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

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

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment – N/A**

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

Other (list below)

(3) Assignment

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

- One
 Two
 Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
 Overhoused
 Underhoused - **by more than one bedroom size**
 Medical justification – **transfers to single-level apartment**
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

- **Employment Status – Where the head of household has been successfully employed for a minimum of three months**
- **Two-parent Families – Awarded to a family when headed by two or more persons sharing residency whose income and resources are available to meet the family's needs and who are either related by blood, marriage or operation of law; or who have evidenced a stable family relationship over a period of time**
- **Natural Disaster**
- **Veterans – If head of household or spouse is currently a member of the Armed Forces, or the head of household or spouse has been honorably discharged from the Armed Forces.**
- **Excellent Credit**

- **Course Work – Awarded for the completion of course work or training by head of household or spouse in a program approved by the AHA**
- **Registered Voters of Athens-Clarke County**

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 –**Takes first priority when totals of preferences are equal**

Former Federal preferences:

- 3** Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2** Victims of domestic violence – **(35 Points)**
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs **(20 Points)**
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

- 1 Employment Status (50 Points)**
- 2 Two Parent Families (35 Points)**
- 3 Natural Disaster (20 Points)**
- 4 Veterans (10 Points)**
- 5 Excellent Credit (5 Points)**

5 Course Work (completed) (3 points)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

Periodic Resident Newsletters and Written Notifications

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: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

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

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

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

GENERAL COMMENT to Component 3. PHA Policies Governing Eligibility, Selection, and Admissions:

The Athens Housing Authority reserves the right to develop and/or amend and/or delete any policy, procedure, or practice regarding admissions and continued occupancy, including opening/closing of wait list and rent determination, etc. as may be necessary to meet changing HUD regulations, changing community needs, and/or meet the goals established by the Board of Commissioners. This shall be done in accordance with AHA Board approval, AHA policies and procedures established for such purpose, appropriate resident notification and 30-day comment period. Such development, amendment, or deletion shall not constitute a significant amendment to this Plan unless such development, amendment or deletion meets the definition established by the AHA.

VAWA – As noted in Section 4 above, the Athens Housing Authority provides a preference for victims of domestic violence. In addition, the AHA provided appropriate resident notification of VAWA and has developed an implementation procedure to ensure compliance with the regulation.

B. Section 8 – N/A

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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

(2) Flat Rents

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

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

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

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

Currently, the Athens Housing Authority is managed under an Executive Director with six departments administering the following responsibilities:

- Administration – Responsible for the H.R. and benefit function, PHAS monitoring and oversight, policies and procedures**
- Construction and Affordable Housing – Responsible for all construction and modernization efforts as well as, Act I affordable housing program (non-Public Housing)**
- Finance – Responsible for the financial integrity of the organization including, all funding, inventory, procurement and information technology**
- Housing Management – Responsible for the admissions and continued occupancy function, rent collection, and lease enforcement**
- Maintenance – Responsible for all maintenance needs of properties and risk management function**
- Marketing and Communications – Responsible for media relations and official communications for the Housing Authority, as well as, the marketing of (non-Public Housing) Act I Homes**
- Resident Support – Responsible for direct resident services and resident programs that promote self-sufficiency and independence**

To meet the requirements of Project Based Accounting /Project Based Management (PBA/PBM), the Athens Housing Authority Board of Commissioners has approved a reorganization plan which will be implemented by July 1, 2007. Although not currently in final form, it is anticipated that the organizational structure will be finalized and included in the Agency Plan submission to HUD by the deadline of April 15, 2007. However, the Athens Housing Authority reserves the right to amend its management structure during the year as needed to ensure compliance and optimize the asset management of its properties. Any such amendment would be approved by the AHA Board of Commissioners, but shall not constitute a significant amendment to this Plan unless such reorganization meets the definition established by the AHA.

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1255 (12 non-dwelling)	246
Section 8 Vouchers	N/A	N/A
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	0	0
Other Federal Programs(list individually)		
Capital Fund Program	19	33

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

ACOP, including but not limited to, community service and self-sufficiency, criminal records, curfew, deconcentration, and grievance; ISA's, minimum rent, pet (Elderly and Non-Elderly), relocation, One-Strike, clean and beautiful, and community buildings;

Maintenance Policies, including but not limited to, maintenance plan, pest control (including procedures for the eradication of pest infestation including cockroach infestation) administered by an independent pest control contractor, clean and beautiful, bloodborne pathogens, hazard communication, heat crisis, and emergency procedures;

Personnel Policy Manual, including all policies and procedures for the hiring, management and termination of personnel;

Finance Policies, including but not limited to, capitalization and depreciation, disposition, investment, procurement and ethics

The above represents an overall, though not exhaustive, list of AHA policies and procedures. The policies and procedures of the Athens Housing Authority are subject to amendment, addition, or deletion throughout the year as regulations, community, and AHA requirements change. Such amendment, addition or deletion shall not constitute a significant amendment to this Plan.

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

The AHA's Grievance Procedure is in compliance with 24 CFR Part 966, Subpart B and the laws of the State of Georgia

If yes, list additions to federal requirements below:

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

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

Other offices as may be established and determined as a result of PBA/PBM

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) - **ATTACHMENT ga003g02**

-or-

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

Mortgage Proceeds Funds (See MPF Annual Statement – Attachment ga003i02
“Mortgage proceeds funds” expended will be in compliance with HUD approval letter dated June 4, 2003. Proceeds have been placed in a “Mortgage Revenue” account administered by the Authority and will be used for capital improvements to public housing properties owned by the Authority. All funds expended from

this account will be treated as Capital Fund Program funds, and expenditures from the fund will only be made for activities that have been approved in the Authority's PHA plan for Capital Fund Program expenditures.

The Athens Housing Authority always reserves the right at any time to implement up to the maximum fungibility of the Capital Funds to the AHA's Low-Rent Operating needs in such manner as allowable under applicable regulations and in such amounts as may be necessary to offset operating losses of the Authority, especially those that result from inadequate federal funding of the Operating Subsidy.

(2) Optional 5-Year Action Plan

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

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

f. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment **-ATTACHMENT ga003g02**

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

GENERAL COMMENT to Component 5. Capital Improvement Needs

The Athens Housing Authority always reserves the right at any time to implement up to the maximum fungibility of the Capital Funds to the AHA's Low-Rent Operating needs in such manner as allowable under applicable regulations and in such amounts as may be necessary to offset operating losses of the Authority, especially those that result from inadequate federal funding of the Operating Subsidy.

In addition, this "Standard Template" does not address the question in the "Streamlined Template" regarding the PHA's utilization of any portion of its CFP funds to repay debt incurred to finance capital improvements. To ensure compliance, the Athens Housing Authority clarifies that the Athens Housing Authority has no "new" plans for utilization of "additional" debt to finance Capital Improvements. However, in July 2003 HUD approved the mortgage financing of the AHA's Central Office building. This loan is being repaid over a 10-year period from CFP funds and is reflected in the Authority's Annual Performance and Evaluation Reports and Five-Year CFP Plans (See Mortgage

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

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

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

g. Development name:

h. Development (project) number:

i. Status of grant: (select the statement that best describes the current status)

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

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

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

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

The AHA will utilize proceeds from the sale of 28 dwelling units and its previous Central Office to the University of Georgia in accordance with HUD’s approval letters dated 9/27/02 and 10/17/02. These funds will be

used “for the acquisition, development or rehabilitation of other properties that will operate as low-income housing.” We have not yet determined whether to include new ACC units in this development strategy. While the AHA is engaged in partnership discussions with private sector partners, no arrangements have been finalized at this time. However, the AHA reserves the right to structure an affordable housing transaction that is determined to best serve the needs of the community in accordance with the HUD approval letter mentioned above at anytime during the coming Annual Plan year.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

j. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
k. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
l. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
m. Number of units affected:	
n. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
o. Timeline for activity:	
p. Actual or projected start date of activity:	
b. Projected end date of activity:	

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

(Confirmed that local HUD office has all needed information.)

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
q. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
r. Application status (select one)	
Approved; included in the PHA’s Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
s. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	

<input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:
t. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
u. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No:	Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
v. Status of Conversion Plan (select the statement that best describes the current status)	

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

w. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

SEE ATTACHMENT E

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

GENERAL COMMENT to Component 11 Homeownership Programs Administered by the PHA

Through a partnership with the Athens-Clarke County Department of Human and Economic Development, the AHA has been granted CDBG and HOME funding for the past several years to fund the Authority's ACT 1 Homes Program. To date, 13 homes have been built in distressed areas of the community providing first-time, moderate-income homebuyers with quality, single-family housing and at the same time significantly revitalizing these communities. It is planned that this effort will continue during this plan year in other targeted locations in need of revitalization.

A. Public Housing

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

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

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

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

B. Section 8 Tenant Based Assistance –N/A

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 01/24/06

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)
 - **AHA will provide work activity site placement for a minimum of three (3) TANF recipients on site or with PHA partner agencies.**
 - **Both AHA and CCDFCS will provide training space and materials for programs that promote self-sufficiency**
 - **Both AHA and CCDFCS will work together to avoid duplication of services**

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)
 - **Preference points for public housing awarded for the completion of course work or training by the head of household or spouse in a program approved by the AHA.**

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Computer Learning Lab – Nellie B Homes	30	Open to all AHA residents	Nellie B Community Center	Public Housing Residents
Career Development/Employment Training (Weed & Seed Grant)	40	Open to all AHA youth between ages of 13 - 17	Rocksprings Community Center	Public Housing
Summer Lunch Program Employment	10	Application & Interview Process	Administrative Offices	Public Housing Residents

(2) Family Self Sufficiency program/s –N/A

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

SEE ATTACHMENT C

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments

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

According to statistics provided by the Athens-Clarke County Police Department, crime occurring on AHA properties is equal to – and in most cases – less than crime in other areas of the Athens community. Part 1 Crimes have again decreased in AHA neighborhoods this year. In addition, the most recent RASS survey reveals that most AHA residents feel safe in their home/building. Finally, the AHA has been commended on its crime-prevention efforts by the local police force and highlighted as an example for other landlords in the area of maintaining safe properties. However, the Athens Housing Authority, through proactive and innovative strategies, is committed to continuing to reduce crime in its neighborhoods and increasing resident confidence in the safety of their communities.

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

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

Information received as a result of the Authority’s monthly “Good Neighbors” meetings that are attended by AHA residents, those living in the surrounding neighborhoods, local police officers assigned to AHA properties, and AHA staff.

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

The AHA’s crime prevention strategies are focused on all AHA communities. Concentration of efforts in these locations may vary throughout the year depending upon the needs sited in any particular month.

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities – **Ongoing contract with Athens-Clarke County Police Department for assigned officers to public housing developments**
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)
 - **For many years the Athens Housing Authority has met monthly with residents from all developments, the Athens Clarke County Police Department, and interested residents from the surrounding neighborhoods to discuss crime / crime prevention issues in AHA developments and surrounding neighborhoods. These ongoing “Good Neighbors” meetings continue to have a significant, positive impact on the safety of AHA neighborhoods. Generally, crime reports reflect that the percentage of crime in AHA neighborhoods is equal to – and often less than – that of the general populace.**
 - **Currently, police officers reside in two AHA neighborhoods (Denney Tower and Nellie B) providing a security presence for those developments. Copies of the lease agreements, terms and conditions are on file and available for review at the Administrative Offices of the AHA. Additional officers may be housed as appropriate throughout the year.**

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

All AHA neighborhoods

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)

- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)
 - **The AHA “disposed” of four units in the Nellie B development to provide space for the Athens-Clarke County Police Department to build a full service sub station, which has helped to anchor crime prevention initiatives in that area.**
 - **Monthly “Good Neighbors” meetings held at the Authority among police officers, AHA and neighboring residents, and AHA staff**

GENERAL COMMENT to Component 13, PHA Safety and Crime Prevention Measures: The elimination of the PHDEP Grant and continued, significant under-funding of Public Housing Programs in general have greatly hindered the AHA’s ability to implement additional crime prevention and drug elimination programming.

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

D. Additional information as required by PHDEP/PHDEP Plan -N/A

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

SEE ATTACHMENT D

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. – **Executed and forwarded to Georgia HUD Office**

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
However, the audit did reflect a “reportable condition” that was actually discovered, resolved prior to the audit, and reported to the Auditor and HUD. HUD clearance has already been received.
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

GENERAL COMMENT to Component 17 Asset Management:

All of the policies, procedures, practices, capital funding decisions, etc. of the Athens Housing Authority are intentionally designed to optimize the long-term asset management integrity of its properties. In addition, the AHA’s implementation of PBA/PBM will be designed to enhance and strengthen the Authority’s asset management strategies. However, it is important to note that the continued decrease in operating subsidy and capital funding combined with increased regulatory requirements greatly jeopardizes the AHA’s ability to efficient, effectively and appropriately serve low-income families.

2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable

- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

Transition to PBA/PBM

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations -

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
 - Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - Other: (list below)

GENERAL COMMENT TO 18. A – Resident Advisory Board - Meeting with AHA staff on four occasions, from October through December, the Resident Advisory Board was integral in the development of the Agency Plan as published.

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

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

The Resident Commissioner, as all other AHA Commissioners, is appointed by The Mayor of Athens-Clarke County in accordance with State regulation.

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **(Unified Government of Athens-Clarke County 2010 Consolidated Plan FY 06 07)**

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

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

Other: (list below)

- **Review by appropriate staff with Athens-Clarke County (Certification by Mayor of Athens-Clarke County will be mailed along with other required certifications to HUD).**

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
- **CDBG funding - \$92,700 (2006)**
 - **HOME - \$245,000 (2006)**

D. Other Information Required by HUD

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

- **SUBSTANTIAL DEVIATION, SIGNIFICANT AMENDMENT FOR MODIFICATION DEFINITION**

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

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

(As explained earlier in this Plan, the Athens Housing Authority always reserves the right at any time to implement up to the maximum fungibility of the Capital Funds to the AHA’s Low-Rent Operating needs in such amounts as may be necessary to offset operating losses of the Authority in the manner allowable by HUD regulation. Therefore, the implementation of the maximum fungibility of the Capital Funds shall not constitute a “substantial deviation.”)

Attachments

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

Admissions Policy for Deconcentration	Attachment A
List of Resident Advisory Board Members	Attachment B
List of Resident Board Member	Attachment B
Community Service Description of Implementation	Attachment C
Information on Pet Policy	Attachment D
Voluntary Conversion	Attachment E
Goals Progress Statement	Attachment F
FY 2007 Capital Fund Program Annual Statement	Attachment - ga003g02
FY 2007 Capital Fund Program 5-Year Action Plan	Attachment - ga003g02
CFP GA06R003501-07 Annual Statement	Attachment - ga003h02
MFP GA06P003-04 (Rev. 2/PER 12/31/06)	Attachment - ga003i02
CFP GA06R003501-04 (Rev. 1/PER 12/31/06)	Attachment - ga003j02
CFP GA05P003501-05 (Rev. 1/PER 12/31/06)	Attachment - ga003k02
CFP GA06R003501-05 (PER 12/31/06)	Attachment - ga003l02
CFP GA06P003501-06 (PER 12/31/06)	Attachment - ga003m02
CFP GA06R003501-06 (PER 12/31/06)	Attachment - ga003n02

ATTACHMENT A

ATHENS HOUSING AUTHORITY DECONCENTRATION POLICY

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

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

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

ATTACHMENT B

RESIDENT ADVISORY BOARD MEMBERS

**Gary Davis
Rhonda Johnson
Rosemary Willis
Gloria Jones
Vanessa Cooper
Mary Stephens
Jennie Mattox
June Barrow
Dorothy Jones
Reginald Willis
Patricia Stephens**

**RESIDENT COMMISSIONER
AHA BOARD OF COMMISSIONERS**

Sarah Barnett

ATTACHMENT C

IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY SERVICE REQUIREMENTS

The Athens Housing Authority has fully implemented the requirements of the Community Service regulation.

The implementation is governed by an AHA Board-adopted policy that is provided to all residents at the time of lease execution and at all future annual re-examinations. At those times, residents are determined to either be exempt or non-exempt from the requirement. They are informed of their reporting responsibilities to the AHA of work performance, as well as, any change in exemption status. Residents are required to execute a certification as to their receipt and understanding of the consequences if they fail to comply with the requirements of Community Service.

Those who are non-exempt are provided a variety of service options with outside agencies and organizations. Their adherence to their community service obligation is tracked on a monthly basis, performance hours are third-party verified, and letters throughout the year consistently inform eligible residents if they are not in compliance.

Those who are not in compliance at the end of the first year are given the opportunity within the required notification period to execute an agreement to bring themselves into compliance within the next year or to not renew their lease. If they choose to execute an agreement to rectify their deficient hours, they are again tracked on a monthly basis and consistently notified throughout the year if they remain in non-compliance. At the end of the second year, if they remain in non-compliance, their lease is not renewed.

The Community Service Policy is on file at the Administrative Offices of the Authority and is available for review.

ATTACHMENT D

DESCRIPTION OF AHA NON-ELDERLY PET POLICY

In addition to its long-standing Elderly Pet Policy, the Athens Housing Authority, in conjunction with AHA residents, developed a Non-Elderly Pet Policy which was adopted by the Board of Commissioners in 2000. This policy establishes the requirements and parameters that residents must adhere to in order to own a pet.

The policy defines a “common household pet” as a domesticated dog, cat, caged bird or fish. In addition to these, other acceptable pets include gerbils, hamsters, mice, rats, rabbits, and ferrets. With the exception of a “service” animal or animal otherwise defined in the Elderly Pet Policy, the weight of the pet at its adult size may not exceed twenty-five pounds. The AHA reserves the right to refuse any pet that it determines to be vicious and dangerous to residents within the community.

The policy also requires the registration of pets (other than fish or bird), proof of annual inoculations, completed pet information form, contact information of person(s) who agree to care for the pet should the resident becomes unable to care for the pet, and certified statement of the resident’s understanding of the pet rules.

For pets other than birds or fish, the resident must pay a pet deposit of \$200 which may be at least partially refunded at either the termination of the lease or at the point that the resident no longer keeps a pet.

Finally, the policy contains a detailed list of rules to which pet owners must adhere in order to ensure the safety and rights of others in the neighborhood.

The pet policies are on file and available for review at the Administrative Offices of the Athens Housing Authority.

ATTACHMENT E

VOLUNTARY CONVERSIONS

The “Standard Plan” template has not been updated to include the required Voluntary Conversion Section of the plan requirements. Therefore, to ensure compliance, through this attachment, the Athens Housing Authority certifies that it conducted an initial assessment, has reviewed each covered development’s operations as public housing, considered the implications, and concluded that conversion of the development is inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion. These assessments are on file and available for review in the Administrative Offices of the AHA. In addition, as required, the AHA has inserted the following mandatory section:

How many of the PHA’s developments are subject to the Required Initial Assessments?

11

How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

1

How many Assessments were conducted for the PHA’s covered developments?

11

Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessment.

NONE

If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

N/A

ATTACHMENT F

2007 AGENCY PLAN GOALS PROGRESS STATEMENT

The overriding Mission of the Athens Housing Authority is to provide secure, affordable, quality housing and resources, which encourage and sustain independence for wage earners, elderly and families.

The Athens Housing Authority continues to develop strategies and implement programs to meet its goals and objectives. The following provides a summary update rather than an exhaustive delineation of the AHA's progress toward meeting the Five-Year Plan goals.

Goal: Improve the Supply of Quality Housing

The AHA's ACT 1 Homes program provides homeownership opportunities for moderate income, first-time homebuyers in Athens. Funded under a partnership with the Athens-Clarke County Department of Human and Economic Development (HED) through the utilization of CDBG and HOME funding, 13 single-family homes have been built, with 12 of these sold. This strategy has had a major impact on the revitalization of several formerly at-risk neighborhoods. In addition, the AHA continues its affordable housing strategy through the issuance of mortgage revenue bonds as viable opportunities arise. At the same time, modernization efforts of AHA properties continue on schedule. However, ever-decreasing capital funds continue to make it increasingly more difficult to accomplish the AHA's objectives in this area.

The AHA diversifies its housing services through its participation in the Georgia HAP Administrators, conducting compliance reviews for 21 project-based Section 8 properties in Northeast Georgia and the State of Illinois. In addition to ensuring HUD compliance of these Section 8 properties, this program generates non-federal income that the Authority utilizes for other programs, services and affordable housing initiatives.

The AHA continually evaluates opportunities and the marketplace for both the acquisition and renovation of existing housing stock and the facilitation of the potential development of affordable housing, including senior housing, in Athens-Clarke County. To that end, the Authority contracted for and completed a comprehensive market study of multi-family housing for Athens-Clarke County. The results of this study have informed the Authority's strategy to continue its efforts to acquire additional land to be utilized for the building of a combination of single-family and multi-family housing. Finally, revenue generated from a previous sale of public housing units will be leveraged to create additional mixed-

finance and/or non-ACC affordable housing. Land has been acquired and plans are underway to achieve this objective.

Goal: Assist and Encourage Customers to Be Successful

The AHA is meeting the needs of our diverse population through a number of strategies. First, the AHA has responded to the need for housing assistance for victims of domestic violence for a number of years and provides housing preference points for these victims. Therefore, although not specifically stated in the prior Five-Year plans, assisting victims of domestic violence is not a “new” objective in the Goals of the Authority. In response to the Violence Against Women Act (VAWA), the AHA has notified all residents of this new Act and has adopted a procedure and guidelines for the implementation of the regulation. The self-sufficiency strategies, noted earlier in the Annual Plan, are designed to encourage and enable independence and self-sufficiency for all residents—including victims of domestic violence.

As with its attention to victims of domestic violence, the Authority has monitored the diverse demographics of Athens-Clarke County for some time. Although, the applicant pool and resident population have not changed significantly over the years, (see Annual Plan Statement of Housing Needs / Waiting List) the AHA has taken steps to meet the needs of limited English Speaking population by offering several of its publications in Spanish. In addition, several AHA staff are bilingual, and the AHA provides a “language line” that offers translator services. The AHA works closely with other organizations and agencies such as Catholic Social Services in Athens who assist the Latino population to ensure their awareness of available, affordable housing.

Among many other programs and initiatives, the AHA promotes the success of its customers through career development for teens, a resident computer learning lab, training and employment opportunities. One of the most successful “self-sufficiency initiatives” has been the AHA’s requirement for the incorporation of the resident Inter-Community Council (ICC). The Athens Housing Authority has always fostered a strong resident involvement in Authority programs. This Council has been active and an integral component of AHA policy making over many years. Liason members were appointed to the AHA’s Board of Commissioners long before Resident Board Members were a requirement. At the encouragement of the Authority, the Council officially incorporated as a 501(c) 3 non-profit organization last year. Under the auspices of their legal counsel, they worked through the process of incorporation -- developing by-laws, policies, and budgets, contracting for services, and hiring staff. They are a significant partner with the AHA in the development of the Agency Plan through their appointment of the Resident Advisory Board (RAB) and other affordable housing strategies and programs of the Authority.

The Athens Housing Authority understands that a component of becoming successful is living in an environment where one feels “safe” and where residents view law enforcement officers as partners in maintaining neighborhood security. Therefore, the AHA has a long and effective relationship with the Athens-Clarke County Police Department in the reduction of crime as evidenced through the following:

- Assigned officers to AHA neighborhoods
- Monthly “Good Neighbors Meetings” (including police, residents of AHA and surrounding neighborhood, AHA staff)
- “Officer in the Neighborhood” providing an apartment within AHA neighborhoods for Athens-Clarke County Police. Officers commit to a two-year residency, provided a stipend that is placed in escrow which affords the officer a down-payment on a home in Athens-Clarke County following his/her two-year commitment

The above initiatives have resulted in AHA crime statistics that are equal to - or lower than – those in Athens-Clarke County in general. In addition, the majority of AHA residents reported in the latest RASS survey that they “feel safe” in their homes and neighborhoods.

The Athens Housing Authority addresses the issue of at-risk youth through a variety of programs and partnerships including the Boys and Girls Club, Athens Tutorial, East Athens Dance, Girl and Boys Scouts, Computer Learning Center, Athens-Clarke County Leisure Services, Weed and Seed, and Friends for Life Mentoring Program. In addition to home visits, parenting groups, etc., AHA staff members serve on a number of boards and committees specifically targeting the drop-out rate in Athens school systems.

Early in 2006, the AHA was appointed to a community-wide steering committee (Partners for a Prosperous Athens) to address the multitude of poverty issues in Athens-Clarke County. From housing, to education, to employability, leaders and citizens throughout Athens met on a regular basis over the past year to learn about - and come to better understand - the challenges that face low-income families and the impact that this reality has on the entire community. The results of this effort are now being gathered and assessed. With this renewed community recognition and commitment to alleviate poverty and promote self-sufficiency, the Athens Housing Authority anticipates that new partnerships will be formed and strategies developed to meet these challenges.

Goal: Maintain and Expand its Leadership Position with Local Government, Community Organizations, and the Affordable Housing Industry

Many staff members have leadership roles within community organizations, as well as state, regional and national affordable housing associations. As mentioned above, the AHA actively participates in “Partners for a Prosperous Athens.” All

of these efforts have promoted healthy dialogue and the development of collaborations to address the needs of low-income families.

Goal: Strategically Manage resources and facilities to provide value for customers and the community

The AHA has a long history of managing its properties and resources within sound asset management parameters. The diversification of programs and services, strategic modernization of properties within available appropriations and HUD timeframes, and attention to affordable homeownership are examples of the AHA's intentional efforts. It is anticipated that the implementation of Project-Based Accounting and Project-Based Management will inform future strategies and objectives of the Housing Authority.

Finally, as subsidy and capital funding continue to shrink and regulations continue to increase, the ability to successfully impact the many housing and self-sufficiency needs of low-income families becomes increasingly difficult. Yet, the Athens Housing Authority is committed to continuing its efforts to provide quality housing and services for its residents and the Athens-Clarke County Community and achieve the goals and objectives set forth in the Authority's Five Year Plan.

Capital Fund Program Five-Year Action Plan

Part I: Summary

ga003g02

PHA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA		Locality: (City / County & State) ATHENS / CLARKE / GEORGIA				[X] Original [] Revision No: _____
A. Development Number / Name	Work Stmt.Year 1 FFY: 2007	Work Statement for Year 2 FFY: 2008	Work Statement for Year 3 FFY: 2009	Work Statement for Year 4 FFY: 2010	Work Statement for Year 5 FFY: 2011	
GA06P003001 PARKVIEW HOMES	See Annual Statement	\$0	\$0	\$0	\$0	
GA06P003002 BROADACRES HOMES		\$0	\$0	\$0	\$0	
GA06P003003 PARKVIEW EXTENTION *		\$0	\$0	\$0	\$0	
GA06P003004 ROCKSPRINGS HOMES		\$0	\$0	\$0	\$0	
GA06P003005 SCATTERED SITE		\$1,115,000	\$1,115,000	\$0	\$0	
GA06P003006 SCATTERED SITE		\$0	\$0	\$1,003,500	\$0	
GA06P003007 JACK R. WELLS		\$0	\$0	\$0	\$1,115,000	
GA06P003008 NELLIE B.		\$0	\$0	\$0	\$0	
GA06P003009 DENNY TOWER		\$0	\$0	\$0	\$0	
GA06P003010 BONNIE LANE		\$0	\$0	\$0	\$0	
GA06P003011 TOWNEVIEW PLACE		\$0	\$0	\$0	\$0	
B. Physical Improvements Subtotal		\$1,115,000	\$1,115,000	\$1,003,500	\$1,115,000	
C. Management Improvements		\$0	\$0	\$0	\$0	
D. HA-Wide Nondwelling Structures and Equipment		\$5,000	\$5,000	\$5,000	\$5,000	
E. Administration		\$192,500	\$192,500	\$192,500	\$192,500	
F. Other (A/E, Testing Fees, Debt Service)		\$462,751	\$462,751	\$574,251	\$462,751	
G. Operations		\$150,000	\$150,000	\$150,000	\$150,000	
H. Demolition		\$0	\$0	\$0	\$0	
I. Replacement Reserve		\$0	\$0	\$0	\$0	
J. Mod Used for Development		\$0	\$0	\$0	\$0	
K. Total CFP Funds		\$1,925,251	\$1,925,251	\$1,925,251	\$1,925,251	
L. Replacement Housing Factor Funds		\$46,420	\$46,420	\$46,420	\$46,420	
M. Grand Total		\$1,971,671	\$1,971,671	\$1,971,671	\$1,971,671	
Signature of Executive Director & Date:			Signature of Public Housing Director & Date:			

Capital Fund Program Five-Year Action Plan

ga003g02

Part II: Supporting Pages - Work Activities

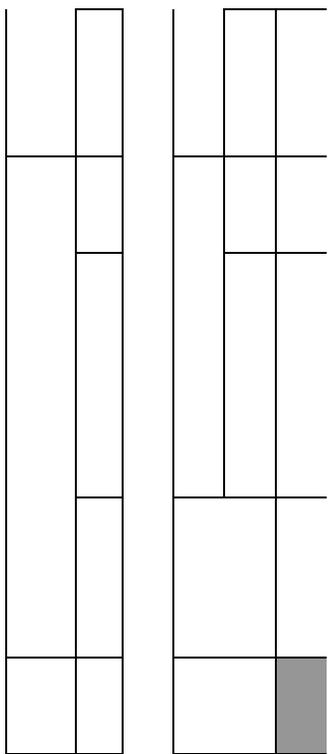
Activities Year 1	Activities for Year 2 FFY: 2008			Activities for Year 3 FFY: 2009				
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost		
See Annual Statement	1. GA 3-5 SCATTERED SITES	REPLACE U/G UTILITIES	\$60,000	1. GA 3-5 SCATTERED SITES	REPLACE U/G UTILITIES	\$60,000		
		SIDEWALK REPAIRS	\$10,000		SIDEWALK REPAIRS	\$10,000		
		GRADING / LANDSCAPING	\$10,000		GRADING / LANDSCAPING	\$10,000		
		REPLACE SPACE HEATERS WITH NEW HVAC	\$145,600		REPLACE SPACE HEATERS WITH NEW HVAC	\$145,600		
		REPLACE INT / EXT DOORS AND HARDWARE	\$78,400		REPLACE INT / EXT DOORS AND HARDWARE	\$78,400		
		FRAME WALLS, S/R, INSULATE & PAINT	\$201,600		FRAME WALLS, S/R, INSULATE & PAINT	\$201,600		
		ATTICS - INSTALL SMOKEWALLS AND INSULATION	\$89,600		ATTICS - INSTALL SMOKEWALLS AND INSULATION	\$89,600		
		NEW WINDOWS W/ SECURITY SCREENS	\$89,600		NEW WINDOWS W/ SECURITY SCREENS	\$89,600		
		REPLACE PLUMBING AND WATER HEATER	\$33,600		REPLACE PLUMBING AND WATER HEATER	\$33,600		
		REPLACE FLOOR TILE WITH VCT AND CARPET	\$78,400		REPLACE FLOOR TILE WITH VCT AND CARPET	\$78,400		
		REWORK INT & EXT ELECTRICAL	\$100,800		REWORK INT & EXT ELECTRICAL	\$100,800		
		REPLACE KITCHEN CABINETS, ADD D/W	\$78,400		REPLACE KITCHEN CABINETS, ADD D/W	\$78,400		
		NEW BATHFIXTURES AND TILE FLOORING	\$56,000		NEW BATHFIXTURES AND TILE FLOORING	\$56,000		
		ABATE LBP AND ASBESTOS	\$33,600		ABATE LBP AND ASBESTOS	\$33,600		
		MINIBLINDS	\$11,200		MINIBLINDS	\$11,200		
		CLOTHES WASHER / DRYER HOOK-UPS	\$11,200		CLOTHES WASHER / DRYER HOOK-UPS	\$11,200		
		DWELLING EQUIP	\$17,000		DWELLING EQUIP	\$17,000		
		RELOCATION	\$10,000		RELOCATION	\$10,000		
					\$1,115,000			\$1,115,000
					Subtotal of Estimated Cost	\$1,115,000		Subtotal of Estimated Cost

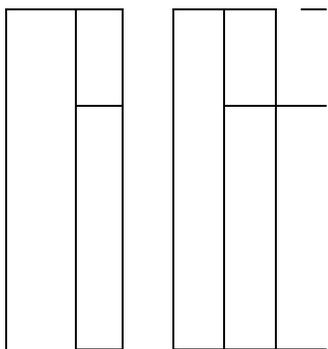
Capital Fund Program Five-Year Action Plan

ga003g02

Part II: Supporting Pages - Work Activities

Activities Year 1	Activities for Year 4 FFY: 2010			Activities for Year 5 FFY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	1. GA 3-6 SCATTERED SITES	REPLACE U/G UTILITIES	\$54,000	1. GA 3-7 JR WELLS	REPLACE U/G UTILITIES	\$60,000
		SIDEWALK REPAIRS	\$9,000		SIDEWALK REPAIRS	\$10,000
		GRADING / LANDSCAPING	\$9,000		GRADING / LANDSCAPING	\$10,000
		REPLACE SPACE HEATERS WITH NEW HVAC	\$131,040		REPLACE SPACE HEATERS WITH NEW HVAC	\$145,600
		REPLACE INT / EXT DOORS AND HARDWARE	\$70,560		REPLACE INT / EXT DOORS AND HARDWARE	\$78,400
		FRAME WALLS, S/R, INSULATE & PAINT	\$181,440		FRAME WALLS, S/R, INSULATE & PAINT	\$201,600
		ATTICS - INSTALL SMOKEWALLS AND INSULATION	\$80,640		ATTICS - INSTALL SMOKEWALLS AND INSULATION	\$89,600
		NEW WINDOWS W/ SECURITY SCREENS	\$80,640		NEW WINDOWS W/ SECURITY SCREENS	\$89,600
		REPLACE PLUMBING AND WATER HEATER	\$30,240		REPLACE PLUMBING AND WATER HEATER	\$33,600
		REPLACE FLOOR TILE WITH VCT AND CARPET	\$70,560		REPLACE FLOOR TILE WITH VCT AND CARPET	\$78,400
		REWORK INT & EXT ELECTRICAL	\$90,720		REWORK INT & EXT ELECTRICAL	\$100,800
		REPLACE KITCHEN CABINETS, ADD D/W	\$70,560		REPLACE KITCHEN CABINETS, ADD D/W	\$78,400
		NEW BATHFIXTURES AND TILE FLOORING	\$50,400		NEW BATHFIXTURES AND TILE FLOORING	\$56,000
		ABATE LBP AND ASBESTOS	\$30,240		ABATE LBP AND ASBESTOS	\$33,600
		MINIBLINDS	\$10,080		MINIBLINDS	\$11,200
		CLOTHES WASHER / DRYER HOOK-UPS	\$10,080		CLOTHES WASHER / DRYER HOOK-UPS	\$11,200
		DWELLING EQUIP	\$15,300		DWELLING EQUIP	\$17,000
		RELOCATION	\$9,000		RELOCATION	\$10,000
					\$1,003,500	
			Subtotal of Estimated Cost	\$1,003,500		Subtotal of Estimated Cost





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

ga003g02

Work Statement for Year 1 FFY: 2006	Work Statement for Years 2 Thru 5 FFY: 2007 Thru 2010			Work Statement for Year _____ FFY: _____		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MANAGEMENT NEEDS WILL BE ADDRESSED WITH OTHER AVAILABLE FUNDING		\$0.00			
	Subtotal of Estimated Cost		\$0.00	Subtotal of Estimated Cost		

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

ga003g02

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA	Grant Type and Number: CFP GA06P003501-07	FFY of Grant Approval: 2007
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number ___ Performance and Evaluation Report for Program Year Ending ___
 Final Performance Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds	\$0			
2	1406 Operations	\$150,000			
3	1408 Management Improvements	\$0			
4	1410 Administration	\$192,500			
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$80,000			
8	1440 Site Acquisition	\$40,000			
9	1450 Site Improvement	\$89,600			
10	1460 Dwelling Structures	\$1,008,000			
11	1465.1 Dwelling Equipment--Nonexpendable	\$17,000			
12	1470 Nondwelling Structures	\$0			
13	1475 Nondwelling Equipment	\$5,000			
14	1485 Demolition	\$0			
15	1490 Replacement Reserve	\$0			
16	1492 Moving To Work Demonstration	\$0			
17	1495.1 Relocation Costs	\$10,000			
18	1499 Development Activities	\$0			
19	1501 Collateralization Expenses or Debt Service	\$332,000			
20	1502 Contingency	\$1,151			
21	Amount of Annual Grant (Sum of lines 2-20)	\$1,925,251		\$0	\$0
22	Amount of line 19 Related to LBP Activities	\$11,200			
23	Amount of line 19 Related to Section 504 Compliance	\$0			
24	Amount of line 19 Related to Security - Soft Costs	\$0			
25	Amount of line 19 Related to Security - Hard Costs	\$20,000			
26	Amount of line 19 Related to Energy Conservation Measures	\$100,000			

Signature of Executive Director & Date: X	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X
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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

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

ga003g02

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program: GA06P003501-07			Federal FY of Grant: 2007			
Development No. Name/HA Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SITE ACQUISITION 1. H.A. WIDE	ACQUIRE PROPERTY FOR ADMIN OFFICES	1440	1 LOTS	\$40,000				
SUBTOTAL 1440				\$40,000				
SITWORK 1. GA 3-6 SCATTERED SITES	REPLACE U/G UTILITIES	1450	20 UNITS	\$60,000				
	SIDEWALK REPAIRS	1450	20 UNITS	\$10,000				
	GRADING / LANDSCAPING	1450	20 UNITS	\$10,000				
SUBTOTAL GA 3-6				\$80,000				
SUBTOTAL 1450				\$80,000				
Signature of Executive Director & Date:					Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X					X			

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

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

ga003g02

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program: GA06P003501-07			Federal FY of Grant: 2007			
Development No. 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	
DWELLING STRUCTURES								
1. GA 3-6 SCATTERED SITES	REPLACE SPACE HEATERS WITH NEW HVAC	1460	20 Units	\$145,600				
	REPLACE INT / EXT DOORS AND HARDWARE	1460	20 Units	\$78,400				
	FRAME WALLS, S/R, INSULATE & PAINT	1460	20 Units	\$201,600				
	ATTICS - INSTALL SMOKEWALLS AND INSULATION	1460	20 Units	\$89,600				
	NEW WINDOWS WITH SECURITY SCREENS	1460	20 Units	\$89,600				
	REPLACE PLUMBING AND WATER HEATER	1460	20 Units	\$33,600				
	REPLACE FLOOR TILE WITH VCT AND CARPET	1460	20 Units	\$78,400				
	REWORK INT & EXT ELECTRICAL	1460	20 Units	\$100,800				
	REPLACE KITCHEN CABINETS, ADD D/W	1460	20 Units	\$78,400				
	BATHS - NEW FIXTURES AND FLOOR TILE	1460	20 Units	\$56,000				
	ABATE LBP AND ASBESTOS	1460	20 Units	\$33,600				
	MINIBLINDS	1460	20 Units	\$11,200				
	CLOTHES WASHER / DRYER HOOK-UPS	1460	20 Units	\$11,200				
				\$1,008,000	\$0			
SUBTOTAL 1460				\$1,008,000				
Signature of Executive Director & Date:					Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X					X			

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

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

ga003g02

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program: GA06P003501-07			Federal FY of Grant: 2007			
Development No. 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	
DWELLING EQUIP								
1. GA 3-5	RANGES	1465.1	20 Units	\$8,000				
2. GA 3-5	REFRIGERATORS	1465.1	20 Units	\$9,000				
<u>SUBTOTAL 1465.1</u>				<u>\$17,000</u>	<u>\$0</u>			
NON-DWELL EQUIP								
1. HA-WIDE	OFFICE EQUIPMENT FOR MOD PROGRAM	1475	LS	\$5,000				
<u>SUBTOTAL 1475</u>				<u>\$5,000</u>	<u>\$0</u>			
Signature of Executive Director & Date:					Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X					X			

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

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

ga003g02

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program: GA06P003501-07			Federal FY of Grant: 2007			
Development No. Name/HA Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
RELOCATION 1. GA 3-6	RELOCATION	1495.1	LS	\$10,000				
SUBTOTAL 1495				\$10,000				
OPERATIONS 1. HA-WIDE	AHA OPERATIONS	1406	LS	\$100,000				
SUBTOTAL 1406				\$100,000				
ADMINISTRATION 1. HA-WIDE	SALARIES AND BENEFITS	1410	LS	\$190,000				
	SUNDRY			\$2,500				
SUBTOTAL 1410				\$192,500				
FEES AND COSTS 1. HA.WIDE	ARCHITECTS FEES	1430	LS	\$60,000				
	LBP RISK ASSESSMENTS & CLEARANCE TESTS	1430	LS	\$20,000				
SUBTOTAL 1430				\$80,000				
DEBT SERVICE 1. AHA WIDE	ADMINISTRATIVE OFFICES	1501	LS	\$332,000				
SUBTOTAL 1501		1501	LS	\$332,000				
CONTINGENCY 1. AHA WIDE		1502	LS	\$1,151				
SUBTOTAL 1502				\$1,151				
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

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

Part III: Implementation Schedule

ga003g02

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA			Grant Type and Number: CFP GA06P003501-07			FFY of Grant Approval: 2007	
Development Number / Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1. HA WIDE ADMIN OFFICE	6/30/2009			6/30/2010			
2. GA 3-6 SCATTERED SITES	6/30/2009			6/30/2010			
Signature of Executive Director & Date: X				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X			

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

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

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

ga003h02

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA	Grant Type and Number: CFP GA06R003501-07	FFY of Grant Approval: 2007
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[X] Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement/Revision Number ___ [] Performance and Evaluation Report for Program Year Ending _____
[] Final Performance Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds	\$0		\$0	\$0
2	1406 Operations	\$0		\$0	\$0
3	1408 Management Improvements Soft Costs	\$0		\$0	\$0
	Management Improvements Hard Costs	\$0		\$0	\$0
4	1410 Administration	\$0		\$0	\$0
5	1411 Audit	\$0		\$0	\$0
6	1415 Liquidated Damages	\$0		\$0	\$0
7	1430 Fees and Costs	\$0		\$0	\$0
8	1440 Site Acquisition	\$0		\$0	\$0
9	1450 Site Improvement	\$0		\$0	\$0
10	1460 Dwelling Structures	\$0		\$0	\$0
11	1465.1 Dwelling Equipment--Nonexpendable	\$0		\$0	\$0
12	1470 Nondwelling Structures	\$0		\$0	\$0
13	1475 Nondwelling Equipment	\$0		\$0	\$0
14	1485 Demolition	\$0		\$0	\$0
15	1490 Replacement Reserve	\$0		\$0	\$0
16	1492 Moving To Work Demonstration	\$0		\$0	\$0
17	1495.1 Relocation Costs	\$0		\$0	\$0
18	1499 Development Activities	\$42,026		\$0	\$0
19	1501 Collateralization Expenses or Debt Service	\$0		\$0	\$0
20	1502 Contingency	\$0		\$0	\$0
21	Amount of Annual Grant (Sum of lines 2-20)	\$42,026		\$0	\$0
22	Amount of line 19 Related to LBP Activities	\$0		\$0	\$0
23	Amount of line 19 Related to Section 504 Compliance	\$0		\$0	\$0
24	Amount of line 19 Related to Security - Soft Costs	\$0		\$0	\$0
25	Amount of line 19 Related to Security - Hard Costs	\$0		\$0	\$0
26	Amount of line 19 Related to Energy Conservation Measures	\$0		\$0	\$0

Signature of Executive Director & Date: X	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X
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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report.

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

ga003h02

CFP GA06R00501-07

Development Number / Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Development Activities								
1. Authority Wide	Replacement Housing	1499	LS	\$42,026		\$0	\$0	
		1499	LS	\$0		\$0	\$0	
		1499	LS	\$0		\$0	\$0	
		1499	LS	\$0		\$0	\$0	
		1499	LS	\$0		\$0	\$0	
						\$42,026		\$0
SUBTOTAL 1499				<u>\$42,026</u>		<u>\$0</u>	<u>\$0</u>	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

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

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

ga003h02

Part III: Implementation Schedule

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA			Grant Type and Number: CFP GA06R003501-07			FFY of Grant Approval: 2007	
Development Number / Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1. Authority Wide	6/30/2009			6/30/2010			
Signature of Executive Director & Date: X				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X			

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

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

Annual Statement /Performance and Evaluation Report Mortgage Proceeds Fund (MPF) Part I: Summary

ga003i02

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA	Grant Type and Number: MPF GA06P003-04	FFY of Grant Approval: 2004
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _2_ Performance and Evaluation Report for Program Year Ending **12-31-06**
 Final Performance Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds	\$0	\$0	\$0	\$0
2	1406 Operations	\$0	\$0	\$0	\$0
3	1408 Management Improvements Soft Costs	\$0	\$0	\$0	\$0
	Management Improvements Hard Costs	\$0	\$0	\$0	\$0
4	1410 Administration	\$0	\$51,143	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$120,000	\$150,000	\$133,613	\$97,840
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$1,834,507	\$1,834,507	\$1,542,576	\$305,882
10	1460 Dwelling Structures	\$955,493	\$901,249	\$901,249	\$895,133
11	1465.1 Dwelling Equipment--Nonexpendable	\$0	\$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 Costs	\$0	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collateralization Expenses or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant (Sum of lines 2-20)	\$2,910,000	\$2,936,899	\$2,577,438	\$1,298,855
22	Amount of line 19 Related to LBP Activities	\$0	\$0	\$0	\$0
23	Amount of line 19 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
24	Amount of line 19 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
25	Amount of line 19 Related to Security - Hard Costs	\$0	\$0	\$0	\$0
26	Amount of line 19 Related to Energy Conservation Measures	\$0	\$0	\$0	\$0

Signature of Executive Director & Date: X	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X
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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report.

**Annual Statement /Performance and Evaluation Report
Mortgage Proceeds Fund (MPF) Part I: Summary
Part II: Supporting Pages**

ga003i02

MPF GA06P003-04 Rev.2

Development Number / Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
1. GA 3-8 NELLIE B	GRADING & DEMOLITION	1450	LS	\$712,220	\$112,521	\$94,148	\$36,410	WORK IN PROGRESS
	LANDSCAPING & GRASSING	1450	LS	\$305,920	\$283,310	\$237,050	\$38,247	
	FENCING	1450	LS	\$96,795	\$96,997	\$81,159	\$27,380	
	PAVING, CURB & GUTTER	1450	LS	\$488,755	\$626,884	\$524,525	\$21,550	
	RETAINING WALLS	1450	LS	\$230,817	\$46,133	\$38,600	\$38,600	
	MAILBOX ENCLOSURES AND BUS STOPS	1450	LS	\$0	\$230,061	\$200,108	\$62,000	
	STORM DRAINAGE	1450	LS	\$0	\$14,743	\$12,336	\$5,200	
	SIDEWALKS, STEPS AND HANDRAILS	1450	LS	\$0	\$423,859	\$354,650	\$76,495	
				\$1,834,507	\$1,834,507	\$1,542,576	\$305,882	
<u>SUBTOTAL 1450</u>				<u>\$1,834,507</u>	<u>\$1,834,507</u>	<u>\$1,542,576</u>	<u>\$305,882</u>	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

**Annual Statement /Performance and Evaluation Report
Mortgage Proceeds Fund (MPF) Part I: Summary
Part II: Supporting Pages**

ga003i02

MPF GA06P003-04 Rev.2

Development Number / Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
DWELLING STRUCTURES								
1. GA 3-8 NELLIE B	REPLACE WINDOWS	1460	201 Units	\$329,019	\$329,019	\$329,019	\$329,019	WORK COMPLETE
	SECURITY SCREENS	1460	201 Units	\$114,441	\$114,441	\$114,441	\$114,441	
	REPLACE SCREEN DOORS	1460	201 Units	\$57,233	\$57,233	\$57,233	\$57,233	
				\$500,693	\$500,693	\$500,693	\$500,693	
2. GA 3-10 BONNIE LANE	REROOF AND VENTING	1460	50 Units	\$108,000	\$95,116	\$95,116	\$95,116	WORK IN PROGRESS
	REPLACE SOFFITS & FASCIA	1460	50 Units	\$90,000	\$79,263	\$79,263	\$79,263	
	REPLACE SIDING	1460	50 Units	\$150,000	\$132,105	\$132,105	\$132,105	
	RAILS	1460	50 Units	\$24,000	\$21,137	\$21,137	\$21,137	
	CONCRETE STEPS / SIDEWALK REPAIRS	1460	50 Units	\$36,000	\$31,705	\$31,705	\$25,589	
	EXTERIOR PAINT	1460	50 Units	\$36,000	\$31,705	\$31,705	\$31,705	
	INSULATION			\$10,800	\$9,526	\$9,526	\$9,526	
				\$454,800	\$400,556	\$400,556	\$394,440	
SUBTOTAL 1460				<u>\$955,493</u>	<u>\$901,249</u>	<u>\$901,249</u>	<u>\$895,133</u>	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

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

**Annual Statement /Performance and Evaluation Report
Mortgage Proceeds Fund (MPF) Part I: Summary
Part II: Supporting Pages**

ga003i02

MPF GA06P003-04 Rev.2

Development Number / Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
ADMINISTRATION 1. HA-WIDE	SALARIES AND BENEFITS	1410	LS	\$0	\$51,143	\$0	\$0	WORK IN PROGRESS
	SUNDRY			\$0	\$0	\$0	\$0	
<u>SUBTOTAL 1410</u>				<u>\$0</u>	<u>\$51,143</u>	<u>\$0</u>	<u>\$0</u>	
FEES AND COSTS 1. HA.WIDE	ARCHITECTS FEES	1430	LS	\$100,000	\$150,000	\$133,613	\$97,840	
	LBP & ACM CLEARANCE TESTS	1430	LS	\$20,000	\$0	\$0	\$0	
<u>SUBTOTAL 1430</u>				<u>\$120,000</u>	<u>\$150,000</u>	<u>\$133,613</u>	<u>\$97,840</u>	
DEBT SERVICE 1. AHA WIDE	ADMINISTRATIVE OFFICES	1501	LS	\$0	\$0	\$0	\$0	
<u>SUBTOTAL 1501</u>		1501	LS	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
CONTINGENCY 1. AHA WIDE								
<u>SUBTOTAL 1502</u>		1501	LS	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

\$36,410

\$38,247

\$27,380

\$21,550

\$38,600

\$62,000

\$5,200

\$76,495

\$305,882

\$305,882

**Annual Statement /Performance and Evaluation Report
Mortgage Proceeds Fund (MPF) Part I: Summary**

ga003i02

Part III: Implementation Schedule

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA			Grant Type and Number: MPF GA06P003-04			FFY of Grant Approval: 2004	
Development Number / Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1. GA 3-8 NELLIE B	6/30/2007		12/31/2006	6/30/2009			
2. GA 3-10 BONNIE LANE	6/30/2007		3/31/2006	6/30/2009			
Signature of Executive Director & Date: X				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X			

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

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

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

ga003j02

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA	Grant Type and Number: CFP GA06R003501-04	FFY of Grant Approval: 2004
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number 1 Performance and Evaluation Report for Program Year Ending **12-31-06**
 Final Performance Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds	\$0		\$0	\$0
2	1406 Operations	\$0		\$0	\$0
3	1408 Management Improvements Soft Costs	\$0		\$0	\$0
	Management Improvements Hard Costs	\$0		\$0	\$0
4	1410 Administration	\$0		\$0	\$0
5	1411 Audit	\$0		\$0	\$0
6	1415 Liquidated Damages	\$0		\$0	\$0
7	1430 Fees and Costs	\$0		\$0	\$0
8	1440 Site Acquisition	\$0		\$0	\$0
9	1450 Site Improvement	\$0		\$0	\$0
10	1460 Dwelling Structures	\$0		\$0	\$0
11	1465.1 Dwelling Equipment--Nonexpendable	\$0		\$0	\$0
12	1470 Nondwelling Structures	\$0		\$0	\$0
13	1475 Nondwelling Equipment	\$0		\$0	\$0
14	1485 Demolition	\$0		\$0	\$0
15	1490 Replacement Reserve	\$0		\$0	\$0
16	1492 Moving To Work Demonstration	\$0		\$0	\$0
17	1495.1 Relocation Costs	\$0		\$0	\$0
18	1499 Development Activities	\$42,968		\$0	\$0
19	1501 Collateralization Expenses or Debt Service	\$0		\$0	\$0
20	1502 Contingency	\$0		\$0	\$0
21	Amount of Annual Grant (Sum of lines 2-20)	\$42,968		\$0	\$0
22	Amount of line 19 Related to LBP Activities	\$0		\$0	\$0
23	Amount of line 19 Related to Section 504 Compliance	\$0		\$0	\$0
24	Amount of line 19 Related to Security - Soft Costs	\$0		\$0	\$0
25	Amount of line 19 Related to Security - Hard Costs	\$0		\$0	\$0
26	Amount of line 19 Related to Energy Conservation Measures	\$0		\$0	\$0

Signature of Executive Director & Date: X	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X
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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report.

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

ga003j02

CFP GA06R00501-04

Development Number / Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Development Activities 1. Authority Wide	Replacement Housing	1499	LS	\$42,968		\$0	\$0	Planning in Progress
		1499	LS	\$0		\$0	\$0	
		1499	LS	\$0		\$0	\$0	
		1499	LS	\$0		\$0	\$0	
		1499	LS	\$0		\$0	\$0	
				\$42,968		\$0	\$0	
SUBTOTAL 1499				<u>\$42,968</u>		<u>\$0</u>	<u>\$0</u>	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

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

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

ga003j02

Part III: Implementation Schedule

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA			Grant Type and Number: CFP GA06R003501-04			FFY of Grant Approval: 2004	
Development Number / Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1. Authority Wide	9/14/2006	7/18/2008		9/14/2008	7/18/2009		To match latest year of approved 5 year plan
Signature of Executive Director & Date: X				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X			

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

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

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

ga003k02

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA	Grant Type and Number: CFP GA06P003501-05	FFY of Grant Approval: 2005
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number 1 Performance and Evaluation Report for Program Year Ending **12-31-06**
 Final Performance Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds	\$0	\$0	\$0	\$0
2	1406 Operations	\$150,000	\$150,000	\$0	\$0
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration	\$197,000	\$197,000	\$196,950	\$35,593
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$80,000	\$80,000	\$56,248	\$2,666
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$72,000	\$126,000	\$0	\$0
10	1460 Dwelling Structures	\$1,218,668	\$1,014,668	\$581,086	\$350,850
11	1465.1 Dwelling Equipment--Nonexpendable	\$21,600	\$21,600	\$12,132	\$12,132
12	1470 Nondwelling Structures	\$0	\$150,000	\$0	\$0
13	1475 Nondwelling Equipment	\$5,000	\$5,000	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$12,000	\$12,000	\$4,131	\$4,131
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collateralization Expenses or Debt Service	\$332,000	\$332,000	\$332,000	\$221,347
20	1502 Contingency	\$50,586	\$50,586	\$0	\$0
21	Amount of Annual Grant (Sum of lines 2-20)	\$2,138,854	\$2,138,854	\$1,182,547	\$626,718
22	Amount of line 19 Related to LBP Activities	\$12,000	\$12,000	\$0	\$0
23	Amount of line 19 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
24	Amount of line 19 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
25	Amount of line 19 Related to Security - Hard Costs	\$27,082	\$27,082	\$0	\$0
26	Amount of line 19 Related to Energy Conservation Measures	\$365,600	\$365,600	\$0	\$0

Signature of Executive Director & Date: X	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X
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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

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

ga003k02

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program: GA06P003501-05			Federal FY of Grant: 2005			
Development No. Name/HA Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SITE ACQUISITION								
1. H.A. WIDE	ACQUIRE PROPERTY FOR ADMIN OFFICES	1440	0 LOTS	\$0	\$0	\$0	\$0	
SUBTOTAL 1440				\$0	\$0	\$0	\$0	
SITWORK								
1. GA 3-5								
SCATTERED SITES	REPLACE U/G UTILITIES	1450	24 UNITS	\$36,000	\$0	\$0	\$0	
	SIDEWALK REPAIRS	1450	24 UNITS	\$18,000	\$0	\$0	\$0	
	GRADING / LANDSCAPING	1450	24 UNITS	\$18,000	\$0	\$0	\$0	
SUBTOTAL GA 3-5				\$72,000	\$0	\$0	\$0	
2. GA 3-6								
SCATTERED SITES	REPLACE U/G UTILITIES	1450	17 UNITS	\$0	\$25,500	\$0	\$0	DESIGN IN PROCESS
	SIDEWALK REPAIRS	1450	17 UNITS	\$0	\$12,750	\$0	\$0	
	GRADING / LANDSCAPING	1450	17 UNITS	\$0	\$12,750	\$0	\$0	
SUBTOTAL GA 3-6				\$0	\$51,000	\$0	\$0	
3. HA WIDE ADMIN OFFICE								
	GRADING	1450	LS	\$0	\$28,000	\$0	\$0	PLANNING IN PROCESS
	LANDSCAPING	1450	LS	\$0	\$7,000	\$0	\$0	
	FENCING	1450	LS	\$0	\$10,000	\$0	\$0	
	PAVING	1450	LS	\$0	\$30,000	\$0	\$0	
SUBTOTAL HA Wide				\$0	\$75,000	\$0	\$0	
SUBTOTAL 1450				\$72,000	\$126,000	\$0	\$0	
Signature of Executive Director & Date:					Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			
X					X			

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

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

ga003k02

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program: GA06P003501-05			Federal FY of Grant: 2005			
Development No. 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	
DWELLING STRUCTURES								
1. GA 3-5 SCATTERED SITES	REPLACE SPACE HEATERS WITH NEW HVAC	1460	0 Units	\$176,030	\$61,630	\$0	\$0	CONTRACT PENDING
	REPLACE INT / EXT DOORS AND HARDWARE	1460	0 Units	\$94,785	\$33,185	\$0	\$0	
	FRAME WALLS, S/R, INSULATE & PAINT	1460	0 Units	\$243,734	\$85,334	\$0	\$0	
	ATTICS - INSTALL SMOKEWALLS AND INSULATION	1460	0 Units	\$108,326	\$37,926	\$0	\$0	
	NEW WINDOWS WITH SECURITY SCREENS	1460	0 Units	\$108,326	\$37,926	\$0	\$0	
	REPLACE PLUMBING AND WATER HEATER	1460	0 Units	\$40,622	\$14,222	\$0	\$0	
	REPLACE FLOOR TILE WITH VCT AND CARPET	1460	0 Units	\$94,785	\$33,185	\$0	\$0	
	REWORK INT & EXT ELECTRICAL	1460	0 Units	\$121,867	\$42,667	\$0	\$0	
	REPLACE KITCHEN CABINETS, ADD D/W	1460	0 Units	\$94,785	\$33,185	\$0	\$0	
	BATHS - NEW FIXTURES AND FLOOR TILE	1460	0 Units	\$67,704	\$23,704	\$0	\$0	
	ABATE LBP AND ASBESTOS	1460	0 Units	\$40,622	\$14,222	\$0	\$0	
	MINIBLINDS	1460	0 Units	\$13,541	\$4,741	\$0	\$0	
CLOTHES WASHER / DRYER HOOK-UPS	1460	0 Units	\$13,541	\$4,741	\$0	\$0		
SUBTOTAL GA 3-5				\$1,218,668	\$426,668	\$0	\$0	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

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

ga003k02

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program: GA06P003501-05			Federal FY of Grant: 2005			
Development No. 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	
2. GA 3-6 SCATTERED SITES	REPLACE SPACE HEATERS WITH NEW HVAC	1460	0 Units	\$0	\$84,933	\$83,935	\$50,678	WORK IN PROCESS
	REPLACE INT / EXT DOORS AND HARDWARE	1460	0 Units	\$0	\$45,733	\$45,196	\$27,288	
	FRAME WALLS, S/R, INSULATE & PAINT	1460	0 Units	\$0	\$117,600	\$116,217	\$70,170	
	ATTICS - INSTALL SMOKEWALLS AND INSULATION	1460	0 Units	\$0	\$52,267	\$51,652	\$31,187	
	NEW WINDOWS WITH SECURITY SCREENS	1460	0 Units	\$0	\$52,267	\$51,652	\$31,187	
	REPLACE PLUMBING AND WATER HEATER	1460	0 Units	\$0	\$19,600	\$19,370	\$11,695	
	REPLACE FLOOR TILE WITH VCT AND CARPET	1460	0 Units	\$0	\$45,733	\$45,196	\$27,288	
	REWORK INT & EXT ELECTRICAL	1460	0 Units	\$0	\$58,800	\$58,109	\$35,085	
	REPLACE KITCHEN CABINETS, ADD DW	1460	0 Units	\$0	\$45,733	\$45,196	\$27,288	
	BATHS - NEW FIXTURES AND FLOOR TILE	1460	0 Units	\$0	\$32,667	\$32,283	\$19,492	
	ABATE LBP AND ASBESTOS	1460	0 Units	\$0	\$19,600	\$19,370	\$11,695	
	MINIBLINDS	1460	0 Units	\$0	\$6,533	\$6,457	\$3,898	
CLOTHES WASHER / DRYER HOOK-UPS	1460	0 Units	\$0	\$6,533	\$6,457	\$3,898		
SUBTOTAL GA 3-6				\$0	\$588,000	\$581,086	\$350,850	
SUBTOTAL 1460				<u>\$1,218,668</u>	<u>\$1,014,668</u>	<u>\$581,086</u>	<u>\$350,850</u>	
DWELLING EQUIP								
1. GA 3-5	RANGES AND REFRIGERATORS	1465.1	7 Units	\$21,600	\$6,300	\$0	\$0	CONTRACT PENDING
2. GA 3-6	RANGES AND REFRIGERATORS	1465.1	17 Units	\$0	\$15,300	\$12,132	\$12,132	WORK IN PROCESS
SUBTOTAL 1465.1				<u>\$21,600</u>	<u>\$21,600</u>	<u>\$12,132</u>	<u>\$12,132</u>	
Signature of Executive Director & Date:		Signature of Public Housing Director/Office of Native American Programs Administrator & Date:						
X		X						

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

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

ga003k02

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS GEORGIA			Grant Type and Number: Capital Fund Program: GA06P003501-05			Federal FY of Grant: 2005		
Development No. 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	
NON-DWELLING STRUCTURES 1. HA WIDE	MAINTENANCE STORAGE BLDG							PLANNING IN PROCESS
	FOUNDATIONS	1470		\$0	\$12,000	\$0	\$0	
	CONCRETE	1470		\$0	\$25,500	\$0	\$0	
	MASONRY	1470		\$0	\$13,500	\$0	\$0	
	STEEL STRUCTURE	1470		\$0	\$19,500	\$0	\$0	
	CARPENTRY	1470		\$0	\$9,000	\$0	\$0	
	DOORS AND HARDWARE	1470		\$0	\$3,000	\$0	\$0	
	WINDOWS	1470		\$0	\$4,500	\$0	\$0	
	ROOFING	1470		\$0	\$13,500	\$0	\$0	
	PAINT	1470		\$0	\$1,500	\$0	\$0	
	DRYWALL	1470		\$0	\$10,500	\$0	\$0	
	PLUMBING	1470		\$0	\$9,000	\$0	\$0	
	HVAC	1470		\$0	\$15,000	\$0	\$0	
	ELECTRICAL	1470		\$0	\$13,500	\$0	\$0	
				\$0	\$150,000	\$0	\$0	
SUBTOTAL 1470				\$0	\$150,000	\$0	\$0	
NON-DWELL EQUIP 1. HA-WIDE	OFFICE EQUIPMENT FOR MOD PROGRAM	1475	LS	\$5,000	\$5,000	\$0	\$0	
SUBTOTAL 1475				\$5,000	\$5,000	\$0	\$0	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

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

ga003k02

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS GEORGIA		Grant Type and Number: Capital Fund Program: GA06P003501-05			Federal FY of Grant: 2005			
Development No. Name/HA Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
RELOCATION 1. GA 3-5	RELOCATION	1495.1	LS	\$12,000	\$12,000	\$4,131	\$4,131	WORK IN PROCESS
SUBTOTAL 1495				\$12,000	\$12,000	\$4,131	\$4,131	
OPERATIONS 1. HA-WIDE	AHA OPERATIONS	1406	LS	\$150,000	\$150,000	\$0	\$0	PENDING DRAW DOWN
SUBTOTAL 1406				\$150,000	\$150,000	\$0	\$0	
ADMINISTRATION 1. HA-WIDE	SALARIES AND BENEFITS	1410	LS	\$192,000	\$192,000	\$192,000	\$36,386	WORK IN PROCESS
	SUNDRY			\$5,000	\$5,000	\$4,950	\$207	
SUBTOTAL 1410				\$197,000	\$197,000	\$196,950	\$36,593	
FEES AND COSTS 1. HA.WIDE	ARCHITECTS FEES	1430	LS	\$60,000	\$60,000	\$36,248	\$2,666	WORK IN PROCESS
	LBP RISK ASSESSMENTS & CLEARANCE TESTS	1430	LS	\$20,000	\$20,000	\$20,000	\$0	
SUBTOTAL 1430				\$80,000	\$80,000	\$56,248	\$2,666	
DEBT SERVICE 1. AHA WIDE	ADMINISTRATIVE OFFICES	1501	LS	\$332,000	\$332,000	\$332,000	\$221,347	IN PROCESS
SUBTOTAL 1501		1501	LS	\$332,000	\$332,000	\$332,000	\$221,347	
CONTINGENCY 1. AHA WIDE		1501	LS	\$50,586	\$50,586	\$0	\$0	
SUBTOTAL 1502				\$50,586	\$50,586	\$0	\$0	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

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

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

ga003k02

Part III: Implementation Schedule

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA			Grant Type and Number: CFP GA06P003501-05			FFY of Grant Approval: 2005	
Development Number / Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1. HA WIDE ADMIN OFFICE	8/18/2007			8/18/2008			
2. GA 3-5 SCATTERED SITES	8/18/2007			8/18/2008			
3. GA 3-6 SCATTERED SITES	8/18/2007		3/31/2006	8/18/2008			
Signature of Executive Director & Date: X				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X			

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

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

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

ga003102

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA	Grant Type and Number: CFP GA06R003501-05	FFY of Grant Approval: 2005
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number ___ Performance and Evaluation Report for Program Year Ending **12-31-06**
 Final Performance Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds	\$0		\$0	\$0
2	1406 Operations	\$0		\$0	\$0
3	1408 Management Improvements Soft Costs	\$0		\$0	\$0
	Management Improvements Hard Costs	\$0		\$0	\$0
4	1410 Administration	\$0		\$0	\$0
5	1411 Audit	\$0		\$0	\$0
6	1415 Liquidated Damages	\$0		\$0	\$0
7	1430 Fees and Costs	\$0		\$0	\$0
8	1440 Site Acquisition	\$0		\$0	\$0
9	1450 Site Improvement	\$0		\$0	\$0
10	1460 Dwelling Structures	\$0		\$0	\$0
11	1465.1 Dwelling Equipment--Nonexpendable	\$0		\$0	\$0
12	1470 Nondwelling Structures	\$0		\$0	\$0
13	1475 Nondwelling Equipment	\$0		\$0	\$0
14	1485 Demolition	\$0		\$0	\$0
15	1490 Replacement Reserve	\$0		\$0	\$0
16	1492 Moving To Work Demonstration	\$0		\$0	\$0
17	1495.1 Relocation Costs	\$0		\$0	\$0
18	1499 Development Activities	\$46,420		\$0	\$0
19	1501 Collateralization Expenses or Debt Service	\$0		\$0	\$0
20	1502 Contingency	\$0		\$0	\$0
21	Amount of Annual Grant (Sum of lines 2-20)	\$46,420		\$0	\$0
22	Amount of line 19 Related to LBP Activities	\$0		\$0	\$0
23	Amount of line 19 Related to Section 504 Compliance	\$0		\$0	\$0
24	Amount of line 19 Related to Security - Soft Costs	\$0		\$0	\$0
25	Amount of line 19 Related to Security - Hard Costs	\$0		\$0	\$0
26	Amount of line 19 Related to Energy Conservation Measures	\$0		\$0	\$0

Signature of Executive Director & Date: X	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X
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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report.

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

ga003102

CFP GA06R00501-05

Development Number / Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Development Activities								
1. Authority Wide	Replacement Housing	1499	LS	\$46,420		\$0	\$0	Planning in Progress
		1499	LS	\$0		\$0	\$0	
		1499	LS	\$0		\$0	\$0	
		1499	LS	\$0		\$0	\$0	
		1499	LS	\$0		\$0	\$0	
						\$46,420		
SUBTOTAL 1499				<u>\$46,420</u>		<u>\$0</u>	<u>\$0</u>	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

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

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

ga003102

Part III: Implementation Schedule

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA			Grant Type and Number: CFP GA06R003501-05			FFY of Grant Approval: 2005	
Development Number / Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1. Authority Wide	8/18/2007			8/18/2008			
Signature of Executive Director & Date: X				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X			

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

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

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

ga003m02

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA	Grant Type and Number: CFP GA06P003501-06	FFY of Grant Approval: 2006
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number Performance and Evaluation Report for Program Year Ending **12-31-06**
 Final Performance Evaluation Report



Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds	\$0		\$0	\$0
2	1406 Operations	\$207,500		\$0	\$0
3	1408 Management Improvements	\$0		\$0	\$0
4	1410 Administration	\$192,500		\$0	\$0
5	1411 Audit	\$0		\$0	\$0
6	1415 Liquidated Damages	\$0		\$0	\$0
7	1430 Fees and Costs	\$80,000		\$0	\$0
8	1440 Site Acquisition	\$0		\$0	\$0
9	1450 Site Improvement	\$84,000		\$0	\$0
10	1460 Dwelling Structures	\$945,000		\$0	\$0
11	1465.1 Dwelling Equipment--Nonexpendable	\$18,750		\$0	\$0
12	1470 Nondwelling Structures	\$0		\$0	\$0
13	1475 Nondwelling Equipment	\$5,000		\$0	\$0
14	1485 Demolition	\$0		\$0	\$0
15	1490 Replacement Reserve	\$0		\$0	\$0
16	1492 Moving To Work Demonstration	\$0		\$0	\$0
17	1495.1 Relocation Costs	\$10,000		\$0	\$0
18	1499 Development Activities	\$0		\$0	\$0
19	1501 Collateralization Expenses or Debt Service	\$332,000		\$0	\$0
20	1502 Contingency	\$50,501		\$0	\$0
21	Amount of Annual Grant (Sum of lines 2-20)	\$1,925,251		\$0	\$0
22	Amount of line 19 Related to LBP Activities	\$10,500		\$0	\$0
23	Amount of line 19 Related to Section 504 Compliance	\$0		\$0	\$0
24	Amount of line 19 Related to Security - Soft Costs	\$0		\$0	\$0
25	Amount of line 19 Related to Security - Hard Costs	\$16,800		\$0	\$0
26	Amount of line 19 Related to Energy Conservation Measures	\$84,000		\$0	\$0

Signature of Executive Director & Date: X	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X
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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report.

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

ga003m02

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA	Grant Type and Number: Capital Fund Program: GA06P003501-06	Federal FY of Grant: 2006
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Development No. 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	
SITWORK								
1. GA 3-5 SCATTERED SITES	REPLACE U/G UTILITIES	1450	21 UNITS	\$63,000		\$0	\$0	CONTRACT PENDING
	SIDEWALK REPAIRS	1450	21 UNITS	\$10,500		\$0	\$0	
	GRADING / LANDSCAPING	1450	21 UNITS	\$10,500		\$0	\$0	
SUBTOTAL GA 3-5				\$84,000		\$0	\$0	
SUBTOTAL 1450				<u>\$84,000</u>		<u>\$0</u>	<u>\$0</u>	

Signature of Executive Director & Date:
X

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

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

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program: GA06P003501-06			Federal FY of Grant: 2006			ga003m02
Development No. 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	
DWELLING STRUCTURES								
1. GA 3-5 SCATTERED SITES	REPLACE SPACE HEATERS WITH NEW HVAC	1460	21 Units	\$136,500		\$0	\$0	CONTRACT PENDING
	REPLACE INT / EXT DOORS AND HARDWARE	1460	21 Units	\$73,500		\$0	\$0	
	FRAME WALLS, S/R, INSULATE & PAINT	1460	21 Units	\$189,000		\$0	\$0	
	ATTICS - INSTALL SMOKEWALLS AND INSULATION	1460	21 Units	\$84,000		\$0	\$0	
	NEW WINDOWS WITH SECURITY SCREENS	1460	21 Units	\$84,000		\$0	\$0	
	REPLACE PLUMBING AND WATER HEATER	1460	21 Units	\$31,500		\$0	\$0	
	REPLACE FLOOR TILE WITH VCT AND CARPET	1460	21 Units	\$73,500		\$0	\$0	
	REWORK INT & EXT ELECTRICAL	1460	21 Units	\$94,500		\$0	\$0	
	REPLACE KITCHEN CABINETS, ADD D/W	1460	21 Units	\$73,500		\$0	\$0	
	BATHS - NEW FIXTURES AND FLOOR TILE	1460	21 Units	\$52,500		\$0	\$0	
	ABATE LBP AND ASBESTOS	1460	21 Units	\$31,500		\$0	\$0	
	MINIBLINDS	1460	21 Units	\$10,500		\$0	\$0	
	CLOTHES WASHER / DRYER HOOK-UPS	1460	21 Units	\$10,500		\$0	\$0	
				\$945,000		\$0	\$0	
SUBTOTAL 1460				\$945,000		\$0	\$0	
DWELLING EQUIP								
1. GA 3-5	RANGES	1465.1	25 Units	\$8,750		\$0	\$0	CONTRACT PENDING
2. GA 3-5	REFRIGERATORS	1465.1	25 Units	\$10,000		\$0	\$0	
SUBTOTAL 1465.1				\$18,750	\$0	\$0	\$0	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program: GA06P003501-06			Federal FY of Grant: 2006			ga003m02
Development No. 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	
NON-DWELL EQUIP 1. HA-WIDE	OFFICE EQUIPMENT FOR MOD PROGRAM	1475	LS	\$5,000		\$0	\$0	PENDING
SUBTOTAL 1475				<u>\$5,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
Signature of Executive Director & Date: X				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X				

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

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program: GA06P003501-06			Federal FY of Grant: 2006			ga003m02
Development No. Name/HA Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
RELOCATION 1. GA 3-5	RELOCATION	1495.1	LS	\$10,000		\$0	\$0	CONTRACT PENDING
<u>SUBTOTAL 1495</u>				<u>\$10,000</u>		<u>\$0</u>	<u>\$0</u>	
OPERATIONS 1. HA-WIDE	AHA OPERATIONS	1406	LS	\$207,500		\$0	\$0	DRAW DOWN PENDING
<u>SUBTOTAL 1406</u>				<u>\$207,500</u>		<u>\$0</u>	<u>\$0</u>	
ADMINISTRATION 1. HA-WIDE	SALARIES AND BENEFITS	1410	LS	\$187,500		\$0	\$0	PENDING
	SUNDRY			\$5,000		\$0	\$0	
<u>SUBTOTAL 1410</u>				<u>\$192,500</u>		<u>\$0</u>	<u>\$0</u>	
FEES AND COSTS 1. HA.WIDE	ARCHITECTS FEES	1430	LS	\$60,000		\$0	\$0	DESIGN IN PROGRESS
	LBP RISK ASSESSMENTS & CLEARANCE TESTS	1430	LS	\$20,000		\$0	\$0	
<u>SUBTOTAL 1430</u>				<u>\$80,000</u>		<u>\$0</u>	<u>\$0</u>	
DEBT SERVICE 1. AHA WIDE	ADMINISTRATIVE OFFICES	1501	LS	\$332,000		\$0	\$0	DRAW DOWN PENDING
<u>SUBTOTAL 1501</u>		1501	LS	<u>\$332,000</u>		<u>\$0</u>	<u>\$0</u>	
CONTINGENCY 1. AHA WIDE		1501	LS	\$50,501		\$0	\$0	
<u>SUBTOTAL 1502</u>				<u>\$50,501</u>		<u>\$0</u>	<u>\$0</u>	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

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

Part III: Implementation Schedule

ga003m02

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA		Grant Type and Number: CFP GA06P003501-06			FFY of Grant Approval: 2006		
Development Number / Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1. HA WIDE ADMIN OFFICE	7/18/2008			7/18/2009			
2. GA 3-5 SCATTERED SITES	7/18/2008			7/18/2009			
3. GA 3-6 SCATTERED SITES	7/18/2008			7/18/2009			
Signature of Executive Director & Date: X				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X			

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

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

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

ga003n02

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA	Grant Type and Number: CFP GA06R003501-06	FFY of Grant Approval: 2006
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number ___ Performance and Evaluation Report for Program Year Ending **12-31-06**
 Final Performance Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds	\$0		\$0	\$0
2	1406 Operations	\$0		\$0	\$0
3	1408 Management Improvements Soft Costs	\$0		\$0	\$0
	Management Improvements Hard Costs	\$0		\$0	\$0
4	1410 Administration	\$0		\$0	\$0
5	1411 Audit	\$0		\$0	\$0
6	1415 Liquidated Damages	\$0		\$0	\$0
7	1430 Fees and Costs	\$0		\$0	\$0
8	1440 Site Acquisition	\$0		\$0	\$0
9	1450 Site Improvement	\$0		\$0	\$0
10	1460 Dwelling Structures	\$0		\$0	\$0
11	1465.1 Dwelling Equipment--Nonexpendable	\$0		\$0	\$0
12	1470 Nondwelling Structures	\$0		\$0	\$0
13	1475 Nondwelling Equipment	\$0		\$0	\$0
14	1485 Demolition	\$0		\$0	\$0
15	1490 Replacement Reserve	\$0		\$0	\$0
16	1492 Moving To Work Demonstration	\$0		\$0	\$0
17	1495.1 Relocation Costs	\$0		\$0	\$0
18	1499 Development Activities	\$42,026		\$0	\$0
19	1501 Collateralization Expenses or Debt Service	\$0		\$0	\$0
20	1502 Contingency	\$0		\$0	\$0
21	Amount of Annual Grant (Sum of lines 2-20)	\$42,026		\$0	\$0
22	Amount of line 19 Related to LBP Activities	\$0		\$0	\$0
23	Amount of line 19 Related to Section 504 Compliance	\$0		\$0	\$0
24	Amount of line 19 Related to Security - Soft Costs	\$0		\$0	\$0
25	Amount of line 19 Related to Security - Hard Costs	\$0		\$0	\$0
26	Amount of line 19 Related to Energy Conservation Measures	\$0		\$0	\$0

Signature of Executive Director & Date: X	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X
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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report.

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

ga003n02

CFP GA06R00501-06

Development Number / Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Development Activities								
1. Authority Wide	Replacement Housing	1499	LS	\$42,026		\$0	\$0	PLANNING IN PROCESS
		1499	LS	\$0		\$0	\$0	
		1499	LS	\$0		\$0	\$0	
		1499	LS	\$0		\$0	\$0	
		1499	LS	\$0		\$0	\$0	
				\$42,026		\$0	\$0	
SUBTOTAL 1499				<u>\$42,026</u>		<u>\$0</u>	<u>\$0</u>	
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X				X				

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

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

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

ga003n02

Part III: Implementation Schedule

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA			Grant Type and Number: CFP GA06R003501-06			FFY of Grant Approval: 2006	
Development Number / Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1. Authority Wide	7/18/2008			7/18/2009			
Signature of Executive Director & Date: X				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X			

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

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