

# **-PHA Plans**

## **Streamlined 5-Year/Annual**

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

OMB No. 2577-0226  
(exp 08/31/2009)

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

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

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# **Streamlined 5-Year Plan for Fiscal Years 2008 - 2012**

# **Streamlined Annual Plan for Fiscal Year 2008**

Version 2

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

## Streamlined Five-Year PHA Plan Agency Identification

**PHA Name:** Augusta Housing Authority

**PHA Number:** GA001

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

**PHA Programs Administered:**

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

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

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

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

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

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

- Main business office of the PHA
- PHA development management offices

Other (list below)

## Streamlined Five-Year PHA Plan

### PHA FISCAL YEARS 2008- 2012

[24 CFR Part 903.12]

#### A. Mission

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

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

#### B. Goals

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

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

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

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

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

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

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

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

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

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

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

**Other PHA Goals and Objectives: (list below)**

## Streamlined Annual PHA Plan PHA Fiscal Year 2008

[24 CFR Part 903.12(b)]

### Table of Contents

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

#### A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
  - a. PHA Progress on Meeting 5-Year Mission and Goals
  - b. Criteria for Substantial Deviations and Significant Amendments
  - c. Other Information Requested by HUD
    - i. Resident Advisory Board Membership and Consultation Process
    - ii. Resident Membership on the PHA Governing Board
    - iii. PHA Statement of Consistency with Consolidated Plan
    - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2007 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

#### B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

## **Executive Summary (optional)**

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

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

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

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

<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input checked="" type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	6486		
Extremely low income <=30% AMI	5243	81%	
Very low income (>30% but <=50% AMI)	980	15%	
Low income (>50% but <80% AMI)	157	2.4%	
Families with children	3399	52%	
Elderly families	80	1%	
Families with Disabilities	598	9%	
Race/ethnicity (White)	546	8%	
Race/ethnicity (Black)	5735	88%	
Race/ethnicity (AmIAIak)	13	.2%	
Race/ethnicity (Asian)	20	.3%	
Race/ethnicity (Hwn)	16	.2%	
Race/ethnicity (Hispanic)	27	.4%	
Other	156		
Characteristics by Bedroom Size (Public Housing Only)			
1BR	586		
2 BR	1205		
3 BR	530		
4 BR	111		
5 BR	19		
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (09.14.2007)			
If yes:			
How long has it been closed (# of months)? 1			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

## B. Strategy for Addressing Needs

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

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

### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below) Elderly housing designation approved 07.29.2005; BOC approval near elderly 05.24.2007

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below) Provide community resource directory link on agency webpage.

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

## 2. Statement of Financial Resources

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

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2007 grants)</b>		
a) Public Housing Operating Fund	7,444,285	
b) Public Housing Capital Fund	5,422,211	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance & Mod Rehab & Sub Rehab	24,114,095	
f) Resident Opportunity and Self-Sufficiency Grants	127,618	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
Disaster Voucher Program	122,815	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>		
Tenant Rev./Other	4,122,314	
	197,465	
<b>4. Other income (list below)</b>		
Investments	697,677	
Entrepreneurial activities	814,702	
<b>4. Non-federal sources (list below)</b>		
Other Grants	186,842	
Fraud Recovery	187,605	
Investment Restricted	557,435	
Other	1,212,850	
<b>Total Resources</b>	<b>45,207,914</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

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

#### **A. Public Housing**

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

##### **(1) Eligibility**

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (90 days)
- Other: (describe)

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

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

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

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

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

##### **(2)Waiting List Organization**

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

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

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

- PHA main administrative office
- PHA development site management office
- Other (list below) AHA webpage/on-line application

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes,

complete the following table; if not skip to d.

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

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

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

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

d. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year?

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

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

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

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

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

- Date and Time 1

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability 1
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs

- Victims of reprisals or hate crimes
- Other preference(s) (list below) Elderly or Families with a Head of Household that is Handicapped or disabled families who are receiving Social Security, Supplemental Security income benefits as a result of their inability to work 1

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

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

**(6) Deconcentration and Income Mixing**

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

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

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Overlook Apartments	76		Included in ACOP
Barton Village	147		Included in ACOP
Underwood Homes	249		Included in ACOP

**B. Section 8**

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

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

### **(1) Eligibility**

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors):
- Other (list below)

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

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

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

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

- Criminal or drug-related activity
- Other (describe below)      Family's current and prior address  
Name and address of former landlord

### **(2) Waiting List Organization**

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

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

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

- PHA main administrative office
- Other (list below)      on-line

### **(3) Search Time**

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

If yes, state circumstances below: Illness, death, Loss of employment,  
Inability to afford cost of unit

#### **(4) Admissions Preferences**

##### a. Income targeting

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

##### b. Preferences

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

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

##### Former Federal preferences

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

##### Other preferences (select all that apply)

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

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

Date and Time 1

Former Federal preferences:

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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

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

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

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

#### **4. PHA Rent Determination Policies**

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

#### **A. Public Housing**

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

#### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one of the following two)

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
  
- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
  
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

## **(2) Flat Rents**

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

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

## **B. Section 8 Tenant-Based Assistance**

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

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

If the family has lost eligibility or is awaiting an eligibility determination; the family would or would not be evicted as a result of the imposition of the minimum rent requirement; the income of the family has decreased because of a change in circumstances, including loss of employment, death in the family or other circumstances as determined by AHA or HUD.

## **5. Capital Improvement Needs**

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

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

### **A. Capital Fund Activities**

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

#### **(1) Capital Fund Program**

a.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the

upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.

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

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

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

### **(1) Hope VI Revitalization**

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

## 6. Demolition and Disposition

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

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

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

Demolition/Disposition Activity Description	
1a. Development name:	Gilbert Manor
1b. Development (project) number:	GA00103R
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> GA00103R Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	GA00103R(10.15.2007)
5. Number of units affected:	278(GA00103R)
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development (GA00103r)
7. Timeline for activity:	GA00103R a. Actual or projected start date of activity: 01.01.2008 b. Projected end date of activity: 12.31.2008

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

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

- (1)  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each

program identified.)

## (2) Program Description

### a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? \_\_\_

### b. PHA established eligibility criteria

Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

c. What actions will the PHA undertake to implement the program this year (list)? Marketing and recruiting efforts through mail outs and briefings.

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

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

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

## 8. Civil Rights Certifications

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

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

## 9. Additional Information

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

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

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

*See Attachment B*

## **B. Criteria for Substantial Deviations and Significant Amendments**

### **(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

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

#### **a. Substantial Deviation from the 5-Year Plan**

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

#### **b. Significant Amendment or Modification to the Annual Plan**

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

## **C. Other Information**

[24 CFR Part 903.13, 903.15]

### **(1) Resident Advisory Board Recommendations**

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

If yes, provide the comments below:

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

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

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

Other: (list below)

### **(2) Resident Membership on PHA Governing Board**

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

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

Yes  No:

If yes, complete the following:

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

Term: 10/2007 – 09/2008

Method of Selection:

Appointment

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

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

**Description of Resident Election Process**

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

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

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the

- Board.  
 Other (explain):

Date of next term expiration of a governing board member: 09/30/2008

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

### (3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

#### Consolidated Plan jurisdiction: Augusta-Richmond County

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

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

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

#### (4) (Reserved)

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

### **10. Project-Based Voucher Program**

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

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below):  
Low utilization rate for vouchers due to clients not locating approvable units in a

reasonable timeframe.

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

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

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Submitted applications for demolition and/or disposition of public housing.	Annual Plan: Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section <u>19</u> of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
X	Other supporting documents (optional). List individually.	(Specify as needed)

VAWA Statement:

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

## Attachment B

- Goal 1: Expand the supply of assisted housing.

AHA will apply for additional rental vouchers and will assist 50 new families per month by April 1, 2012.

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

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

AHA will acquire or build affordable housing units.

- Goal 2: Improve the quality of assisted housing.

AHA will modernize approximately 475 public housing units by April 1, 2012.

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

- Goal 3: Increase assisted housing choices.

AHA will conduct outreach efforts to potential voucher landlords and increase the number of landlord participants by 50 on or before April 1, 2012.

AHA will implement a voucher homeownership program and assist a minimum of 25 participants by April 1, 2012.

- Goal 4: Provide an improved living environment.

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

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

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

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

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

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

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

## Attachment C

Housing Authority of the City of Augusta Housing Authority  
Narrative Regarding Information on Extension of Compliance  
With Management Fees through March 31, 2011  
Per PIH Notice 2007-9, dated April 10, 2007

1. The Housing Authority of the City of Augusta (AHA) effective April 1, 2007 began recording all general ledger transactions on an Asset Management Project (AMP) basis. This means that the Authority transitioned from one Authority-wide general ledger at the year end March 31, 2007, to a general ledger for each AMP in the Low Rent Program on April 1, 2007. However, the Authority is not required to report to the Department of Housing and Urban Development on an AMP basis until the year beginning April 1, 2008. The general ledgers were changed to an AMP basis early to allow AHA to begin to account for the Central Office Cost Center (COCC), as required under the Project Based Accounting and Asset Management regulations as promulgated by HUD.

Included in the Authority COCC is the Executive Department, Finance, Purchasing, Human Resources, Management Information Services, Facilities Administrative and Development Department is included, but is funded through funds received from the annual Authority Capital Fund Grant Administrative Fees. Also the Authority Central Maintenance Department is included, but is funded through fee for service received from each AMP when skilled maintenance services are performed.

As the Authority Low Rent Program has been on the project based accounting accounting since April 1, 2007, only six months of data has been compiled for the Low Rent Central Office Cost Center. In Addition the Housing Choice Voucher Program and the Housing Assistance Payments Program Moderate Rehabilitation administrative fee accounting has been changed to identify expenditures that relate to the COCC as of April 1, 2007, which is only six months of data. The Low Rent Capital Fund Program will not begin with the administrative fee asset management requirement until April 1, 2008, and the use of the Capital Fund Program operations funds by the COCC is not yet fully determined. Also, the Authority is planning to sell the Gilbert Manor AMP to the Medical College of Georgia subject to HUD approval, with funding uncertainty depending on when the sale occurs.

As of September 30, 2007, six months into our fiscal year of FYE March 31, 2008, we have an estimate based on six months annualized of expenditures that are Low Rent Program COCC related in the amount of \$1,897,475, which is less than the asset management fees the COCC would be eligible to charge the various Amp's based on the occupancy levels July 1, 2006 through June 30, 2007, and assuming positive cash flow. However, we need to have at least completed the fiscal year FYE March 31, 2008, before good data will begin taking shape, because of the many variables stated above.

2. The Authority will need the time between April 1, 2007 and April 1, 2011, to clean up any and all changes to maintain fee reasonableness. There are planned changes in personnel assigned to the COCC by attrition which will reduce expenditures that will be charged against fees.

However, until the Authority has enough expenditures (at least one year) charged to the COCC, a schedule to achieve fee reasonableness cannot be produced. In next year's annual plan, a schedule for the Authority to achieve fee reasonableness will be included.

3. Therefore, we are requesting an extension of time to the April 1, 2011, contingent on next year's schedule to achieve fee reasonableness by April 1, 2011.

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

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





### 13. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name				<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

**13. Capital Fund Program Five-Year Action Plan**

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See</b>						
<b>Annual</b>						
<b>Statement</b>						
<b>Total CFP Estimated Cost</b>			\$			\$



**Capital Fund Program Five-year Action Plan**

**Part I: Summary**

PHA Name Housing Authority of the City of Augusta, Georgia					<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>
Development Number/name/HA-Wide	Year 1 FFY 08 Annual Statement	Work Statement for Year 2 FFY Grant:09 PHA FY:09	Work Statement for Year 3 FFY Grant: FFY 10 PHA FY: 10	Work Statement for Year 4 FFY Grant: FFY 11 PHA FY: 11	Work Statement for Year 5 FFY Grant: FFY 12 PHA FY: 12
GA06P001007A Peabody Apartments		1,975,568	2,239,736	2,274,055	
GA06P001001/1A Olmsted Homes and Annex					941,006
GA06P001011 Underwood Homes					611,945
GA06P001012 M.M. Scott Apartments					
GA06P001014 Barton Village		70,800	70,800	70,800	
GA06P001002/004 Cherry Tree Crossing			50,000		167,645
GA06P001008 Allen Homes					50,000
GA06P001016 Overlook Apartments					175,000
GA06P001006 Dogwood Terrace					95,000
GA06P001003R Gilbert Manor					70,000
HA-Wide Physical Activities					
Other HA-Wide Non-Physical		2,423,788	2,109,620	2,125,301	2,359,560
CFP Funds Listed for 5-year planning		4,470,156	4,470,156	4,470,156	4,470,156
Replacement Housing Factor Funds					

Capital Fund Program Five-year Action Plan

Part II: Supporting Pages -- Work Activities

Activities for Year 1	Activities for Year: <u>  2  </u> FFY Grant:2009 PHA FY:2009			Activities for Year: <u>  2  </u> FFY Grant:2009 PHA FY:2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	GA06P001007A	Windows	125,000	GA06P001014	Landscaping and Fencing	500
	Peabody Apartments	Kitchen Rehabilitation	150,000	Barton Village	Clotheslines and Poles	800
		Bathroom Rehabilitation	125,000		Windows and Screens	2,000
		Replace Floors	200,000		Ext. Doors and Screens	4,000
		Interior Walls	200,000		Repair Ext Walls	4,000
		Ceilings	100,000		Replace Roofs	7,000
		Interior Doors and Enclose Closets	150,000		Fascia Soffits, siding and shutters	3,000
		Interior Door Hardware	50,000		Building Identification	500
		Signage	12,000		Kitchen Rehabilitation	10,000
		Electrical Upgrades	165,820		Bathroom Rehabilitation	10,000
		Hot Water Systems	100,000		Floors	5,000
		HVAC Systems	170,748		Interior Walls and ceilings	5,000
		Interior Fixtures	175,000		Insulation	5,000
		Interior Plumbing	250,000		Interior Doors and Closets	5,000
		Alarm Distress Calls system	2,000		Carport Columns	1,000
					Electrical System	5,000
					Plumbing/Mechanical and HVAC	3,000
		<b>Sub Total</b>	<b>1,975,568</b>		<b>Sub Total</b>	<b>70,800</b>
				<b>Dev Acct 1406</b>	Operations	<b>55,000</b>
				<b>Dev Acct 1408</b>	Education, Police Services,	
				<b>Dev Acct 1410</b>	Staff Salary and Benefits	<b>400,000</b>
					Travel and Sundry	
				<b>Dev Acct 1430</b>	Professional Services,	<b>50,000</b>
					Inspect and Haz Fees	
				<b>Dev Acct 1465.1</b>	Ranges and Refrigerators	<b>6,592</b>
				<b>Dev Acct 1475</b>	Admin Bldg and P&D Vehicle	<b>20,000</b>
				<b>Dev Acct 1495.1</b>	Relocation	<b>20,000</b>
				<b>Dev Acct 1501</b>	Revenue Bond Repayment	<b>1,522,196</b>
					<b>Sub Total</b>	<b>2,073,788</b>
	<b>Total CFP Estimated Cost</b>		4,120,156			





**Capital Fund Program Five-year Action Plan**

**Part II: Supporting Pages -- Work Activities**

Activities for Year: <u>  5  </u> FFY Grant:2012 PHA FY:2012			Activities for Year: <u>  5  </u> FFY Grant:2012 PHA FY:2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
GA06P001011	Landscaping and Fencing	100,000	GA06P0010001/1A	Storm Sewer Distribution	50,000
Underwood Homes	Clotheslines and Poles	2,500	Olmstead Homes	Sanitary Sewer Distribution	10,000
	Windows and Screens	2,000	And Annex	Gas Distribution System	5,000
	Ext. Doors and Screens	50,000		Street Repair and Parking Areas	50,000
	Repair Ext Walls	100,000		Water Distribution System	50,000
	Replace Roofs	100,000		Replace Windows and Screens	75,000
	Fascia Soffits, siding and shutters	94,482		Exterior Doors and Screen Doors	100,000
	Building Identification	12,500		Repair Ext. Walls	50,000
	Kitchen Rehabilitation	12,500		Replace Roofs	50,000
	Bathroom Rehabilitation	11,250		Install Front and Rear Porches	15,000
	Floors	10,000		Gutters, Porches and Gen Ext.	51,006
	Interior Walls and ceilings	43,338		Kitchen Rehabilitation	50,000
	Insulation	7,500		Bathroom Rehabilitation	50,000
	Interior Doors and Closets	5,000		Replace Floors	5,000
	Carport Columns	4,000		Interior Walls	50,000
	Electrical System	15,000		Ceilings	50,000
	Plumbing/Mechanical and HVAC	41,875		Insulate Walls and Ceilings	20,000
				Interior Doors and Enclose Closets	20,000
	<b>Sub Total</b>	<b>611,945</b>		Interior Door Hardware	20,000
				Replace Stairs and Treads	20,000
				Electrical System	75,000
				HVAC, DWH and Plumbing	75,000
GA06P001006	Reroofing	50,000		<b>Sub Total</b>	<b>941,006</b>
Dogwood Terrace	1-3 Maint. Bldg. Rehab	20,000			
	HVAC Upgrades	50,000			
	Playground Equipment	25,000	Dev Acct 1406	Operations	50,000
	Dumpser Enclosures	20,000	Dev Acct 1408	Education, Police Services,	
GA06P001002/004	Window Screens and Screen Dr	42,645		Resident Business Program.	255,782
Cherry Tree Crossing	Porch Replacement	25,000	Dev Acct 1410	Staff Salary and Benefits	
	HVAC Upgrades	50,000		Travel and Sundry	456,582
	Dumpster Enclosures	50,000	Dev Acct 1430	Professional Services,	
GA06P001008	Roof Replacement	50,000		Inspect and Haz Fees	50,000
Allen Homes			Dev Acct 1465.1	Ranges and Refrigerators	10,000
GA06P001016	Kitchen Rehabilitation	50,000	Dev Acct 1475	Admin Building Improvements	10,000
Overlook Apts	Interior Repairs	50,000	Dev Acct 1495.1	Relocation	5,000
	Flooring Replacement	75,000	Dev Acct 1501	Revenue Bond Repayment	1,522,196
	<b>Sub Total</b>	<b>557,645</b>		<b>Sub Total</b>	<b>2,359,560</b>
<b>Total CFP Estimated Cost</b>		4,470,156			

# Annual Statement/Performance and Evaluation Report

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

PHA Name: <b>The Augusta Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P00150108</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>FFY2008</b>
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Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$80,000	\$0	\$0	\$0
3	1408 Management Improvements	\$635,000	\$0	\$0	\$0
4	1410 Administration	\$390,115	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$101,450	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$100,369	\$0	\$0	\$0
10	1460 Dwelling Structures	\$0	\$0	\$0	\$0
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	\$0	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collaterization or Debt Service	\$3,163,222	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$4,470,156	\$0	\$0	\$0

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

PHA Name: <b>The Augusta Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P00150107</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>FFY2008</b>
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Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:     Final Performance and Evaluation Report

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

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150108		FFY2008		
Replacement Housing Factor Grant No:								
Development Number Name/HA-Wide Activities	Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>GA-001 ALL</b>	A. Operations	1406	1	\$80,000	\$0	\$0	\$0	
<b>HA</b>	A. Admin. Personnel Education to	1408	25	\$15,000	\$0	\$0	\$0	
<b>Wide</b>	improve individual job performance.							
<b>Management</b>								
<b>Improve.</b>	B. Education to improve Maintenance	1408	10	\$15,000	\$0	\$0	\$0	
	personnel safety & job performance							
	C. Private Police Service (See	1408	15	\$600,000	\$0	\$0	\$0	
	Justification in Management Needs)							
	D. Computer software	1408	N/A	\$5,000	\$0	\$0	\$0	
	<b>Subtotal</b>			<b>\$635,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150108		FFY2008		
Replacement Housing Factor Grant No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	A. Funds for 100% Mod. Dir.,	1410						
Admin.	Dir of Plann and Dev, 3 Clerks &							
Cost	30% of Finance Clerk to cover cost							
	CGP Administration							
	Salaries		N/A	\$272,025	\$0	\$0	\$0	
	Benefits		N/A	\$106,090	\$0	\$0	\$0	
	Travel		N/A	\$5,000	\$0	\$0	\$0	
	Sundry		N/A	\$7,000	\$0	\$0	\$0	
	<b>Sub Total</b>			<b>\$390,115</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
GA-All	A. Salary for	1430	1	\$51,450	\$0	\$0	\$0	
PHA Wide Modern.	Construction Inspector							
GA06P001007A	D. A/E for Comprehensive Modern.	1430	255	\$50,000	\$0	\$0	\$0	
	Peabody Apts							
	<b>Sub Total</b>			<b>\$101,450</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	





# Annual Statement/Performance and Evaluation Report

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

PHA Name: <b>The Augusta Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P00150107</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>FFY2007</b>
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Original Annual Statement   
 Reserve for Disasters/Emergencies   
 Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/30/07   
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$180,000	\$180,000	\$0	\$0
3	1408 Management Improvements	\$565,000	\$565,000	\$24,738	\$0
4	1410 Administration	\$390,115	\$390,115	\$390,115	\$37,443
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$142,900	\$142,900	\$40,804	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$77,400	\$77,400	\$60,000	\$0
10	1460 Dwelling Structures	\$1,543,320	\$1,543,320	\$1,543,320	\$0
11	1465.1 Dwelling Equipment--Nonexpendable	\$65,000	\$65,000	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation	\$0	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collaterization or Debt Service	\$1,506,421	\$1,506,421	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$4,470,156	\$4,470,156	\$2,058,977	\$37,443

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

PHA Name: <b>The Augusta Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P00150107</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>FFY2007</b>
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Original Annual Statement   
 Reserve for Disasters/Emergencies   
 Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 9/30/07   
 Final Performance and Evaluation Report

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

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150107		FFY2007		
Replacement Housing Factor Grant No:								
Development Number Name/HA-Wide Activities	Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>GA-001 ALL</b>	A. Operations	1406	1	\$180,000	\$180,000	\$0	\$0	
<b>HA</b>	A. Admin. Personnel Education to	1408	25	\$15,000	\$15,000	\$10,109	\$0	
<b>Wide</b>	improve individual job performance.							
<b>Management</b>								
<b>Improve.</b>	B. Education to improve Maintenance	1408	10	\$15,000	\$15,000	\$0	\$0	
	personnel safety & job performance							
	C. Private Police Service (See	1408	15	\$530,000	\$530,000	\$14,629	\$0	
	Justification in Management Needs)							
	D. Computer software	1408	N/A	\$5,000	\$5,000	\$0	\$0	
	<b>Subtotal</b>			<b>\$565,000</b>	<b>\$565,000</b>	<b>\$24,738</b>	<b>\$0</b>	

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150107		FFY2007		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	A. Funds for 100% Mod. Dir.,	1410						
Admin.	Dir of Plann and Dev, 3 Clerks &							
Cost	30% of Finance Clerk to cover cost							
	CGP Administration							
	Salaries		N/A	\$272,025	\$272,025	\$272,025	\$26,745	
	Benefits		N/A	\$106,090	\$106,090	\$106,090	\$10,698	
	Travel		N/A	\$5,000	\$5,000	\$5,000	\$0	
	Sundry		N/A	\$7,000	\$7,000	\$7,000	\$0	
	<b>Sub Total</b>			<b>\$390,115</b>	<b>\$390,115</b>	<b>\$390,115</b>	<b>\$37,443</b>	
GA-All	A. Salary for	1430	1	\$51,450	\$51,450	\$1,531	\$0	
PHA Wide Modern.	Construction Inspector							
GA06P001001/01A	B. Salaries for	1430	1	\$51,450	\$51,450	\$1,831	\$0	
Olmsted Homes	Construction Inspector GA1-1							
and Annex								
GA06P001001/01A	D. A/E for Comprehensive Modern.	1430	255	\$40,000	\$40,000	\$37,442	\$0	
Olmsted Homes								
and Annex								
	<b>Sub Total</b>			<b>\$142,900</b>	<b>\$142,900</b>	<b>\$40,804</b>	<b>\$0</b>	



# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150107		FFY2007		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A Olmsted Homes and Annex	A. Replace Windows and Screens	1460	38	\$80,000	\$80,000	\$80,000	\$0	
	B. Replace Exterior Doors and Screens	1460	67	\$71,970	\$71,970	\$71,970	\$0	
	C. Repair Exterior Walls	1460	71	\$75,000	\$75,000	\$75,000	\$0	
	D. Replace Roofs	1460	25	\$75,000	\$75,000	\$75,000	\$0	
	E. Inst Front and Rear Porches	1460	34	\$62,219	\$62,219	\$62,219	\$0	
	F. Gutters, Porches and Gen Ext.	1460	128	\$59,299	\$59,299	\$59,299	\$0	
	G. Termite Control	1460	60	\$24,000	\$24,000	\$24,000	\$0	
	H. House Identification	1460	20	\$4,800	\$4,800	\$4,800	\$0	
	I. Kitchen Rehabilitation	1460	24	\$75,000	\$75,000	\$75,000	\$0	
	J. Bathroom Rehabilitation	1460	18	\$71,332	\$71,332	\$71,332	\$0	
	K. Replace Floors	1460	50	\$100,500	\$100,500	\$100,500	\$0	
	L. Interior Walls	1460	29	\$129,500	\$129,500	\$129,500	\$0	
	M. Replace Ceilings	1460	50	\$90,000	\$90,000	\$90,000	\$0	
	N. Insulate Walls and Ceilings	1460	100	\$54,000	\$54,000	\$54,000	\$0	

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150107		FFY2007		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A Olmsted Homes and Annex	O. Int Doors and Closets	1460	99	\$56,949	\$56,949	\$56,949	\$0	
	P. Int Door Hardware	1460	115	\$39,000	\$39,000	\$39,000	\$0	
	Q. Electrical Dist. System	1460	30	\$157,000	\$157,000	\$157,000	\$0	
	R. Replace DWH system	1460	111	\$98,862	\$98,862	\$98,862	\$0	
	S. Replace HVAC System	1460	35	\$124,298	\$124,298	\$124,298	\$0	
	T. Interior Plumbing	1460	70	\$94,591	\$94,591	\$94,591	\$0	
	<b>Sub Total</b>			<b>\$1,543,320</b>	<b>\$1,543,320</b>	<b>\$1,543,320</b>	<b>\$0</b>	
GA06P001001/1A Olmstead Homes And Annex	A. Ranges and Refrigerators	1465.1	43	\$65,000	\$65,000	\$0	\$0	
	<b>Sub Total</b>			<b>\$65,000</b>	<b>\$65,000</b>	<b>\$0</b>	<b>\$0</b>	
GA-ALL	A. Revenue Bond Repayment	1501	1	\$1,506,421	\$1,506,421	\$0	\$0	
	<b>Sub Total</b>			<b>\$1,506,421</b>	<b>\$1,506,421</b>	<b>\$0</b>	<b>\$0</b>	



# Annual Statement/Performance and Evaluation Report

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

PHA Name: <b>The Augusta Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P00150106</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>FFY2006</b>
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Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement (revision no: 2 )  
 Performance and Evaluation Report for Period Ending: 9/30/2007   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$80,000	\$13,852	\$0	\$0
3	1408 Management Improvements	\$515,000	\$775,703	\$775,703	\$673,197
4	1410 Administration	\$423,317	\$459,133	\$423,317	\$358,833
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$164,713	\$201,837	\$200,837	\$181,184
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$65,000	\$106,921	\$62,831	\$61,841
10	1460 Dwelling Structures	\$1,721,879	\$3,013,078	\$1,601,416	\$1,482,146
11	1465.1 Dwelling Equipment--Nonexpendable	\$50,000	\$13,825	\$13,825	\$13,825
12	1470 Nondwelling Structures	\$30,000	\$4,421	\$4,421	\$4,421
13	1475 Nondwelling Equipment	\$25,000	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation	\$10,000	\$2,560	\$2,560	\$2,450
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collaterization or Debt Service	\$1,506,421	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$4,591,330	\$4,591,330	\$3,084,910	\$2,777,897

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

PHA Name: <b>The Augusta Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P00150106</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>FFY2006</b>
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Original Annual Statement   
 Reserve for Disasters/Emergencies   
 Revised Annual Statement (revision no: 2 )  
 Performance and Evaluation Report for Period Ending: 9/30/07   
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	10,000	10,000	10,000	10,000.00
23	Amount of line 21 Related to Section 504 compliance	50,000	50,000	50,000	20,000.00
24	Amount of line 21 Related to Security - Soft Cases	30,000	30,000	30,000	25,000.00
25	Amount of line 21 Related to Security - Hard Cases	0	0	0	0.00
26	Amount of line 21 Related to Energy Conservation Measures	45,000	45,000	45,000	32,000.00

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150106		FFY2006		
Replacement Housing Factor Grant No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>GA-001 ALL</b>	A. Operations	1406	1	\$80,000	\$0	\$0	\$0	
<b>HA</b>	A. Admin. Personnel Education to	1408	25	\$15,000	\$40,463	\$40,463	\$40,463	
<b>Wide</b>	improve individual job performance.							
<b>Management</b>								
<b>Improve.</b>	B. Education to improve Maintenance	1408	10	\$15,000	\$7,151	\$7,151	\$7,151	
	personnel safety & job performance							
	C. Private Police Service (See	1408	15	\$480,000	\$723,223	\$723,223	\$620,717	
	Justification in Management Needs)							
	D. Computer software	1408	N/A	\$5,000	\$4,866	\$4,866	\$4,866	
	<b>Subtotal</b>			<b>\$515,000</b>	<b>\$775,703</b>	<b>\$775,703</b>	<b>\$673,197</b>	
<b>HA Wide</b>	A. Funds for Preventive Maintenance							
<b>Administrative</b>	Inspectors	1410						
	Salaries		2	\$64,000	\$27,723	\$27,723	\$27,723	
	Benefits		2	\$23,000	\$9,609	\$9,609	\$9,609	
	<b>Sub Total</b>			<b>\$87,000</b>	<b>\$37,332</b>	<b>\$37,332</b>	<b>\$37,332</b>	

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150106		FFY2006		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	A. Funds for 100% Mod. Dir.,	1410						
Admin.	Dir. of Plann. & Dev. 3 Clerks, &							
Cost	30% of Finance Clerk to cover cost of CGP Administration							
	Salaries		N/A	\$234,204	\$269,555	\$246,239	\$205,058	
	Benefits		N/A	\$92,014	\$140,051	\$127,551	\$106,898	
	Travel		N/A	\$4,208	\$4,208	\$4,208	\$2,794	
	Sundry		N/A	\$5,891	\$7,987	\$7,987	\$6,751	
	<b>Sub Total</b>			<b>\$336,317</b>	<b>\$421,801</b>	<b>\$385,985</b>	<b>\$321,501</b>	
GA-All	A. Salary for	1430	1	\$49,000	\$43,566	\$42,566	\$40,687	
PHA Wide Modern.	Construction Inspector							
GA06P001001/01A	B. Salaries for	1430	1	\$49,000	\$53,175	\$53,175	\$50,884	
Olmsted Homes and Annex	Construction Inspector GA1-1							
GA06P001001/01A	C. A/E for Comprehensive Modern.	1430	255	\$66,713	\$103,446	\$103,446	\$87,963	
Olmsted Homes and Annex								
GA06P001014	D. A/E for Comprehensive Modern.	1430	1		\$1,650	\$1,650	\$1,650	
Barton Village								
	<b>Sub Total</b>			<b>\$164,713</b>	<b>\$201,837</b>	<b>\$200,837</b>	<b>\$181,184</b>	

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150106		FFY2006		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001007A Peabody Apts	A. Covered Walks and Sidewalks	1450	5	\$0	\$0	\$0	\$0	
	B. Parking Improvements	1450	10	\$0	\$0	\$0	\$0	
	<b>Sub Total</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
GA06P001014 Barton Village	A. Landscaping and Fencing	1450	1	\$15,000	\$16,341	\$16,341	\$16,341	Inc. from 2006 revision
	B. Clotheslines and Poles	1450	1	\$0	\$580	\$580	\$580	Inc. from 2006 revision
	<b>Sub Total</b>			<b>\$15,000</b>	<b>\$16,921</b>	<b>\$16,921</b>	<b>\$16,921</b>	
GA06P001001/1A Olmstead Homes And Annex	A. Sidewalks and Landscaping	1450	5	\$30,000	\$30,000	\$17,198	\$17,198	
	B. Parking Improvements	1450	10	\$20,000	\$30,000	\$18,254	\$17,264	
	C. Storm Sewer Upgrade	1450	5	\$0	\$10,000	\$6,291	\$6,291	Inc. from 2006 revision
	D. Site Fencing	1450	5	\$0	\$10,000	\$2,167	\$2,167	Inc. from 2006 revision
	E. Clothes Lines and Poles	1450	2	\$0	\$10,000	\$2,000	\$2,000	Inc. from 2006 revision
				<b>\$50,000</b>	<b>\$90,000</b>	<b>\$45,910</b>	<b>\$44,920</b>	



# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

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

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

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

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150106		FFY2006		
Replacement Housing Factor Grant No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001007A	K. Hot Water System	1460	23	\$0	\$0	\$0	\$0	
Peabody Apts.								
	L. Upgrade HVAC System	1460	13	\$0	\$0	\$0	\$0	
	M. Interior Plumbing Fixtures	1460	19	\$0	\$0	\$0	\$0	
	N. Interior Plumbing Lines	1460	15	\$0	\$0	\$0	\$0	
	<b>Sub Total</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
GA07P001007A	A. Ranges and Refrigerators	1465.1	23	\$0	\$0	\$0	\$0	
Peabody Apts								
GA06P001001/1A	A. Ranges and Refrigerators	1465.1	43	\$50,000	\$13,825	\$13,825	\$13,825	
Olmstead Homes								
And Annex	<b>Sub Total</b>			<b>\$50,000</b>	<b>\$13,825</b>	<b>\$13,825</b>	<b>\$13,825</b>	
GA06P001001/1A	A. Upgrades to Maint Building	1470	1	\$30,000	\$4,421	\$4,421	\$4,421	
Olmstead Homes								
And Annex	<b>Sub Total</b>			<b>\$30,000</b>	<b>\$4,421</b>	<b>\$4,421</b>	<b>\$4,421</b>	





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

PHA Name: <b>The Augusta Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P00150105</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>FFY2005</b>
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Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no: 2 )  
 Performance and Evaluation Report for Period Ending: 9/30/07     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$51,285	\$80,000	\$80,000	\$80,000
3	1408 Management Improvements	\$583,028	\$589,510	\$589,510	\$589,510
4	1410 Administration	\$469,824	\$469,824	\$469,824	\$469,824
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$212,283	\$212,283	\$212,283	\$181,184
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$516,625	\$581,656	\$581,656	\$192,346
10	1460 Dwelling Structures	\$1,310,187	\$1,224,659	\$1,224,659	\$1,046,276
11	1465.1 Dwelling Equipment--Nonexpendable	\$600	\$1,600	\$1,600	\$330
12	1470 Nondwelling Structures	\$31,518	\$31,518	\$31,518	\$11,000
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation	\$700	\$700	\$700	\$700
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collaterization or Debt Service	\$1,522,196	\$1,506,496	\$1,506,496	\$1,506,496
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$4,698,246	\$4,698,246	\$4,698,246	\$4,077,666

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

PHA Name: <b>The Augusta Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P00150105</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>FFY2005</b>
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Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no: 2 )  
 Performance and Evaluation Report for Period Ending: 9/30/07     Final Performance and Evaluation Report

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

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150105		FFY2005		
Replacement Housing Factor Grant No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>GA-001 ALL</b>	A. Operations	1406	1	\$51,285	\$80,000	\$80,000	\$80,000	Complete
<b>HA Wide Management Improve.</b>	A. Admin. Personnel Education to improve individual job performance.	1408	25	\$49,612	\$50,616	\$50,616	\$50,616	Complete
	B. Education to improve Maintenance personnel safety & job performance	1408	10	\$3,257	\$3,327	\$3,327	\$3,327	Complete
	C. Private Police Service (See Justification in Management Needs)	1408	15	\$525,159	\$530,567	\$530,567	\$530,567	Complete
	D. Computer software	1408	N/A	\$5,000	\$5,000	\$5,000	\$5,000	Complete
	<b><u>Subtotal</u></b>			<b><u>\$583,028</u></b>	<b><u>\$589,510</u></b>	<b><u>\$589,510</u></b>	<b><u>\$589,510</u></b>	
<b>HA Wide Administrative</b>	A. Funds for Preventive Maintenance Inspectors	1410						
	Salaries		2	\$42,269	\$40,916	\$40,916	\$40,916	On-going
	Benefits		2	\$15,285	\$14,745	\$14,745	\$14,745	On-going
	<b><u>Sub Total</u></b>			<b><u>\$57,554</u></b>	<b><u>\$55,661</u></b>	<b><u>\$55,661</u></b>	<b><u>\$55,661</u></b>	

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150105		FFY2005		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	A. Funds for 100% Mod. Dir.,	1410						
Admin.	Dir. of Plann. & Dev. 3 Clerks, &							
Cost	30% of Finance Clerk to cover cost of CGP Administration							
	Salaries		N/A	\$270,057	\$274,866	\$274,866	\$274,866	On-going
	Benefits		N/A	\$134,135	\$132,377	\$132,377	\$132,377	On-going
	Travel		N/A	\$2,187	\$1,859	\$1,859	\$1,859	On-going
	Sundry		N/A	\$5,891	\$5,061	\$5,061	\$5,061	On-going
	<b>Sub Total</b>			<b>\$412,270</b>	<b>\$414,163</b>	<b>\$414,163</b>	<b>\$414,163</b>	
GA-All	A. Salary for	1430	1	\$25,664	\$25,349	\$25,349	\$25,349	On-going
PHA Wide Modern.	Construction Inspector							
GA06P001001/01A	B. Salaries for	1430	1	\$31,878	\$32,193	\$32,193	\$32,193	On-going
Olmsted Homes and Annex	Construction Inspector GA1-1							
GA06P001001/01A	D. A/E for Comprehensive Modern.	1430	255	\$154,741	\$154,741	\$154,741	\$123,642	On-going
Olmsted Homes and Annex								
	<b>Sub Total</b>			<b>\$212,283</b>	<b>\$212,283</b>	<b>\$212,283</b>	<b>\$181,184</b>	

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150105		FFY2005		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A Olmsted Hms and Extension	A. Storm Sewer Distribution System	1450	17	\$53,733	\$53,917	\$53,917	\$17,485	On-going
	B. Sanitary Sewer Distribution System	1450	17	\$30,000	\$30,000	\$30,000	\$9,729	On-going
	C. Sidewalks and Landscaping	1450	80	\$133,778	\$135,778	\$135,778	\$44,033	On-going
	D. Playground Equipment	1450	1	\$15,397	\$15,397	\$15,397	\$4,993	On-going
	E. Street Lighting and Elect Distrib.	1450	50	\$12,535	\$12,535	\$12,535	\$4,065	On-going
	F. Repair and Replace Streets and Parking Areas.	1450	10	\$224,182	\$281,859	\$281,859	\$91,406	On-going
	G, Replace Clotheslines and Poles	1450	45	\$41,500	\$46,670	\$46,670	\$15,135	On-going
	<b>Sub Total</b>			<b>\$511,125</b>	<b>\$576,156</b>	<b>\$576,156</b>	<b>\$186,846</b>	
GA06P001014 Barton Village	A. Landscaping and Fencing	1450	1	\$5,000	\$5,500	\$5,500	\$5,500	On-going
	B. Clotheslines and Poles	1450	1	\$500	\$0	\$0	\$0	On-going
	<b>Sub Total</b>			<b>\$5,500</b>	<b>\$5,500</b>	<b>\$5,500</b>	<b>\$5,500</b>	

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150105		FFY2005		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001014 Barton Village	A. Roof Replacement	1460	1	\$5,000	\$3,019	\$3,019	\$0	On-going
	B. Repl. Windows and Screens	1460	1	\$3,000	\$1,811	\$1,811	\$0	On-going
	C. Repl. Fascia, Siding, Soffits and Gen Ext.	1460	1	\$4,000	\$2,415	\$2,415	\$0	On-going
	D. Repl Columns and Bldg Ident	1460	1	\$3,000	\$1,811	\$1,811	\$0	On-going
	E. Clean and Seal Bricks	1460	1	\$3,000	\$1,811	\$1,811	\$0	On-going
	F. Repl. Ext Doors and Hardware	1460	1	\$3,000	\$1,811	\$1,811	\$0	On-going
	G. Replace Exterior Screen Doors	1460	1	\$1,000	\$604	\$604	\$0	On-going
	H. Attic Insulation	1460	1	\$1,000	\$604	\$604	\$0	On-going
	I. Upgrade Electrical Systems	1460	1	\$10,000	\$6,038	\$6,038	\$0	On-going
	J. Kitchen Rehabilitation	1460	1	\$8,000	\$4,830	\$4,830	\$0	On-going
	K. Replace Floor Tile	1460	1	\$4,000	\$2,415	\$2,415	\$0	On-going
	L. Int Door Inst./Repl/ Hardware	1460	1	\$2,000	\$1,208	\$1,208	\$0	On-going
	M. Repair/Replace/Paint Int Walls	1460	1	\$8,000	\$4,830	\$4,830	\$0	On-going

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150105		FFY2005		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001014 Barton Village	N. HVAC Replacement	1460	1	\$5,000	\$3,019	\$3,019	\$0	On-going
	O. Plumbing Upgrades	1460	1	\$10,000	\$6,038	\$6,038	\$0	On-going
	P. Bathroom Rehabilitation	1460	1	\$5,000	\$3,021	\$3,021	\$0	On-going
	<b>Sub Total</b>			<b>\$75,000</b>	<b>\$45,285</b>	<b>\$45,285</b>	<b>\$0</b>	
GA06P001001/1A Olmsted Homes and Annex	A. Replace Windows and Screens	1460	31	\$64,759	\$62,137	\$62,137	\$55,869	On-going
	B. Replace Exterior Doors and Screens	1460	48	\$57,326	\$55,005	\$55,005	\$49,456	On-going
	C. Repair Exterior Walls	1460	5	\$5,974	\$5,732	\$5,732	\$5,154	On-going
	D. Replace Roofs	1460	18	\$57,350	\$55,028	\$55,028	\$49,477	On-going
	E. Inst Front and Rear Porches	1460	28	\$66,908	\$64,199	\$64,199	\$57,723	On-going
	F. Gutters, Porches and Gen Ext	1460	100	\$65,119	\$62,482	\$62,482	\$56,179	On-going
	G. Termite Control	1460	72	\$19,117	\$18,343	\$18,343	\$16,492	On-going
	H. House Identification	1460	71	\$3,823	\$3,669	\$3,669	\$3,298	On-going
	I. Kitchen Replacement	1460	30	\$55,135	\$52,903	\$52,903	\$47,565	On-going
	J. Bathroom Replacement	1460	26	\$56,818	\$54,518	\$54,518	\$49,018	On-going

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150105		FFY2005		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A	K. Replace Floors	1460	50	\$80,051	\$76,810	\$76,810	\$69,061	On-going
Olmstead Homes								
And Annex	L. Interior Walls	1460	38	\$116,614	\$114,674	\$114,674	\$88,989	On-going
	M. Replace Ceilings	1460	45	\$71,688	\$68,785	\$68,785	\$61,846	On-going
	N. Insulate Walls and Ceilings	1460	68	\$43,013	\$41,271	\$41,271	\$37,107	On-going
	O. Interior Doors and Closets	1460	68	\$45,361	\$43,525	\$43,525	\$39,134	On-going
	P. Int Door Hardware	1460	60	\$31,065	\$29,807	\$29,807	\$26,800	On-going
	Q. Electrical Dist. System	1460	30	\$125,055	\$119,992	\$119,992	\$107,887	On-going
	R. Replace DWH System	1460	49	\$78,746	\$75,558	\$75,558	\$67,935	On-going
	S. Replace HVAC SYSTEM	1460	80	\$107,956	\$94,998	\$94,998	\$85,414	On-going
	T. Interior Plumbing	1460	50	\$58,816	\$56,434	\$56,434	\$50,741	On-going
	U. 504 Handicap Access/	1460	2	\$24,493	\$23,504	\$23,504	\$21,131	On-going
	<b>Sub Total</b>			<b>\$1,235,187</b>	<b>\$1,179,374</b>	<b>\$1,179,374</b>	<b>\$1,046,276</b>	

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150105		FFY2005		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A Olmstead Homes And Annex	A. Ranges and Refrigerators	1465.1	43	\$600	\$600	\$600	\$0	On-going
GA06P001014 Barton Village	A. Ranges and Refrigerators shifted in from GA	1465.1	1	\$0	\$1,000	\$1,000	\$330	On-going
	<b>Sub Total</b>			<b>\$600</b>	<b>\$1,600</b>	<b>\$1,600</b>	<b>\$330</b>	
GA06P001001/1A Olmstead Homes And Annex	A. Upgrades to Maint Building	1470	1	\$31,518	\$31,518	\$31,518	\$11,000	On-going
	<b>Sub Total</b>			<b>\$31,518</b>	<b>\$31,518</b>	<b>\$31,518</b>	<b>\$11,000</b>	
GA06P001001/1A Olmstead Homes And Annex	A. Relocation	1495	14	\$250	\$250	\$250	\$250	On-going
GA06P001014 Barton Village	B. Relocation	1495	1	\$450	\$450	\$450	\$450	On-going
	<b>Sub Total</b>			<b>\$700</b>	<b>\$700</b>	<b>\$700</b>	<b>\$700</b>	
GA-ALL	A. Revenue Bond Repayment	1501	1	\$1,522,196	\$1,506,496	\$1,506,496	\$1,506,496	On-going
	<b>Sub Total</b>			<b>\$1,522,196</b>	<b>\$1,506,496</b>	<b>\$1,506,496</b>	<b>\$1,506,496</b>	



# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b>  <p style="text-align: center;"><b>The Augusta Housing Authority</b></p>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <span style="float: right;"><b>GA06P00150104</b></span> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <p style="text-align: center;"><b>FFY2004</b></p>
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Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement (revision no: 4 )  
 Performance and Evaluation Report for Period Ending: 9/30/07   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account No.	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$453,441	\$453,441	\$453,441	\$453,441
3	1408 Management Improvements	\$596,918	\$596,918	\$596,918	\$596,918
4	1410 Administration	\$456,582	\$456,582	\$456,582	\$456,582
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$164,854	\$164,854	\$164,854	\$164,854
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$682,613	\$682,613	\$682,613	\$682,613
10	1460 Dwelling Structures	\$356,867	\$356,867	\$356,867	\$183,405
11	1465.1 Dwelling Equipment--Nonexpendable	\$21,593	\$21,593	\$21,593	\$21,593
12	1470 Nondwelling Structures	\$286,870	\$286,870	\$286,870	\$88,000
13	1475 Nondwelling Equipment	\$9,190	\$9,190	\$9,190	\$9,190
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	\$9,700	\$9,700	\$9,700	\$9,700
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collaterization or Debt Service	\$1,527,196	\$1,527,196	\$1,527,196	\$1,527,196
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$4,565,824	\$4,565,824	\$4,565,824	\$4,193,492
		\$0	\$0		

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

PHA Name: <b>The Augusta Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P00150104</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>FFY2004</b>
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Original Annual Statement   
 Reserve for Disasters/Emergencies   
 Revised Annual Statement (revision no:4 )  
 Performance and Evaluation Report for Period Ending: 9/30/07   
 Final Performance and Evaluation Report

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

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

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

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

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



# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

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

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

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

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

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

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

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



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

PHA Name: <b>The Augusta Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P00150203</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>FFY2003</b>
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Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no:3 )  
 Performance and Evaluation Report for Period Ending: 9/30/2007     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration	\$78,417	\$78,417	\$78,417	\$78,417
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$16,713	\$18,163	\$18,163	\$18,163
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$33,000	\$33,000	\$33,000	\$33,000
10	1460 Dwelling Structures	\$657,220	\$655,770	\$655,770	\$597,194
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	\$0	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collaterization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$785,350	\$785,350	\$785,350	\$726,774

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

PHA Name: <b>The Augusta Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P00150203</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>FFY2003</b>
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Original Annual Statement   
 Reserve for Disasters/Emergencies   
 Revised Annual Statement (revision no: 3 )  
 Performance and Evaluation Report for Period Ending: 9/30/2007   
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	5,000	5,000	5,000	5,000
23	Amount of line 21 Related to Section 504 compliance	1,000	1,000	1,000	1,000
24	Amount of line 21 Related to Security - Soft Cases	5,000	5,000	5,000	5,000
25	Amount of line 21 Related to Security - Hard Cases	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	20,000	20,000	20,000	20,000

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150203		FFY2003		
Replacement Housing Factor Grant No:								
Development Number Name/HA-Wide Activities	Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>GA-001 ALL</b>	A. Operations	1406	1	\$0	\$0	\$0	0.00	
<b>HA</b>	A. Admin. Personnel Education to	1408	25	\$0	\$0	\$0	0.00	
<b>Wide</b>	improve individual job performance.							
<b>Management</b>								
<b>Improve.</b>	B. Education to improve Maintenance	1408	10	\$0	\$0	\$0	0.00	
	personnel safety & job performance							
	C. Private Police Service (See	1408	15	\$0	\$0	\$0	0.00	
	Justification in Management Needs)							
	D. Computer hardware and software	1408	N/A	\$0	\$0	\$0	0.00	
	<b>Subtotal</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>HA Wide</b>	A. Funds for Preventive Maintenance							
<b>Administrative</b>	Inspectors	1410						
	Salaries		2	\$55,502	\$55,502	\$55,502	55,502.38	Complete
	Benefits		2	\$22,915	\$22,915	\$22,915	22,914.92	Complete
	<b>Sub Total</b>			<b>\$78,417</b>	<b>\$78,417</b>	<b>\$78,417</b>	<b>\$78,417</b>	

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150203		FFY2003		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	A. Funds for 100% Mod. Dir.,	1410						
Admin.								
Cost	30% of Finance Clerk to cover cost of CGP Administration							
	Salaries		N/A	\$0	\$0	\$0	\$0	
	Benefits		N/A	\$0	\$0	\$0	\$0	
	Travel		N/A	\$0	\$0	\$0	\$0	
	Sundry		N/A	\$0	\$0	\$0	\$0	
	<b>Sub Total</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
GA-All	A. Salary for	1430	1	\$0	\$0	\$0	\$0	
PHA Wide Modern.	Construction Inspector							
GA06P001001/01A	B. Salaries for	1430	1	\$0	\$0	\$0	\$0	
Olmsted Homes and Annex	Construction Inspector GA1-1							
GA06P001001/01A	D. A/E for Comprehensive Modern.	1430	255	\$16,713	\$18,163	\$18,163	\$18,163	Complete
Olmsted Homes and Annex								
	<b>Sub Total</b>			<b>\$16,713</b>	<b>\$18,163</b>	<b>\$18,163</b>	<b>\$18,163</b>	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150203		FFY2003		
Replacement Housing Factor Grant No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A Olmsted Hms and Extension	A. Replace Sidewalks and Landscaping	1450	60	\$30,000	\$30,000	\$30,000	\$30,000	On-going
	B. Clotheslines and Posts	1450	0	\$3,000	\$3,000	\$3,000	\$3,000	On-going
	C. Site Grading and Grassing	1450	0	\$0	\$0	\$0	\$0	On-going
	<b>Sub Total</b>			<b>\$33,000</b>	<b>\$33,000</b>	<b>\$33,000</b>	<b>\$33,000</b>	
GA06P001014 Barton Village	A. Landscaping and Fencing	1450	0	\$0	\$0	\$0	\$0	
	B. Clotheslines and Posts	1450	0	\$0	\$0	\$0	\$0	
	<b>Sub Total</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
GA06P001014 Barton Village	A. Roof Replacement	1460	2	\$5,451	\$19,514	\$19,514	\$6,243	On-going
	B. Replace Windows and Screens	1460	2	\$1,000	\$10,004	\$10,004	\$1,200	On-going
	C. Replace Fascia, Siding, Soffits and Shutters	1460	2	\$11,548	\$24,892	\$24,892	\$12,287	On-going
	D. Replace Columns & Bldg Ident.	1460	2	\$2,000	\$898	\$898	\$0	On-going
	E. Clean and Seal Bricks	1460	2	\$2,000	\$1,045	\$1,045	\$1,045	On-going
	F. Replace Exterior Doors & hardware	1460	2	\$1,000	\$2,830	\$2,830	\$1,227	On-going
	G. Replace Exterior Screen Doors	1460	2	\$1,000	\$35	\$35	\$35	On-going

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150203		FFY2003		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001014 Barton Village	H. Attic Insulation	1460	2	\$3,000	\$2,181	\$2,181	\$2,181	On-going
	I. Upgrade Electrical Systems	1460	2	\$5,000	\$10,800	\$10,800	\$10,800	On-going
	J. Kitchen Rehabilitation	1460	2	\$4,480	\$10,000	\$10,000	\$200	On-going
	K. Replace Floor Tile	1460	2	\$5,802	\$6,503	\$6,503	\$6,503	On-going
	L. Int Door Inst and Repl, and Hardware	1460	2	\$2,000	\$4,093	\$4,093	\$698	On-going
	M. Repair and Paint Interiors Walls	1460	2	\$4,000	\$8,161	\$8,161	\$4,058	On-going
	N. HVAC Replacement	1460	2	\$2,500	\$13,072	\$13,072	\$13,072	On-going
	O. Plumbing Upgrades	1460	2	\$7,000	\$20,362	\$20,362	\$16,265	On-going
	P. Bathroom Rehabilitation	1460	2	\$1,000	\$1,660	\$1,660	\$1,660	On-going
	<b>Sub Total</b>			<b>\$58,781</b>	<b>\$136,050</b>	<b>\$136,050</b>	<b>\$77,474</b>	
GA06P001001/1A Olmsted Homes and Annex	A. Replace Windows and Screens	1460	19	\$34,805	\$0	\$0	\$0.00	On-going
	B. Replace Exterior Doors and Screens	1460	17	\$21,137	\$21,137	\$21,137	\$21,137	On-going
	C. Repair Exterior Walls	1460	2	\$35,327	\$35,327	\$35,327	\$35,327	On-going
	D. Replace Roofs	1460	6	\$19,888	\$8,221	\$8,221	\$8,221	On-going

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150203		FFY2003		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A Olmsted Homes and Annex	E. Inst. Front and Rear Porches	1460	17	\$1,000	\$0	\$0	\$0	On-going
	F. Termite Control	1460	23	\$227	\$227	\$227	\$227	On-going
	G. House Identification	1460	22	\$2,187	\$0	\$0	\$0	On-going
	H. Kitchen Rehabilitation	1460	16	\$3,000	\$3,992	\$3,992	\$3,992	On-going
	I. Bathroom Rehabilitation	1460	23	\$2,000	\$0	\$0	\$0	On-going
	J. Replace Floors	1460	22	\$2,000	\$0	\$0	\$0	On-going
	K. Replace/Repair/Repaint Interior Walls	1460	22	\$70,467	\$70,478	\$70,478	\$70,478	On-going
	L. Replace/Repair/Repaint Int. Ceilings	1460	38	\$10,000	\$0	\$0	\$0.00	On-going
	M. Insulate Walls and Ceilings	1460	16	\$4,000	\$0	\$0	\$0.00	On-going
	N. Replace Interior Doors and Closets	1460	15	\$4,000	\$0	\$0	\$0.00	On-going
	O. Interior Door Hardware	1460	15	\$2,500	\$0	\$0	\$0.00	On-going
	P. Replace Stair Treads	1460	64	\$3,000	\$0	\$0	\$0.00	On-going
	Q. Upgrade Electrical System	1460	25	\$81,062	\$81,062	\$81,062	\$81,062	On-going







# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b>  <b>The Augusta Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P00150103</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>FFY2003</b>
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Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement (revision no:4 )  
 Performance and Evaluation Report for Period Ending: 9/30/07   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total-nonCGP Funds				
2	1406 Operations	\$240,000	\$240,000	\$240,000	\$240,000
3	1408 Management Improvements	\$622,474	\$622,474	\$622,474	\$622,474
4	1410 Administration	\$371,800	\$371,800	\$371,800	\$371,800
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$94,945	\$94,945	\$94,945	\$94,945
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$201,683	\$201,683	\$201,683	\$201,683
10	1460 Dwelling Structures	\$2,175,092	\$2,175,092	\$2,175,092	\$2,175,092
11	1465.1 Dwelling Equipment--Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$4,854	\$4,854	\$4,854	\$4,854
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	\$7,500	\$7,500	\$7,500	\$7,500
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collateralization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2-20)	\$3,718,348	\$3,718,348	\$3,718,348	\$3,718,348

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

<b>PHA Name:</b>  The Augusta Housing Authority	<b>Grant Type and Number</b>	<b>Federal FY of Grant:</b>
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Original Annual Statement   
 Reserve for Disasters/Emergencies   
  
 Performance and Evaluation Report for Period Ending: 9/30/07   
 Final Performance and Evaluation Report

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

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

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

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

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

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150103		FFY2003		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A Olmsted Hms and Extension	A. Replace Sidewalks and Landscaping	1450	100	\$61,425	\$61,425	\$61,425	\$61,425	Completed
	B. Clotheslines and Posts	1450	114	\$15,000	\$15,000	\$15,000	\$15,000	Completed
	C. Site Grading and Grassing	1450	33	\$10,000	\$10,000	\$10,000	\$10,000	Completed
	D. Upgrade Storm Sewer System Moved in from FFY 2004 Five Year Plan	1450	25	\$106,174	\$106,174	\$106,174	\$106,174	Completed
	<b>Sub Total</b>			<b>\$192,599</b>	<b>\$192,599</b>	<b>\$192,599</b>	<b>\$192,599</b>	
GA06P001014 Barton Village	A. Landscaping and Fencing	1450	100	\$9,084	\$9,084	\$9,084	\$9,084	Completed
	B. Clotheslines and Posts	1450	114	\$0	\$0	\$0	\$0	Deleted
	<b>Sub Total</b>			<b>\$9,084</b>	<b>\$9,084</b>	<b>\$9,084</b>	<b>\$9,084.00</b>	
GA06P001014 Barton Village	A. Roof Replacement	1460	4	\$34,190	\$35,530	\$35,530	\$35,530	Completed
	B. Replace Windows and Screens	1460	4	\$16,283	\$16,284	\$16,284	\$16,284	Completed
	C. Replace Fascia, Siding, Soffits and Shutters	1460	4	\$10,537	\$10,537	\$10,537	\$10,537	Completed

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150103		FFY2003		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001014 Barton Village	D. Replace Columns & Bldg Ident.	1460	4	\$7,903	\$7,903	\$7,903	\$7,903	Completed
	E. Clean and Seal Bricks	1460	4	\$5,307	\$6,002	\$6,002	\$6,002	Completed
	F. Replace Exterior Doors & hardware	1460	4	\$8,000	\$6,445	\$6,445	\$6,445	Completed
	G. Replace Exterior Screen Doors	1460	4	\$2,828	\$2,028	\$2,028	\$2,028	Completed
	H. Attic Insulation	1460	4	\$7,966	\$4,943	\$4,943	\$4,943	Completed
	I. Upgrade Electrical Systems	1460	4	\$18,401	\$19,044	\$19,044	\$19,044	Completed
	J. Kitchen Rehabilitation	1460	4	\$17,908	\$18,249	\$18,249	\$18,249	Completed
	K. Replace Floor Tile	1460	4	\$13,687	\$6,373	\$6,373	\$6,373	Completed
	L. Int Door Inst and Repl, and Hardware	1460	4	\$8,000	\$6,548	\$6,548	\$6,548	Completed
	M. Repair and Paint Interiors Walls	1460	4	\$74,361	\$78,257	\$78,257	\$78,257	Completed
	N. HVAC Replacement	1460	4	\$16,985	\$24,428	\$24,428	\$24,428	Completed
	O. Plumbing Upgrades	1460	4	\$33,154	\$32,701	\$32,701	\$32,701	Completed
	P. Bathroom Rehabilitation	1460	4	\$0	\$240	\$240	\$240	Completed
	<b>Sub Total</b>			<b>\$275,510</b>	<b>\$275,510</b>	<b>\$275,510</b>	<b>\$275,510</b>	

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: Augusta Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A Olmsted Homes and Annex	A. Replace Windows and Screens	1460	76	\$68,049	\$68,049	\$68,049	\$68,049	Completed
	B. Replace Exterior Doors and Screens	1460	67	\$109,492	\$109,492	\$109,492	\$109,492	Completed
	C. Repair Exterior Walls	1460	7	\$292,011	\$292,011	\$292,011	\$292,011	Completed
	D. Replace Roofs	1460	23	\$145,051	\$145,051	\$145,051	\$145,051	Completed
	E. Inst. Front and Rear Porches	1460	67	\$22,309	\$22,309	\$22,309	\$22,309	Completed
	F. Termite Control	1460	90	\$4,312	\$4,312	\$4,312	\$4,312	Completed
	G. House Identification	1460	88	\$6,818	\$6,818	\$6,818	\$6,818	Completed
	H. Kitchen Rehabilitation	1460	64	\$95,039	\$95,039	\$95,039	\$95,039	Completed
	I. Bathroom Rehabilitation	1460	90	\$18,439	\$18,439	\$18,439	\$18,439	Completed
	J. Replace Floors	1460	87	\$101,624	\$101,624	\$101,624	\$101,624	Completed
	K. Replace/Repair/Repaint Interior Walls	1460	88	\$406,033	\$406,033	\$406,033	\$406,033	Completed
	L. Replace/Repair/Repaint Int. Ceilings	1460	150	\$42,103	\$42,103	\$42,103	\$42,103	Completed

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Augusta Housing Authority		Capital Fund Program Grant No:		GA06P00150103		FFY2003		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
GA06P001001/1A Olmsted Homes and Annex	M. Insulate Walls and Ceilings	1460	63	\$29,422	\$29,422	\$29,422	\$29,422	Completed
	N. Replace Interior Doors and Closets	1460	60	\$0	\$0	\$0	\$0	Deleted
	O. Interior Door Hardware	1460	60	\$7,446	\$7,446	\$7,446	\$7,446	Completed
	P. Replace Stair Treads	1460	255	\$11,474	\$11,474	\$11,474	\$11,474	Completed
	Q. Upgrade Electrical System	1460	100	\$242,478	\$242,478	\$242,478	\$242,478	Completed
	R. Replace DWH System	1460	68	\$15,555	\$15,555	\$15,555	\$15,555	Completed
	S. Replace HVAC System	1460	80	\$130,673	\$130,673	\$130,673	\$130,673	Completed
	T. Replace Interior Plumbing	1460	66	\$133,619	\$133,619	\$133,619	\$133,619	Completed
	U. 504 upgrades to meet Code	1460	10	\$17,635	\$17,635	\$17,635	\$17,635	Completed
GA06P001007A Peabody Apts	V. Roof Replacement	1460	252	\$0	\$0.00	\$0.00	\$0.00	Deleted
	W. Elevator Upgrades	1460	2	\$0	\$0.00	\$0.00	\$0.00	Deleted
	<b>Sub Total</b>			<b>\$1,899,582</b>	<b>\$1,899,582</b>	<b>\$1,899,582</b>	<b>\$1,899,582</b>	

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

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

