

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0 PHA Information	PHA Name: _____ Housing Authority of the City of Athens, Georgia _____ PHA Code: GA003 _____ PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): _____ 07/01/2010 _____				
2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)	Number of PH units: _____ 1255 _____		Number of HCV units: _____ 0 _____		
3.0 Submission Type	<input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0 PHA Consortia	<input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) N/A				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0 5-Year Plan.	Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1 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 for the next five years: <i>Our Mission is to provide secure, affordable, quality housing and resources which encourage and sustain independence for wage- earners, elderly and families.</i>				
5.2 Goals and Objectives.	Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. SEE ATTACHED: ga003a01				

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

No changes were made in the Eligibility, Selection and Admissions Policies, Deconcentration or Wait List Procedures. However, it is anticipated that the AHA's Admissions and Continued Occupancy Policy will be reviewed and updated to comply with new HUD rules and regulations over the next few months. The AHA has analyzed average incomes in each development and is in compliance with deconcentration requirements. Documentation of this analysis is on file and available for review. In addition the AHA reserves the right to develop and/or amend, and/or delete any policy, procedure, or practice regarding admissions and continued occupancy, including, but not limited to, opening/closing of wait list and rent determination, etc. as may be necessary to meet any future change in HUD regulations, or community needs, and/or the goals established by the Board of Commissioners. All changes will be done in accordance with AHA Board approval and AHA policies and procedures established for such purpose with appropriate resident notification and 30-day comment period.

Financial Resources – Only levels of funding have changed. Sources of funding remain the same.

6.0 *Operations and Management – The AHA adopted a separate Fraud Policy and revised its Procurement Policy to meet ARRA requirements. The Authority's Personnel Policy regarding "separations" was revised to emphasize that this policy does not include "severance pay" and to comply with current federal regulations. The AHA is in the process of reviewing its entire personnel policy manual and it is anticipated that various policies will be updated in the near future to meet new regulations and Athens Housing Authority needs.*

No revisions have occurred in the remaining Agency Plan Elements. However, the AHA reserves the right to revise any of these elements over the next year. Policy and procedure additions, amendments, and/or deletions shall not constitute a significant amendment to this Plan unless such development, amendment, or deletion meets the definition formerly established by the AHA.

All pertinent policies are on file at the administrative offices of the Athens Housing Authority.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

Approved 5-Year and Annual Plans are located and can be viewed by the public at the AHA Administrative Offices.

Drafts of this Annual Plan are located for public review during the public comment period at the following locations:

*J. R. Wells Boys and Girls Club of Athens (West Side)
Outreach Office, East Athens Development Corporation (East Side)
Athens-Clarke County Library
Offices of the Resident Inter-Community Council*

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.
Include statements related to these programs as applicable.

Hope VI – *No applications for Hope VI revitalization grants are anticipated at this time.*

Mixed Finance Modernization or Development – *The AHA will utilize proceeds from the sale of 28 dwelling units and its previous Central Office to the University of Georgia in accordance with HUD’s approval letters dated 9/27/02 and 10/17/02. These funds will be used “for the acquisition, development or rehabilitation of other properties that will operate as low-income housing.” The AHA has not yet determined whether to include new ACC units in this development strategy. While the AHA is engaged in partnership discussions with private sector partners, no arrangements have been finalized at this time. However, the AHA reserves the right to structure an affordable housing transaction that is determined to best serve the needs of the community in accordance with the HUD approval letter mentioned above at anytime during the coming Annual Plan year.*

Demolition and/or Disposition – *The Athens Housing Authority is considering the demolition and/or disposition of structures on property previously purchased for use as the administrative offices. These structures are not ACC Dwelling Units. Therefore, at this time, it is uncertain if demolition or disposition of these structures falls under HUD’s regulatory requirements. If the determination is made that it does, the AHA will follow all appropriate HUD regulatory requirements for demolition and/or disposition.*

Conversion of Public Housing – *No AHA developments or portions of developments have been identified by HUD or the AHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act. All documentation is held on file.*

Section 8 Homeownership Programs – *N/A*

Project-based Vouchers – *N/A*

7.0

8.0 **Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.

8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. SEE ATTACHED:</p> <p>ga003b01 2010 Annual Statement ga003c01 2009 Annual Statement (ARRA) ga003d01 2009 PER ga003e01 2008 PER ga003f01 2007 PER ga003g01 2010 RHF Annual Statement (\$48,058) ga003h01 2010 RHF Annual Statement (\$7,867) ga003i01 2009 RHF Annual Statement & PER ga003j01 2009 RHF PER</p> <p><i>The Athens Housing Authority always reserves the right at any time to implement up to the maximum fungibility of the Capital Funds to the AHA’s Low-Rent Operating needs in such amounts as may be necessary to offset operating losses of the Authority in the manner allowable by HUD regulations. Therefore, the implementation of the maximum fungibility of the Capital Funds shall <u>not</u> constitute a “substantial deviation, significant amendment or modification to this Agency Plan.”</i></p>
	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. SEE ATTACHED: ga003k 01</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p><i>The Athens Housing Authority has no “new” plans for utilization of “additional” debt to finance Capital Improvements. However, In July 2003 HUD approved the mortgage financing of the AHA’s Central Office building. This loan is being repaid over a 10-year period from CFP funds and is reflected in the Authority’s Annual Performance and Evaluation Reports and Five-Year CFP Plans. Prepayment rights may be exercised this year or at any time the AHA deems fiscally appropriate to meet the capital needs of the Authority.</i></p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

9.0

According to the 2010 Annual Action Plan of the Consolidated Plan of the Unified Government of Athens-Clarke County, cost-burdened tenants, preservation of existing housing stock, and affordable homeownership remain at the top of priority housing needs of the community. The latest CHAS data records that 5,700 families in Athens-Clarke County have an income of less than 30% of median. For a community where rents are largely affected by students of the University of Georgia, rents in the private market remain to a great extent “unaffordable” to this population. An analysis of the Athens Housing Authority’s wait list of approximately 553 families reflects the following:

- *80% of those families have incomes of less than 30% of median*
- *15% of those families have incomes of greater than 30%, but less than 50% of median*
- *5% of those families have incomes of greater than 50%, but less than 80% of median*

In addition, 17% of those on the wait list are considered elderly/disabled.

The racial/ethnic breakdown as reflected on the wait list indicates

- *10% Caucasian*
- *88% African-American*
- *2% Latino*

The above wait list statistical data has not appreciably changed from last year.

One reason for the delay in the effects of last year’s national economic downturn on these statistics is the fact that many jobs in Athens-Clarke County are related directly, or indirectly, to stable government employers such as the University of Georgia, local government, hospitals, etc. However, it is anticipated that a continued depressed economy will affect the jobs in these markets in the upcoming year resulting in a greater need for affordable housing services.

9.1

Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

As last year, within its limited financial resources, the Athens Housing Authority will continue its comprehensive efforts to meet the affordable housing needs of those in our community through partnerships with local government, other agencies, and private industry. The AHA will continue its modernization efforts, as funds allow, ensuring the quality of its own apartments. In addition, the Authority will partner with local government and other public and private agencies to revitalize neighborhoods with infill housing programs and provide affordable homeownership opportunities through its ACT 1 Homes program. The AHA does not administer Section 8 Vouchers. Finally, as economic conditions and the market dictate, the AHA will issue Mortgage Revenue Bonds to provide affordable homeownership. Details of these projects and programs are on file at the offices of the Athens Housing Authority.

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5- Year Plan.

The Athens Housing Authority is meeting its stated goals and objectives through comprehensive planning and programming, as well as, through development of private and public partnerships. Modernization of AHA stock is ongoing under the limited funding of the Capital Fund program. ARRA funding has accelerated timeframes for modernization of AHA rental properties. The ACT 1 Homes program continues to provide affordable homes to first-time homebuyers. The Athens Housing Authority retains its leadership role in the revitalization of neighborhoods throughout the Athens community. The AHA has recognized and responded to the diversity in the populations in our community by ensuring that various publications are provided in Spanish as well as English. Translation services are readily available as needed. Housing preferences are awarded to victims of domestic violence and referrals are provided for these victims to domestic violence counseling services and other assistance agencies. Through partnerships with many community organizations and agencies, youth and adults are offered a variety of programs and opportunities for training and educational programs to lead them to self-sufficiency. As a member of the Workforce Investment Board administered through the Northeast Georgia Regional Development Center, the AHA is working to develop a workforce development strategy for adults and youth. Athens Housing Authority staff continue to serve as leaders in the community, and in state and national industry organizations. Locally, several AHA staff members have taken a leadership role in a community-wide initiative Partners for a Prosperous Athens / One Athens addressing a multitude of poverty issues in Athens-Clarke County. The continued strong partnership with the Athens-Clarke County Police Department results in a comparatively low crime rate on AHA properties. Finally, the implementation of Asset Management continues to positively impact the Authority's comprehensive approach to management of its properties. The Athens Housing Authority is pleased with its accomplishment to meet the goals and objectives under the previous 5-year plan. However, the AHA recognizes that in our industry these goals and objectives are never fully achieved; but remain an on-going process to provide improved, affordable housing and programming that continues to promote self-sufficiency. As in previous years, a continued decrease in operating subsidy and capital funding combined with increased regulatory requirements would greatly jeopardize the AHA's ability to efficiently, effectively and appropriately serve low-income families.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

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

(c) N/A

(d) VAWA –

The Athens Housing Authority provides a preference for victims of domestic violence. In addition, the AHA provides appropriate resident notification of VAWA and has developed an implementation procedure to ensure compliance with the regulation.

10.0

<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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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, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide 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 is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

(a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.

(b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a

minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.
2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing

owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the

PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number

of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/centers/sa/c/demo_dispo/index.cfm

Note: This statement must be submitted to the extent **that approved and/or pending** demolition and/or disposition has changed.

- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:
<http://www.hud.gov/offices/pih/centers/sa/c/conversion.cfm>
- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual*

Statement/Performance and Evaluation Report (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned,

2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program

(CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs.

Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

(a) Progress in Meeting Mission and Goals. PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

(b) Significant Amendment and Substantial Deviation/Modification. PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with

scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*

(f) Resident Advisory Board (RAB) comments.

- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

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

ga003j01
 U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: CFP GA06R003502-09 Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision no.) <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12-31-09 <input type="checkbox"/> Final Performance Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds	\$0		\$0	\$0
2	1406 Operations (may not exceed 20% of line 20) (3)	\$0		\$0	\$0
3	1408 Management Improvements	\$0		\$0	\$0
4	1410 Administration (may not exceed 10% of line 20)	\$0		\$0	\$0
5	1411 Audit	\$0		\$0	\$0
6	1415 Liquidated Damages	\$0		\$0	\$0
7	1430 Fees and Costs	\$0		\$0	\$0
8	1440 Site Acquisition	\$0		\$0	\$0
9	1450 Site Improvement	\$0		\$0	\$0
10	1460 Dwelling Structures	\$0		\$0	\$0
11	1465.1 Dwelling Equipment--Nonexpendable	\$0		\$0	\$0
12	1470 Nondwelling Structures	\$0		\$0	\$0
13	1475 Nondwelling Equipment	\$0		\$0	\$0
14	1485 Demolition	\$0		\$0	\$0
15	1492 Moving To Work Demonstration	\$0		\$0	\$0
16	1495.1 Relocation Costs	\$0		\$0	\$0
17	1499 Development Activities (4)	\$48,058		\$0	\$0
18a	1501 Collateralization Expenses or Debt Service	\$0		\$0	\$0
18ba	9000 Collateralization Expenses or Debt Service paid Via System of Direct Pa	\$0		\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0		\$0	\$0
20	Amount of Annual Grant (Sum of lines 2-19)	\$48,058	\$0	\$0	\$0
21	Amount of line 20 Related to LBP Activities	\$0		\$0	\$0
22	Amount of line 20 Related to Section 504 Activities	\$0		\$0	\$0
23	Amount of line 20 Related to Security - Soft Costs	\$0		\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$0		\$0	\$0
25	Amount of line 20 Related to Energy Conservation Measures	\$0		\$0	\$0
Signature of Executive Director		Date:		Signature of Public Housing Director	
 MAR 24 2010					

(1) To be completed for the Performance and Evaluation Report.
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF Funds shall be included here

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

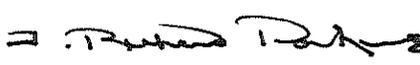
ga003h01
 U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: CFP GA06R003501-10 Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision no.) <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending <input type="checkbox"/> Final Performance Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds	\$0			
2	1406 Operations (may not exceed 20% of line 20) (3)	\$0			
3	1408 Management Improvements	\$0			
4	1410 Administration (may not exceed 10% of line 20)	\$0			
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$0			
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$0			
10	1460 Dwelling Structures	\$0			
11	1465.1 Dwelling Equipment-Nonexpendable	\$0			
12	1470 Nondwelling Structures	\$0			
13	1475 Nondwelling Equipment	\$0			
14	1485 Demolition	\$0			
15	1492 Moving To Work Demonstration	\$0			
16	1495.1 Relocation Costs	\$0			
17	1499 Development Activities (4)	\$7,867			
18a	1501 Collateralization Expenses or Debt Service	\$0			
18ba	9000 Collateralization Expenses or Debt Service paid Via System of Direct Pa	\$0			
19	1502 Contingency (may not exceed 8% of line 20)	\$0			
20	Amount of Annual Grant (Sum of lines 2-19)	\$7,867	\$0	\$0	\$0
21	Amount of line 20 Related to LBP Activities	\$0			
22	Amount of line 20 Related to Section 504 Activities	\$0			
23	Amount of line 20 Related to Security - Soft Costs	\$0			
24	Amount of line 20 Related to Security - Hard Costs	\$0			
25	Amount of line 20 Related to Energy Conservation Measures	\$0			
Signature of Executive Director <i>J. Bruce Parks</i>		Date: MAR 24 2010		Signature of Public Housing Director Date:	

(1) To be completed for the Performance and Evaluation Report.
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF Funds shall be included here

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

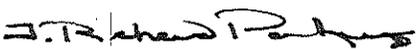
ga003g01
 U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
FHA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: CFP GA06R003502-10 Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision no.) <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending <input type="checkbox"/> Final Performance Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds	\$0			
2	1406 Operations (may not exceed 20% of line 20) (3)	\$0			
3	1408 Management Improvements	\$0			
4	1410 Administration (may not exceed 10% of line 20)	\$0			
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$0			
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$0			
10	1460 Dwelling Structures	\$0			
11	1465.1 Dwelling Equipment—Nonexpendable	\$0			
12	1470 Nondwelling Structures	\$0			
13	1475 Nondwelling Equipment	\$0			
14	1485 Demolition	\$0			
15	1492 Moving To Work Demonstration	\$0			
16	1495.1 Relocation Costs	\$0			
17	1499 Development Activities (4)	\$48,058			
18a	1501 Collateralization Expenses or Debt Service	\$0			
18ba	9000 Collateralization Expenses or Debt Service paid Via System of Direct Pa	\$0			
19	1502 Contingency (may not exceed 3% of line 20)	\$0			
20	Amount of Annual Grant (Sum of lines 2-19)	\$48,058	\$0	\$0	\$0
21	Amount of line 20 Related to LBP Activities	\$0			
22	Amount of line 20 Related to Section 504 Activities	\$0			
23	Amount of line 20 Related to Security - Soft Costs	\$0			
24	Amount of line 20 Related to Security - Hard Costs	\$0			
25	Amount of line 20 Related to Energy Conservation Measures	\$0			
Signature of Executive Director 		Date: MAR 24 2010		Signature of Public Housing Director 	
				Date:	

(1) To be completed for the Performance and Evaluation Report.
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (3) PEAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF Funds shall be included here

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

ga003f01
 U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program Grant No: CFP GA06P003501-07 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2007 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision no. 5) <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12-31-09 <input type="checkbox"/> Final Performance Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) (3)	\$302,976	\$397,976	\$397,976	\$190,000
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration (may not exceed 10% of line 20)	\$192,500	\$192,500	\$192,500	\$192,500
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$80,000	\$80,000	\$73,994	\$62,976
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$132,042	\$132,042	\$132,042	\$132,042
10	1460 Dwelling Structures	\$939,034	\$844,034	\$844,034	\$844,034
11	1465.1 Dwelling Equipment--Nonexpendable	\$17,000	\$17,000	\$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	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$10,000	\$10,000	\$10,000	\$10,000
17	1499 Development Activities (4)	\$0	\$0	\$0	\$0
18a	1501 Collateralization Expenses or Debt Service	\$332,000	\$332,000	\$332,000	\$331,967
18ba	9000 Collateralization Expenses or Debt Service paid Via System of Direct Pa	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of lines 2-19)	\$2,005,552	\$2,005,552	\$1,982,546	\$1,763,519
21	Amount of line 20 Related to LBP Activities	\$11,200	\$10,453	\$10,453	\$10,453
22	Amount of line 20 Related to Section 504 Activities	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$20,000	\$18,667	\$18,667	\$18,667
25	Amount of line 20 Related to Energy Conservation Measures	\$100,000	\$93,333	\$93,333	\$93,333
Signature of Executive Director		Date: 		Signature of Public Housing Director	
		MAR 24 2010			

(1) To be completed for the Performance and Evaluation Report.
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHP Funds shall be included here

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA			Grant Type and Number: Capital Fund Program Grant No: CFP GA06P003501-07 CFFP (No) Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development No. Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
ACQUISITION								
1. H.A. WIDE	ACQUIRE PROPERTY FOR ADMIN OFFICES	1440	0 LOTS	\$0	\$0	\$0	\$0	
SUBTOTAL 1440				\$0	\$0	\$0	\$0	
SITework								
1. GA003000006								
SCATTERED SITES	REPLACE U/G UTILITIES	1450	20 UNITS	\$61,456	\$61,456	\$61,456	\$61,456	
West (Phase VI)	SIDEWALK REPAIRS	1450	20 UNITS	\$3,859	\$3,859	\$3,859	\$3,859	
	GRADING / LANDSCAPING	1450	20 UNITS	\$8,400	\$8,400	\$8,400	\$8,400	
	REPAVE PARKING LOTS	1450	20 UNITS	\$28,527	\$28,527	\$28,527	\$28,527	
				\$102,242	\$102,242	\$102,242	\$102,242	
2. GA003000011								
TOWNVIEW APTS	REPLACE RETAINING WALLS	1450	LS	\$29,800	\$29,800	\$29,800	\$29,800	
	SIDEWALK REPAIRS	1450	LS	\$0	\$0	\$0	\$0	
	GRADING / LANDSCAPING	1450	LS	\$0	\$0	\$0	\$0	
				\$29,800	\$29,800	\$29,800	\$29,800	
SUBTOTAL 1450				\$132,042	\$132,042	\$132,042	\$132,042	

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA			Grant Type and Number: Capital Fund Program Grant No: CFP GA06P003501-07 CFFP (No) Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development No. Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
DWELLING								
STRUCTURES								
1. GA003000006	NEW SOLAR HVAC & HOT WATER	1460	14 Units	\$115,555	\$101,833	\$101,833	\$101,833	
SCATTERED SITES	REPLACE INT / EXT DOORS AND HARDWARE	1460	14 Units	\$62,222	\$54,833	\$54,833	\$54,833	
East (Herman and Braswell)	FRAME WALLS, S/R, INSULATE & PAINT	1460	14 Units	\$160,000	\$141,000	\$141,000	\$141,000	
	ATTICS - INSTALL SMOKEWALLS AND INSULATION	1460	14 Units	\$71,111	\$62,667	\$62,667	\$62,667	
	NEW WINDOWS WITH SECURITY SCREENS	1460	14 Units	\$71,111	\$62,667	\$62,667	\$62,667	
	REPLACE PLUMBING AND WATER HEATER	1460	14 Units	\$26,667	\$23,500	\$23,500	\$23,500	
	REPLACE FLOOR TILE WITH VCT AND CARPET	1460	14 Units	\$62,222	\$54,833	\$54,833	\$54,833	
	REWORK INT & EXT ELECTRICAL	1460	14 Units	\$80,000	\$70,500	\$70,500	\$70,500	
	REPLACE KITCHEN CABINETS, ADD D/W	1460	14 Units	\$62,222	\$54,833	\$54,833	\$54,833	
	BATHS - NEW FIXTURES AND FLOOR TILE	1460	14 Units	\$44,444	\$39,167	\$39,167	\$39,167	
	ABATE LBP AND ASBESTOS	1460	14 Units	\$26,667	\$23,500	\$23,500	\$23,500	
	MINIBLINDS	1460	14 Units	\$8,889	\$7,833	\$7,833	\$7,833	
	CLOTHES WASHER / DRYER HOOK-UPS	1460	14 Units	\$8,889	\$7,833	\$7,833	\$7,833	
				\$300,000	\$705,000	\$705,000	\$705,000	

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program Grant No: CFP GA06P003501-07 CFFP (No) Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007		
Development No. Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
2. GA003000006	NEW SOLAR HVAC & HOT WATER	1460	5 Units	\$20,083	\$20,083	\$20,083	\$20,083	
SCATTERED SITES	REPLACE INT / EXT DOORS AND HARDWARE	1460	5 Units	\$10,814	\$10,814	\$10,814	\$10,814	
East (Vine St)	FRAME WALLS, S/R, INSULATE & PAINT	1460	5 Units	\$27,807	\$27,807	\$27,807	\$27,807	
	ATTICS - INSTALL SMOKEWALLS AND INSULATION	1460	5 Units	\$12,359	\$12,359	\$12,359	\$12,359	
	NEW WINDOWS WITH SECURITY SCREENS	1460	5 Units	\$12,359	\$12,359	\$12,359	\$12,359	
	REPLACE PLUMBING AND WATER HEATER	1460	5 Units	\$4,634	\$4,634	\$4,634	\$4,634	
	REPLACE FLOOR TILE WITH VCT AND CARPET	1460	5 Units	\$10,814	\$10,814	\$10,814	\$10,814	
	REWORK INT & EXT ELECTRICAL	1460	5 Units	\$13,903	\$13,903	\$13,903	\$13,903	
	REPLACE KITCHEN CABINETS, ADD D/W	1460	5 Units	\$10,814	\$10,814	\$10,814	\$10,814	
	BATHS - NEW FIXTURES AND FLOOR TILE	1460	5 Units	\$7,724	\$7,724	\$7,724	\$7,724	
	ABATE LBP AND ASBESTOS	1460	5 Units	\$4,634	\$4,634	\$4,634	\$4,634	
	MINIBLINDS	1460	5 Units	\$1,545	\$1,545	\$1,545	\$1,545	
	CLOTHES WASHER / DRYER HOOK-UPS	1460	5 Units	\$1,545	\$1,545	\$1,545	\$1,545	
				\$139,034	\$139,034	\$139,034	\$139,034	
SUBTOTAL 1460				\$939,033	\$844,034	\$844,034	\$844,034	
DWELLING EQUIP								
1. GA003000006 (PHII)	RANGES	1465.1	20 Units	\$8,000	\$8,000	\$0	\$0	
2. GA003000006 (PHII)	REFRIGERATORS	1465.1	20 Units	\$9,000	\$9,000	\$0	\$0	
SUBTOTAL 1465.1				\$17,000	\$17,000	\$0	\$0	

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program Grant No: CFP GA06P003501-07 CFFP (No) Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007			
Development No. Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
ADMINISTRATION								
1. HA-WIDE	SALARIES AND BENEFITS	1410	LS	\$190,000	\$190,000	\$190,000	\$190,000	
	SUNDRY	1410	LS	\$2,500	\$2,500	\$2,500	\$2,500	
SUBTOTAL 1410				\$192,500	\$192,500	\$192,500	\$192,500	
FEES AND COSTS								
1. HA-WIDE	ARCHITECTS FEES	1430	LS	\$62,000	\$62,000	\$60,702	\$57,476	
	LBP RISK ASSESSMENTS & CLEARANCE TESTS	1430	LS	\$18,000	\$18,000	\$13,292	\$5,500	
SUBTOTAL 1430				\$80,000	\$80,000	\$73,994	\$62,976	
DEBT SERVICE								
1. AHA WIDE	ADMINISTRATIVE OFFICES	1501	LS	\$332,000	\$332,000	\$332,000	\$331,967	
SUBTOTAL 1501				\$332,000	\$332,000	\$332,000	\$332,000	
CONTINGENCY								
1. AHA WIDE		1502	LS	\$0	\$0	\$0	\$0	
SUBTOTAL 1502				\$0	\$0	\$0	\$0	

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

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA	Grant Type and Number: Capital Fund Program Grant No: CFP GA06P003501-08 Replacement Housing Factor Grant No:	FFY of Grant Approval: 2008
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number 4
 Performance and Evaluation Report for Program Year Ending **12-31-09**
 Final Performance Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds	\$0	\$0	\$0	\$0
2	1406 Operations	\$150,000	\$150,000	\$0	\$0
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration	\$162,500	\$162,500	\$162,500	\$162,500
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$125,000	\$125,000	\$91,996	\$77,277
8	1440 Site Acquisition	\$10,260	\$10,260	\$0	\$0
9	1450 Site Improvement	\$130,000	\$195,000	\$62,569	\$62,569
10	1460 Dwelling Structures	\$1,083,000	\$686,000	\$322,379	\$257,839
11	1465.1 Dwelling Equipment-Nonexpendable	\$17,000	\$17,000	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$5,000	\$5,000	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$10,000	\$10,000	\$10,000	\$10,000
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collateralization Expenses or Debt Service	\$332,000	\$664,000	\$664,000	\$221,311
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant (Sum of lines 2-20)	\$2,024,760	\$2,024,760	\$1,313,444	\$791,496
22	Amount of line 21 Related to LBP Activities	\$11,200	\$11,200	\$11,200	\$11,200
23	Amount of line 21 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
24	Amount of line 21 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
25	Amount of line 21 Related to Security - Hard Costs	\$20,000	\$20,000	\$20,000	\$20,000
26	Amount of line 21 Related to Energy Conservation Measures	\$100,000	\$240,000	\$240,000	\$240,000

Signature of Executive Director & Date: X <i>J. Richard Parker</i> MAR 24 2010	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X
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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (2) To be completed for the Performance and Evaluation Report.

ment /Performance and Evaluation Report
 Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 ing Pages

ORITY OF THE CITY of ATHENS.		Grant Type and Number: Capital Fund Program Grant No: CFP GA06P003501-08 Rev 4 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
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	
ACQUIRE PROPERTY FOR ADMIN OFFICES	1440	1 LOTS	\$10,260	\$10,260	\$0	\$0	
			<u>\$10,260</u>	<u>\$10,260</u>	<u>\$0</u>	<u>\$0</u>	
REPLACE U/G UTILITIES	1450	0 UNITS	\$0	\$0	\$0	\$0	
SIDEWALK REPAIRS	1450	0 UNITS	\$0	\$0	\$0	\$0	
GRADING / LANDSCAPING	1450	0 UNITS	\$0	\$0	\$0	\$0	
			\$0	\$0	\$0	\$0	
REPLACE U/G UTILITIES	1450	20 UNITS	\$60,000	\$65,000	\$62,569	\$62,569	Work in Progress
SIDEWALK REPAIRS	1450	20 UNITS	\$10,000	\$43,000	\$0	\$0	
GRADING / LANDSCAPING	1450	20 UNITS	\$10,000	\$7,000	\$0	\$0	
			\$80,000	\$115,000	\$62,569	\$62,569	
REPAIR / UPGRADE RETENTION POND	1450	LS	\$35,000	\$65,000	\$0	\$0	Design in progress
STORM SEWER PIPING	1450	LS	\$10,000	\$10,000	\$0	\$0	
GRADING / LANDSCAPING	1450	LS	\$5,000	\$5,000	\$0	\$0	
			\$50,000	\$80,000	\$0	\$0	
			<u>\$130,000</u>	<u>\$195,000</u>	<u>\$62,569</u>	<u>\$62,569</u>	

Director & Date:

J. Richard Parks
 MAR 24 2010

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

X

ment /Performance and Evaluation Report
 Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 ing Pages

ORITY OF THE CITY of ATHENS.		Grant Type and Number: Capital Fund Program Grant No: CFP GA06P003501-08 Rev 4 Replacement Housing Factor Grant No:			Federal FY of Grant 2008		Status of Work
General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		
			Original	Revised	Funds Obligated	Funds Expended	
REPLACE HEATERS W/ NEW HVAC	1460	0 Units	\$0	\$0	\$0	\$0	
REPLACE INT / EXT DOORS AND HARDWARE	1460	0 Units	\$0	\$0	\$0	\$0	
FRAME WALLS, S/R, INSULATE & PAINT	1460	0 Units	\$0	\$0	\$0	\$0	
ATTICS - INSTALL SMOKEWALLS AND INSULATION	1460	0 Units	\$0	\$0	\$0	\$0	
NEW WINDOWS WITH SECURITY SCREENS	1460	0 Units	\$0	\$0	\$0	\$0	
REPLACE PLUMBING AND WATER HEATER	1460	0 Units	\$0	\$0	\$0	\$0	
REPLACE FLOOR TILE WITH VCT AND CARPET	1460	0 Units	\$0	\$0	\$0	\$0	
REWORK INT & EXT ELECTRICAL	1460	0 Units	\$0	\$0	\$0	\$0	
REPLACE KITCHEN CABINETS, ADD D/W	1460	0 Units	\$0	\$0	\$0	\$0	
BATHS - NEW FIXTURES AND FLOOR TILE	1460	0 Units	\$0	\$0	\$0	\$0	
ABATE LBP AND ASBESTOS	1460	0 Units	\$0	\$0	\$0	\$0	
MINIBLINDS	1460	0 Units	\$0	\$0	\$0	\$0	
CLOTHES WASHER / DRYER HOOK-UPS	1460	0 Units	\$0	\$0	\$0	\$0	
			\$0	\$0	\$0	\$0	

Director & Date:  MAR 24 2010

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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 Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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General Description of Major Work Categories	Grant Type and Number:		Federal FY of Grant: 2008				Status of Work
	Capital Fund Program Grant No: CFP GA06P003501-08 Rev 4		Replacement Housing Factor Grant No:				
	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
			Original	Revised	Funds Obligated	Funds Expended	
NEW SOLAR HVAC & HOT WATER	1460	5 Units	\$218,429	\$119,663	\$80,202	\$64,145	Work in progress
REPLACE INT / EXT DOORS AND HARDWARE	1460	5 Units	\$59,961	\$32,849	\$22,016	\$17,609	
FRAME WALLS, S/R, INSULATE & PAINT	1460	5 Units	\$154,185	\$84,468	\$56,613	\$45,279	
ATTICS - INSTALL SMOKEWALLS AND INSULATION	1460	5 Units	\$68,527	\$37,541	\$25,161	\$20,124	
NEW WINDOWS WITH SECURITY SCREENS	1460	5 Units	\$68,527	\$37,541	\$25,161	\$20,124	
REPLACE PLUMBING AND WATER HEATER	1460	5 Units	\$25,698	\$14,078	\$9,435	\$7,547	
REPLACE FLOOR TILE WITH VCT AND CARPET	1460	5 Units	\$59,961	\$32,849	\$22,016	\$17,609	
REWORK INT & EXT ELECTRICAL	1460	5 Units	\$77,093	\$42,234	\$23,306	\$22,640	
REPLACE KITCHEN CABINETS, ADD DW	1460	5 Units	\$59,961	\$32,849	\$22,016	\$17,609	
BATHS - NEW FIXTURES AND FLOOR TILE	1460	5 Units	\$42,829	\$23,463	\$15,726	\$12,578	
ABATE LBP AND ASBESTOS	1460	5 Units	\$25,698	\$14,078	\$9,435	\$7,547	
MINIBLINDS	1460	5 Units	\$3,566	\$4,693	\$3,145	\$2,516	
CLOTHES WASHER / DRYER HOOK-UPS	1460	5 Units	\$8,566	\$4,693	\$3,145	\$2,516	
			\$878,000	\$481,000	\$322,379	\$257,839	

Director & Date:

J. Richard Parker

MAR 24 2010

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

X

ment /Performance and Evaluation Report
 Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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CITY OF THE CITY of ATHENS,		Grant Type and Number: Capital Fund Program Grant No: CFP GA06P003501-08 Rev 4 Replacement Housing Factor Grant No:			Federal FY of Grant 2008		
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	
REPLACE ROOFTOP HVAC AND EXHAUST FANS	1460	LS	\$80,000	\$80,000	\$0	\$0	Design in progress
REPLACE DWELLING HVAC UNITS	1460	50 ea	\$125,000	\$125,000	\$0	\$0	
			\$205,000	\$205,000	\$0	\$0	
			<u>\$1,083,000</u>	<u>\$686,000</u>	<u>\$322,379</u>	<u>\$257,839</u>	
RANGES	1465.1	20 Units	\$8,000	\$8,000	\$0	\$0	Procurement in progress
REFRIGERATORS	1465.1	20 Units	\$9,000	\$9,000	\$0	\$0	
			<u>\$17,000</u>	<u>\$17,000</u>	<u>\$0</u>	<u>\$0</u>	
OFFICE EQUIPMENT FOR MOD PROGRAM	1475	LS	\$5,000	\$5,000	\$0	\$0	
			<u>\$5,000</u>	<u>\$5,000</u>	<u>\$0</u>	<u>\$0</u>	

Director & Date:

J. Russ Palmer

MAR 24 2010

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

X

ment /Performance and Evaluation Report
 Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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ORITY OF THE CITY of ATHENS,		Grant Type and Number: Capital Fund Program Grant No: CFP GA06P003501-08 Rev 4 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
RELOCATION	1495.1	LS	\$10,000	\$10,000	\$10,000	\$10,000	Work Complete
			<u>\$10,000</u>	<u>\$10,000</u>	<u>\$10,000</u>	<u>\$10,000</u>	
AHA OPERATIONS	1406	LS	\$150,000	\$150,000	\$0	\$0	
			<u>\$150,000</u>	<u>\$150,000</u>	<u>\$0</u>	<u>\$0</u>	
SALARIES AND BENEFITS	1410	LS	\$160,000	\$160,000	\$160,000	\$160,000	
SUNDRY	1410	LS	\$2,500	\$2,500	\$2,500	\$2,500	
			<u>\$162,500</u>	<u>\$162,500</u>	<u>\$162,500</u>	<u>\$162,500</u>	
ARCHITECTS FEES	1430	LS	\$60,000	\$45,000	\$20,575	\$7,775	Work in progress
LBP RISK ASSESSMENTS & CLEARANCE TESTS	1430	LS	\$20,000	\$20,000	\$11,421	\$11,421	
SALARIES AND BENEFITS	1430	LS	\$45,000	\$60,000	\$60,000	\$68,081	
			<u>\$125,000</u>	<u>\$125,000</u>	<u>\$91,996</u>	<u>\$77,277</u>	
ADMINISTRATIVE OFFICES	1501	LS	\$332,000	\$664,000	\$664,000	\$221,311	
			<u>\$332,000</u>	<u>\$664,000</u>	<u>\$664,000</u>	<u>\$221,311</u>	
	1502	LS	\$0	\$0	\$0	\$0	

Director & Date:
 MAR 24 2010

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

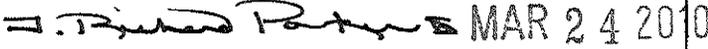
**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

HA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA			Grant Type and Number: Capital Fund Program Grant No: CFP GA06P003501-08 Replacement Housing Factor Grant No:			FFY of Grant Approval: 2008	
Development Number / Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1. HA WIDE ADMIN OFFICE	6/12/2010			6/12/2012			
2. GA 3-6 SCATTERED SITES	6/12/2010			6/12/2012			
3. GA 3-9 DENNEY TOWER		6/12/2010			6/12/2012		
4. GA 3-11 TOWNVIEW		6/12/2010			6/12/2012		
Signature of Executive Director & Date: <i>X J. [Signature]</i> MAR 24 2010				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: <i>X</i>			

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

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

ga003d01
 U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number:		FFY of Grant: 2009	
PEHA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA		Capital Fund Program Grant No: CFP GA06P003501-09		FFY of Grant Approval:	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (Revision no. 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12-31-09			<input type="checkbox"/> Final Performance Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds	\$0	\$0	\$0	\$0
2	1406 Operations (may not exceed 20% of line 20) (3)	\$150,000	\$150,000	\$0	\$0
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration (may not exceed 10% of line 20)	\$140,000	\$200,000	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$202,000	\$202,000	\$60,000	\$201
8	1440 Site Acquisition	\$60,000	\$60,000	\$0	\$0
9	1450 Site Improvement	\$64,000	\$210,000	\$0	\$0
10	1460 Dwelling Structures	\$960,000	\$562,976	\$0	\$0
11	1465.1 Dwelling Equipment--Nonexpendable	\$13,600	\$27,200	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$5,000	\$5,000	\$0	\$0
14	1485 Demolition	\$60,000	\$60,000	\$0	\$0
15	1492 Moving To Work Demonstration	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$20,000	\$20,000	\$0	\$0
17	1499 Development Activities (4)	\$0	\$0	\$0	\$0
18a	1501 Collateralization Expenses or Debt Service	\$332,000	\$664,000	\$0	\$0
18ba	9000 Collateralization Expenses or Debt Service paid Via System of Direct Pa	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$154,576	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of lines 2-19)	\$2,161,176	\$2,161,176	\$60,000	\$201
21	Amount of line 20 Related to LBP Activities	\$8,960	\$1,000	\$0	\$0
22	Amount of line 20 Related to Section 504 Activities	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$20,000	\$10,000	\$0	\$0
25	Amount of line 20 Related to Energy Conservation Measures	\$100,000	\$20,000	\$0	\$0
Signature of Executive Director		Date:		Signature of Public Housing Director	
		MAR 24 2010			

(1) To be completed for the Performance and Evaluation Report.
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (3) PEHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF Funds shall be included here

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program Grant No: CFP GA06P003501-09 CFPP (No) Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
Development No. Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
ACQUISITION								
1. H.A. WIDE	ACQUIRE PROPERTY FOR ADMIN OFFICES	1440	1 LOTS	\$60,000	\$60,000	\$0	\$0	
SUBTOTAL 1440				\$60,000	\$60,000	\$0	\$0	
SITework								
1. GA003000006								
SCATTERED SITES	REPLACE U/G UTILITIES	1450	0 UNITS	\$24,000	\$0	\$0	\$0	
East (Herman and Braswell)	SIDEWALK REPAIRS	1450	0 UNITS	\$4,000	\$0	\$0	\$0	
	GRADING / LANDSCAPING	1450	0 UNITS	\$4,000	\$0	\$0	\$0	
				\$32,000	\$0	\$0	\$0	
2. GA003000006								
SCATTERED SITES	REPLACE U/G UTILITIES	1450	0 UNITS	\$24,000	\$0	\$0	\$0	
East (Vine St)	SIDEWALK REPAIRS	1450	31 UNITS	\$4,000	\$42,000	\$0	\$0	
	GRADING / LANDSCAPING	1450	31 UNITS	\$4,000	\$18,000	\$0	\$0	
				\$32,000	\$60,000	\$0	\$0	
1. GA003000001								
PARKVIEW	SIDEWALK REPAIRS	1450	107 UNITS	\$0	\$125,000	\$0	\$0	
	GRADING / LANDSCAPING	1450	107 UNITS	\$0	\$25,000	\$0	\$0	
				\$0	\$150,000	\$0	\$0	
SUBTOTAL 1450				\$64,000	\$210,000	\$0	\$0	

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA			Grant Type and Number: Capital Fund Program Grant No: CFP GA06P003501-09 CFFP (No) Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development No. Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	DWELLING							
	STRUCTURES							
1. GA00300000	REPLACE ROOFS	1460	157 UNITS	\$0	\$160,000	\$0	\$0	
PARKVIEW				\$0	\$160,000	\$0	\$0	
2. GA003000006	NEW SOLAR HVAC & HOT WATER	1460	0 Units	\$69,333	\$0	\$0	\$0	
SCATTERED SITES	REPLACE INT / EXT DOORS AND HARDWARE	1460	0 Units	\$37,333	\$0	\$0	\$0	
East (Herman and Braswell)	FRAME WALLS, S/R, INSULATE & PAINT	1460	0 Units	\$96,000	\$0	\$0	\$0	
	ATTICS - INSTALL SMOKEWALLS AND INSULATION	1460	0 Units	\$42,667	\$0	\$0	\$0	
	NEW WINDOWS WITH SECURITY SCREENS	1460	0 Units	\$42,667	\$0	\$0	\$0	
	REPLACE PLUMBING AND WATER HEATER	1460	0 Units	\$16,000	\$0	\$0	\$0	
	REPLACE FLOOR TILE WITH VCT AND CARPET	1460	0 Units	\$37,333	\$0	\$0	\$0	
	REWORK INT & EXT ELECTRICAL	1460	0 Units	\$48,000	\$0	\$0	\$0	
	REPLACE KITCHEN CABINETS, ADD D/W	1460	0 Units	\$37,333	\$0	\$0	\$0	
	BATHS - NEW FIXTURES AND FLOOR TILE	1460	0 Units	\$26,667	\$0	\$0	\$0	
	ABATE LBP AND ASBESTOS	1460	0 Units	\$16,000	\$0	\$0	\$0	
	MINIBLINDS	1460	0 Units	\$5,333	\$0	\$0	\$0	
	CLOTHES WASHER / DRYER HOOK-UPS	1460	0 Units	\$5,333	\$0	\$0	\$0	
				\$430,000	\$0	\$0	\$0	

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA			Grant Type and Number: Capital Fund Program Grant No: CFP GA06P003501-09 CFFP (No) Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development No. Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NON-DWELL EQUIP	OFFICE EQUIPMENT FOR MOD PROGRAM	1475	LS	\$5,000	\$5,000	\$0	\$0	
1. HA-WIDE								
SUBTOTAL 1475				\$5,000	\$5,000	\$5,000	\$5,000	
DEMOLITION	DEMO EXISTING STRUCTURES AT ADMIN							
1. HA-WIDE	OFFICE SITE	1485	3 EA	\$60,000	\$60,000	\$0	\$0	
SUBTOTAL 1485				\$60,000	\$60,000	\$0	\$0	
RELOCATION	RELOCATION							
1. GA003000006		1495.1	LS	\$20,000	\$20,000	\$0	\$0	
SUBTOTAL 1495.1				\$20,000	\$20,000	\$0	\$0	
OPERATIONS	AHA OPERATIONS	1406	LS	\$150,000	\$150,000	\$0	\$0	
1. HA-WIDE								
SUBTOTAL 1406				\$150,000	\$150,000	\$0	\$0	

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

Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

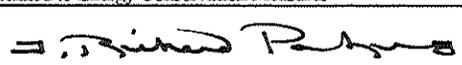
Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program Grant No: CFP GA06P003501-09 CFFP (No) Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development No. Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
ADMINISTRATION								
1. HA-WIDE	SALARIES AND BENEFITS	1410	LS	\$140,000	\$200,000	\$0	\$0	
SUBTOTAL 1410				\$140,000	\$200,000	\$0	\$0	
FEES AND COSTS								
1. HA-WIDE	ARCHITECTS FEES	1430	LS	\$120,000	\$120,000	\$0	\$0	
	LBP RISK ASSESSMENTS & CLEARANCE TESTS	1430	LS	\$20,000	\$20,000	\$0	\$0	
	SALARIES AND BENEFITS- Inspector	1430	LS	\$60,000	\$60,000	\$60,000	\$201	
	SUNDRY	1430	LS	\$2,000	\$2,000	\$0	\$0	
SUBTOTAL 1430				\$202,000	\$202,000	\$60,000	\$201	
DEBT SERVICE								
1. AHA WIDE	ADMINISTRATIVE OFFICES	1501	LS	\$332,000	\$664,000	\$0	\$0	
SUBTOTAL 1501				\$332,000	\$664,000	\$0	\$0	
CONTINGENCY								
1. AHA WIDE		1502	LS	\$154,576	\$0	\$0	\$0	
SUBTOTAL 1502				\$154,576	\$0	\$0	\$0	

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program Grant No: CFP GA06S003501-09 (ARRA) Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revision no. 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12-31-09 <input type="checkbox"/> Final Performance Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) (3)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$127,000	\$127,000	\$117,720	\$71,528
8	1440 Site Acquisition				
9	1450 Site Improvement	\$91,000	\$116,885	\$0	\$0
10	1460 Dwelling Structures	\$2,379,815	\$2,376,966	\$1,885,676	\$412,789
11	1465.1 Dwelling Equipment--Nonexpendable	\$19,550	\$0	\$0	\$0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving To Work Demonstration				
16	1495.1 Relocation Costs	\$11,500	\$8,067	\$8,067	\$8,067
17	1499 Development Activities (4)				
18a	1501 Collateralization Expenses or Debt Service				
18ba	9000 Collateralization Expenses or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$53	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of lines 2-19)	\$2,628,918	\$2,628,918	\$2,011,463	\$492,384
21	Amount of line 20 Related to LBP Activities	\$12,880	\$12,880	\$10,519	\$2,881
22	Amount of line 20 Related to Section 504 Activities	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security - Soft Costs	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Security - Hard Costs	\$24,000	\$73,448	\$24,000	\$0
25	Amount of line 20 Related to Energy Conservation Measures	\$528,800	\$704,471	\$528,800	\$0
Signature of Executive Director		Date: MAR 24 2010		Signature of Public Housing Director	
					

(1) To be completed for the Performance and Evaluation Report.
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF Funds shall be included here

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA			Grant Type and Number: (ARRA) Capital Fund Program Grant No: CFP GA06S003501-09 CFFP (No) Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development No. Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
SITework								
1. GA003000001								
PARKVIEW	SIDEWALK REPAIRS	1450	50 UNITS	\$4,000	\$25,000	\$0	\$0	
	GRADING / LANDSCAPING	1450	50 UNITS	\$1,000	\$5,020	\$0	\$0	
				\$5,000	\$30,020	\$0	\$0	
2. GA003000006								
SCATTERED SITES	REPLACE U/G UTILITIES	1450	31 UNITS	\$66,000	\$86,865	\$0	\$0	
East (Vine St)	SIDEWALK REPAIRS	1450	0 UNITS	\$12,000	\$0	\$0	\$0	
	GRADING / LANDSCAPING	1450	0 UNITS	\$8,000	\$0	\$0	\$0	
				\$86,000	\$86,865	\$0	\$0	
SUBTOTAL 1450					\$91,000	\$116,885	\$0	\$0

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

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

Annual Statement /Performance and Evaluation Report
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Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA		Grant Type and Number: (ARRA) Capital Fund Program Grant No: CFP GA06S003501-09 CFFP (No) Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
Development No. Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
DWELLING								
STRUCTURES								
1. GA003000006	NEW SOLAR HVAC & HOT WATER	1460	31 Units	\$278,881	\$281,234	\$265,871	\$72,814	
SCATTERED	REPLACE INT / EXT DOORS AND HARDWARE	1460	23 Units	\$102,981	\$102,981	\$98,177	\$26,888	
SITES - East	FRAME WALLS, S/R, INSULATE & PAINT	1460	23 Units	\$264,809	\$264,809	\$252,456	\$69,139	
	ATTICS - INSTALL SMOKEWALLS AND INSULATION	1460	23 Units	\$117,693	\$117,693	\$112,203	\$30,729	
	NEW WINDOWS WITH SECURITY SCREENS	1460	23 Units	\$117,693	\$117,693	\$112,203	\$30,729	
	REPLACE PLUMBING AND WATER HEATER	1460	31 Units	\$52,359	\$62,359	\$49,916	\$13,670	
	REPLACE FLOOR TILE WITH VCT AND CARPET	1460	31 Units	\$102,981	\$112,981	\$98,177	\$26,888	
	REWORK INT & EXT ELECTRICAL	1460	23 Units	\$132,405	\$132,405	\$126,228	\$34,570	
	REPLACE KITCHEN CABINETS, ADD D/W	1460	23 Units	\$102,981	\$102,981	\$98,177	\$26,888	
	BATHS - NEW FIXTURES AND FLOOR TILE	1460	23 Units	\$73,558	\$73,558	\$70,127	\$19,205	
	ABATE LBP AND ASBESTOS	1460	23 Units	\$44,135	\$44,135	\$42,076	\$11,523	
	MINIBLINDS	1460	31 Units	\$14,712	\$14,712	\$14,025	\$3,841	
	CLOTHES WASHER / DRYER HOOK-UPS	1460	23 Units	\$14,712	\$14,712	\$14,025	\$3,841	
				\$1,419,900	\$1,442,253	\$1,353,662	\$370,724	

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Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program Grant No: CFP GA06S003501-09 CFFP (No) Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development No. Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
2. GA003000008	REPLACE PLUMBING FIXTURES	1460	171 Units	\$371,901	\$346,699	\$0	\$0	
NELLIE B	REPLACE KITCHEN COUNTERTOPS	1460	171 Units	\$56,000	\$56,000	\$0	\$0	
				\$427,901	\$402,699	\$0	\$0	
3. GA003000009	REPLACE PLUMBING FIXTURES	1460	0 Units	\$0	\$0	\$0	\$0	
COLLEGE & HOYT	REPLACE KITCHEN COUNTERTOPS	1460	0 Units	\$0	\$0	\$0	\$0	
				\$0	\$0	\$0	\$0	
4. GA003000009	REPLACE ELEVATORS	1460	2 EA.	\$357,449	\$357,449	\$357,449	\$0	
DENNEY TOWER				\$357,449	\$357,449	\$357,449	\$0	
5. GA003000010	REPLACE WINDOWS	1460	50 UNITS	\$132,500	\$132,500	\$132,500	\$0	
BONNIE LANE				\$132,500	\$132,500	\$132,500	\$0	
6. GA003000011	REPLACE ROOFS	1460	40 UNITS	\$42,065	\$42,065	\$42,065	\$42,065	
TOWNVIEW				\$42,065	\$42,065	\$42,065	\$42,065	
SUBTOTAL 1460				\$2,379,815	\$2,376,966	\$1,885,676	\$412,789	

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

Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA			Grant Type and Number: (ARRA) Capital Fund Program Grant No: CFP GA06S003501-09 CFFP (No) Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development No. Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
DWELLING								
EQUIPMENT								
1. GA003000006	RANGES	1465.1	0 Units	\$9,200	\$0	\$0	\$0	
2. GA003000006	REFRIGERATORS	1465.1	0 Units	\$10,350	\$0	\$0	\$0	
SUBTOTAL 1465.1				\$19,550	\$0	\$0	\$0	
RELOCATION								
1. GA003000005	RELOCATION	1495.1	LS	\$11,500	\$8,067	\$8,067	\$8,067	
SUBTOTAL 1495.1				\$11,500	\$8,067	\$8,067	\$8,067	
FEES AND COSTS								
1. HA WIDE	ARCHITECTS FEES	1430	LS	\$80,000	\$83,027	\$77,300	\$64,413	
	LBP RISK ASSESSMENTS & CLEARANCE TESTS	1430	LS	\$5,000	\$0	\$0	\$0	
	SALARIES AND BENEFITS	1430	LS	\$40,000	\$42,000	\$40,000	\$6,695	
	SUNDRY	1430	LS	\$2,000	\$1,973	\$420	\$420	
SUBTOTAL 1430				\$127,000	\$127,000	\$117,720	\$71,528	
CONTINGENCY								
1. AHA WIDE								
SUBTOTAL 1502		1502	LS	\$53	\$0	\$0	\$0	

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

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

ga003b01
 U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PEA Name: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program Grant No: CFP GA06P003501-10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision no.) <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending <input type="checkbox"/> Final Performance Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds		\$0		
2	1406 Operations (may not exceed 20% of line 20) (3)		\$150,000		
3	1408 Management Improvements		\$0		
4	1410 Administration (may not exceed 10% of line 20)		\$200,000		
5	1411 Audit		\$0		
6	1415 Liquidated Damages		\$0		
7	1430 Fees and Costs		\$382,000		
8	1440 Site Acquisition		\$0		
9	1450 Site Improvement		\$80,000		
10	1460 Dwelling Structures		\$1,197,504		
11	1465.1 Dwelling Equipment-Nonexpendable		\$17,500		
12	1470 Nondwelling Structures		\$0		
13	1475 Nondwelling Equipment		\$5,000		
14	1485 Demolition		\$0		
15	1492 Moving To Work Demonstration		\$0		
16	1495.1 Relocation Costs		\$20,000		
17	1499 Development Activities (4)		\$0		
18a	1501 Collateralization Expenses or Debt Service		\$0		
18ba	9000 Collateralization Expenses or Debt Service paid Via System of Direct Pa		\$0		
19	1502 Contingency (may not exceed 8% of line 20)		\$109,172		
20	Amount of Annual Grant (Sum of lines 2-19)		\$2,161,176	\$0	\$0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date:	Signature of Public Housing Director		Date:
		MAR 24 2010			

(1) To be completed for the Performance and Evaluation Report.
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (3) PEAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) REIF Funds shall be included here

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

U.S. Department of Housing and Urban Development
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 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program Grant No: CFP GA06P003501-10 CFFP (No) Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development No. Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
DWELLING								
STRUCTURES								
1. GA003000007	REPLACE HEATERS WITH NEW HVAC	1460	20 Units	\$172,973				
Jack R Wells	REPLACE INT/EXT DOORS AND HARDWARE	1460	20 Units	\$93,139				
	FRAME WALLS, S/R, INSULATE & PAINT	1460	20 Units	\$239,501				
	ATTICS - SMOKEWALLS AND INSULATION	1460	20 Units	\$106,445				
	NEW WINDOWS W/ SECURITY SCREENS	1460	20 Units	\$106,445				
	REPLACE PLUMBING AND WATER HEATER	1460	20 Units	\$39,917				
	REPLACE FLOORING WITH VCT AND CARPET	1460	20 Units	\$93,139				
	REWORK INT & EXT ELECTRICAL	1460	20 Units	\$119,750				
	REPLACE KITCHEN CABINETS, ADD D/W	1460	20 Units	\$93,139				
	NEW BATHFIXTURES AND TILE FLOORING	1460	20 Units	\$66,528				
	ABATE LEP AND ASBESTOS	1460	20 Units	\$39,917				
	MINIBLINDS	1460	20 Units	\$13,306				
	CLOTHES WASHER / DRYER HOOK-UPS	1460	20 Units	\$13,306				
				\$1,197,504				
SUBTOTAL 1460				\$1,197,504				
DWELLING EQUIP								
1. GA003000006	RANGES	1465.I	20 Units	\$8,000				
2. GA003000006	REFRIGERATORS	1465.I	20 Units	\$9,500				
SUBTOTAL 1465.1				\$17,500				

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

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

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 Capital Fund Program and Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY of ATHENS, GEORGIA		Grant Type and Number: Capital Fund Program Grant No: CFP GA06P003501-10 CFPP (No) Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development No. Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NON-DWELL EQUIP	OFFICE EQUIPMENT FOR MOD PROGRAM	1475	LS	\$5,000				
1. HA-WIDE								
SUBTOTAL 1475				\$5,000				
DEMOLITION								
1. HA-WIDE								
SUBTOTAL 1485								
RELOCATION	RELOCATION							
1. GA003000006		1495.1	LS	\$20,000				
SUBTOTAL 1495				\$20,000				
OPERATIONS	AHA OPERATIONS	1406	LS	\$150,000				
1. HA-WIDE								
SUBTOTAL 1406				\$150,000				

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

5.2

**HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA
GA003
2010 AGENCY PLAN**

PROGRESS STATEMENT PREVIOUS GOALS AND OBJECTIVES

Goal One: The Athens Housing Authority will improve the supply of quality, affordable housing.

Objectives:

- Provide homeownership opportunities through innovative financing and construction of affordable housing for first-time homebuyers.
- Diversify AHA housing services to provide a broad mix of affordable housing programs to benefit both low and moderate-income citizens.
- Provide initiatives to encourage homeownership including counseling/training programs and escrow savings accounts.
- Acquire and/or renovate existing housing stock.
- Facilitate increased opportunities for senior housing.

Progress Statement

Homeownership Opportunities / Innovative Financing

The Athens Housing Authority will continue its efforts to provide quality, affordable homes for first-time homebuyers through its ACT 1 Homes program. This program utilizes CDBG and HOME funding through a partnership with the Athens-Clarke County Department of Human and Economic Development (HED) to clear vacant or dilapidated lots and construct new homes in in-town neighborhoods. Twenty two homes have been constructed for sale to first-time homebuyers since the inception of the program several years ago. In addition to offering affordable, single family housing, this program also provides closing cost assistance to buyers when needed.

Last year AHA utilized one of its non-profit corporations to expand this successful homeownership program. Vanguard Housing Solutions procured the services of Chesser/Kennedy Builders to develop a 36 home subdivision on a vacant nine acre parcel of land in East Athens. These homes are located less than 2 miles from both the UGA campus and downtown Athens. At this subdivision qualified buyers will be able to avail themselves of the ACT 1 program financing. Those who exceed the HOME income limits (>80% AMI) may purchase the homes at market rate. This will insure a mixed income neighborhood. The

development financing is being done with a combination of AHA non-federal funds and private sector loans. Twelve homes have been constructed as of December 2009. Sale of these homes has been delayed due to the effects of the nationwide recession.

Further, the AHA recognizes that to sustain vital neighborhoods, homeowners must have the fiscal responsibility to not only qualify for a mortgage, but also to maintain their property in future years. Therefore, the Authority continues to partner with the East Athens Development Corporation (EADC) who provides housing counseling services to prospective homebuyers through their certified housing counselor(s).

Finally, the AHA continues to monitor the bond market and the availability of bond allocation to determine the viability of reinstating its highly successful First Home Program. This initiative provided 120 moderate-income, first-time homebuyers with mortgage and down payment assistance to purchase a home in Clarke County.

Diversification of Housing Services

The Athens Housing Authority continues to diversify its housing services through a variety of strategies.

The AHA is a co-owner of Georgia HAP Administrators, a corporation that conducts compliance reviews for 872 project-based Section 8 properties in Georgia and Illinois. Under contract with Georgia HAP Administrators, AHA staff directly conducts compliance reviews for 21 of these properties in Northeast Georgia. However, with HUD's upcoming national re-bid of this contract, the future for this housing service and its non-federal revenues is uncertain.

Several years ago, the Authority issued \$100 million in tax credit bonds for the University of Georgia to build East Campus Village. Recently, the AHA has issued an additional \$50 million and subsequent \$12.5 million to the University to expand East Campus Village and build four fraternity houses. Combined, these efforts have provided approximately 1,829 bedrooms for students on campus. As a result, housing throughout the community that was formerly utilized by students is now available to families.

In the past, the Authority also has utilized its bond capability to provide private sector entities money to purchase and renovate Section 8 properties (most recently, Athens Gardens and Clarke Gardens in a targeted revitalization area).

Directly or indirectly, housing bonds issued by the AHA have addressed the housing needs of hundreds of low to moderate-income families in the Athens community.

Finally, it is anticipated that the proceeds from the sale of 28 units of public housing property to the University of Georgia will be reprogrammed to provide additional affordable housing for the Athens community – including construction of unsubsidized units that could provide the AHA additional non-federal income.

All of these initiatives have resulted in revenues to the Authority beyond those provided through HUD subsidy. As market conditions provide, the AHA will continue to seek opportunities to diversify its services.

Acquire and Renovate Existing Housing Stock / Facilitate Opportunities to Increase Senior Housing

In addition to the above, the AHA continually evaluates opportunities and the marketplace for both the acquisition and renovation of existing housing stock and the facilitation of development of affordable senior housing in Athens-Clarke County.

To that end, in the past five years, the Authority contracted for a comprehensive housing study in Athens-Clarke County. The results of this study are being utilized to inform future housing strategies as needs dictate and economic conditions allow.

Goal Two: The Athens Housing Authority will assist and encourage our customers to be successful.

Objectives:

- Develop strategies to better serve diverse populations in our community.
- Coordinate youth programs designed to reduce risk factors, provide mentors, and develop healthy, productive citizens.
- Cooperate with the Clarke County School District and other youth organizations to reduce the high dropout rate of our youth.
- Promote better parenting skills and parental involvement.
- Network with agencies, local industry and educational institutions to improve employability.

Progress Statement

Strategies to Better Serve Diverse Population

The Athens Housing Authority recognizes the increasing diversity in the populations of our community. Although the demographics of the AHA's applicant pool and resident population have not changed significantly over the years, the Authority has taken steps to address and prepare for the changing needs of the community. In response to the increase in the Latino populations in Athens-Clarke County, the Authority provides several publications in Spanish

Included in these translated documents are the AHA's housing application, lease, and brochures highlighting the Authority's rental communities and homeownership program. Depending upon the subject matter, these brochures are distributed to individuals through the Department of Family and Children's Services (DFACS), the Athens Regional Library, the Athens-Clarke County Department of Housing and Economic Development (HED), faith communities, businesses, not-for-profit referral agencies, and realtors. Finally, several staff members now have the ability to serve as translators when the need arises.

Youth Programs

Over the years, the Athens Housing Authority has coordinated youth programs with the Boys and Girls Club, Athens Tutorial, East Athens Dance, Girl and Boys Scouts, Computer Learning Center, Athens-Clarke County Leisure Services, Weed and Seed, and Friends for Life Mentoring Program. In addition, the AHA provides space to house Teen Matters II, a healthcare facility targeted to AHA teens operated by the Clarke County Board of Health.

Finally, the Athens Housing Authority has developed specific programs for the youth in our neighborhoods.

- **“Learn to Swim”** is a program that provides swimming and water safety instruction targeted for those 8 to 14 years of age.
- **“AHA Youth Club”** provides programming that offers encouragement and skill development for 5th through 8th grade youth. Topics include achieving success in school, personal and life skill development, decisions making, etc. In addition, the Club offers fun activities and trips out of town. Selected high school youth serve as peer counselors.
- **“Employment Training”** is provided for those AHA students who are 14 years and older with a 2.0 grade average and good school attendance. Training prepares these youth for summer employment and enables the students to apply for positions in the Summer Lunch Program sponsored by the AHA.

Clarke County School District- reduce dropout rate

An AHA staff person serves on the dropout prevention task force. The Authority has a Memorandum of Understanding with the District outlining the AHA's efforts to reduce the dropout rate within our public housing communities. A staff person has served on the Clarke County School's Attendance Panel that oversees excessive school tardiness/ absences and makes recommendations to Juvenile Court. Staff makes home visits to develop intervention strategies with parents and youth so they can resume going to school. On rare occasions, staff must recommend eviction for families who fail to send their youth to school. All youth programs stress the importance of staying in school. The computer Learning Center focuses on special weekly activities in the Nellie B Community (reading, spelling and cooking) to encourage youth to do their best while staying in school.

Parental Involvement

The Family Support Program was developed to encourage parents to come together on a monthly basis to discuss issues and concerns related to their children and education. Principals from several of the local schools have met with groups of parents in AHA neighborhood community centers to discuss the importance of parental involvement with the school and student expectations. The AHA newsletter and the mini Resident Support newsletters have been used to provide information to parents about scholarships, employment opportunities, etc.

Staff integrates the need for parental involvement into all services that the Authority provides families.

Employability

The Resident Support Department provides income opportunities through the Department of Agriculture Summer Lunch Program, yard inspection program and the Inter-Community Council, Inc. Adults and youth have opportunities for short and long term employment through these programs. Staff members have served on the Workforce Investment Board, The WIB Youth Component, and the Athens Employer Committee. Workshops are held on employability issues for residents interested in getting a job or getting a better job.

Goal Three: The Athens Housing Authority will maintain and expand its leadership position with local government, community organizations, and the affordable housing industry

Objectives:

- Continue partnership with Athens-Clarke County Police Department to promote anti-crime strategies and enhance quality of life in AHA neighborhoods.
- Increase marketing and outreach efforts.
- Encourage AHA personnel to participate in state and national housing organizations.
- Communicate with adjacent communities.
- Sponsor housing conference(s) / tour(s).

Progress Statement

Partnership with Athens-Clarke County Police

The Athens Housing Authority staff works closely with the Athens-Clarke County Police Department to identify resident concerns and to work together for the development of appropriate strategies for the reduction and elimination of crime, not just in our neighborhoods, but also in surrounding areas. On a monthly basis, AHA staff, resident leaders, police officers, Athens-Clarke County Leisure

Services representatives, and other community leaders meet to review crime patterns and identify preventative crime approaches.

Within the police department, several officers are assigned to the Athens Housing Authority as part of a community-policing program. The assigned officers are the first to respond to incidents at the AHA due to their familiarity with our communities. Additionally, they visit our neighborhoods often in order to meet the residents, identify issues, and assist with programs.

In an effort to enable the police department to provide effective community policing, the AHA donated land to Athens Clarke County for the construction of a police sub-station on the corner of our largest neighborhood, Nellie B. Another new police sub-station was built on a main thoroughfare adjacent to our Rocksprings neighborhood and near our central office building. The sub-stations are now open and the police department encourages AHA residents to utilize community meeting spaces in the new buildings. This increased visibility by the Athens-Clarke Police Department has aided AHA residents with developing a trusting relationship in order to implement new crime preventative strategies.

Additionally, the AHA staff holds safety and security meetings with residents of each neighborhood. These meetings are an opportunity for residents to discuss safety concerns and recommend improvements to preventative measures or policies. Residents are always able to voice their concerns with the Inter-Community Council, Inc., the representative organization for all AHA neighborhoods, and ultimately with the Board of Commissioners.

AHA staff and the Athens-Clarke County Police Department developed a program to aid in the safety of senior citizens. Our "Officer in the Neighborhood" program provides an apartment to a police officer willing to make a two-year commitment to reside within an AHA neighborhood. The officer can be provided a stipend, placed in escrow, which at the end of the two years is provided to the officer for the down payment on a home in Athens-Clarke County. The first officer in the program resided in our senior citizen hi-rise Denney Tower. That officer has gone on to purchase his home. Two other police officers have participated in the program in the Denney Tower and Nellie B communities.

Having an officer in the community provides safety for our residents and is often an opportunity for the police officer to provide guidance to his or her neighbors. The AHA continues to offer this opportunity for interested police officers.

Increase marketing and outreach efforts

During the past several years, the AHA has increased both its internal and external communications. A quarterly newsletter continues publication and is mailed to all residents. The newsletter provides residents with information about programs, updates on policies and procedures, and successes of their neighbors.

A calendar highlighting our neighborhoods and residents is also distributed each December.

Externally, the AHA continues to provide information to the general public through news inquiries, speeches, and instructional talks. In addition, staff is well regarded in the community for the expertise we bring to the issue of affordable housing and so a number of our employees volunteer with numerous community organizations.

The Authority's annual report provides the community with a snapshot of our activities and our plans. The annual report is distributed to community leaders and affordable housing advocates in our community.

Two different AHA brochures highlight AHA rental communities and the homeownership program. These brochures are in English and Spanish. Depending upon the subject matter, the brochures are distributed to individuals through the Department of Family and Children's Services (DFACS), the Athens Regional Library, the Athens-Clarke County Department of Housing and Economic Development (HED), faith communities, businesses, not-for-profit referral agencies, and realtors.

The AHA's web site provides the general public with up to the minute information on a number of Authority activities. The web site has aided other agency representatives with assisting individuals and families in locating appropriate affordable housing. In addition, the web site has helped community members better understand the mission and core operation of the Athens Housing Authority.

To help customers and the public comprehend the AHA's work, the Authority recorded a series of telephone announcements about pertinent programs. When an individual is placed on hold, he or she hears about the many projects we are involved with in the community.

Encourage AHA personnel to participate in state and national housing organizations

Several staff members have served on the Executive Committee of the Georgia Association for Housing and Redevelopment Authorities (GAHRA), the representative organization for all housing authorities in the state. In addition, three staff members represent the Housing Authority on the regional and national level through the Southeastern Regional Conference of the National Association of Housing and Redevelopment Organizations (SERC-NAHRO). Finally, the Executive Director serves on the board of the Public Housing Authority Directors Association (PHADA). The AHA's involvement with these organizations enables the Authority to be at the forefront of providing information about changes in public housing to our customers, community, and local and state leaders.

Communicate with adjacent communities

As the regional business and healthcare hub for the area, Athens is the largest community in Northeast Georgia. The Athens Housing Authority provides the most options for affordable housing in the area. At this time, a limited amount of affordable housing development has occurred in outlying areas. The Authority continues to monitor surrounding communities and, if appropriate, will provide information about affordable housing planning and the potential to develop partnerships to extend affordable housing options.

Sponsor housing conference(s)/tour(s)

In an effort to gain support for AHA efforts in affordable housing, the Athens Housing Authority periodically hosts meetings with community leaders in Authority neighborhoods. During that time, staff reviews modernization plans for Authority properties, discusses revitalization plans, including the development of homeownership opportunities, for core areas of the community, and evaluates how the AHA might best assist the community through the Authority's ability to issue housing revenue bonds and provide affordable housing initiatives.

Goal Four: The Athens Housing Authority will strategically manage its resources and facilities to provide value for its customers and the community.

Objectives:

- Assist in the revitalization of neighborhoods surrounding AHA properties.
- Engage in entrepreneurial activities to diversify the AHA organization, improve AHA revenues and reduce dependence on federal support.
- Improve AHA recreational and community space facilities to better meet the needs of AHA residents.
- Continue the modernization of Jack R. Wells, Nellie B, Bonnie Lane and Scattered Sites communities.
- Maintain a pro-active preventive maintenance strategy.

Progress Statement

Assist in the Revitalization of Neighborhoods

The AHA's strategy has resulted in significant, positive change in the targeted neighborhoods for revitalization. Initially focusing on the revitalization of the East Athens area with infill housing under its ACT 1 Homes program, these efforts are continuing and are being enhanced through a new mixed-income subdivision. (See Homeownership Progress Statement) The Authority's program has also impacted the Hancock community located in West Athens. Other organizations and private developers have now begun constructing affordable housing in these neighborhoods where a renewed "pride of homeownership" is reflected throughout the community.

Entrepreneurial Activities

See Progress Statement Addressing Diversification of Housing Services

Improvement of AHA Community Space and Recreational Facilities

During the past five years, the AHA has renovated the entryway atrium area to the Rocksprings Community Center. Parkview and Rocksprings Community Buildings have been repainted and a new roof constructed on the Jack R. Wells Boys and Girls Club. In addition, 20 tons of cypress mulch have been spread in all of the playground areas to maintain the appropriate “fall cushion” for the children.

Currently, the Athens Housing Authority, in partnership with the Unified Government of Athens-Clarke County, the Clarke County School District and the Boys and Girls Club of Athens, is working to relocate the Jack R. Wells Boys and Girls Club facility. The AHA is contributing \$1 million of non-federal funds toward the renovation of a former middle school to house the program. This relocation will provide more space for the Club. In addition, it will effectively expand the program for children residing in AHA neighborhoods, by providing easier access to children in the AHA’s Broadacres and Rocksprings developments, as well as, those living in the Jack R. Wells community.

Modernization of Jack R. Wells, Nellie B and Bonnie Lane Developments

The Nellie B site improvements and exterior renovations at Bonnie Lane were completed in recent years. This year’s ARRA funding has accelerated the schedule to complete interior renovations of the 150 Scattered Site units. The planning for the comprehensive modernization of Jack R Wells is in progress with construction scheduled to begin, hopefully, in 2011.

HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA

GA003 2010 AGENCY PLAN 2010 – 2015 FIVE-YEAR GOALS & OBJECTIVES

The Athens Housing Authority has made significant progress towards attaining the goals of its previous Five-Year Plan as noted in the Progress Statement. However, upon review by the Board and with input from the Resident Advisory Board, it was determined that these goals remain valid for the continued success of the Authority and its customers. Therefore, the Board has approved the following goals and objectives for the upcoming Five-Year Plan.

GOAL 1

The Athens Housing Authority will improve the supply of quality, affordable housing.

Objectives

- Provide homeownership opportunities through innovative financing and construction of affordable housing for first-time homebuyers.
- Diversify AHA housing services to provide a broad mix of affordable housing programs to benefit both low and moderate-income citizens.
- Provide initiatives to encourage homeownership including counseling/training programs and escrow savings accounts.
- Acquire and/or renovate existing housing stock.
- Facilitate increased opportunities for senior housing.

GOAL 2

The Athens Housing Authority will assist and encourage our customers to be successful.

Objectives

- Develop strategies to better serve diverse populations in our community.
- Coordinate youth programs designed to reduce risk factors, provide mentors, and develop healthy, productive citizens.
- Cooperate with the Clarke County School District and other youth organizations to reduce the high dropout rate of our youth.
- Promote better parenting skills and parental involvement.
- Network with agencies, local industry and educational institutions to improve employability.

GOAL 3

The Athens Housing Authority will maintain and expand its leadership position with local government, community organizations, and the affordable housing industry

Objectives

- Continue partnership with Athens-Clarke County Police Department to promote anti-crime strategies and enhance quality of life in AHA neighborhoods.
- Increase marketing and outreach efforts.
- Encourage AHA personnel to participate in state and national housing organizations.
- Communicate with adjacent communities.
- Sponsor housing conference(s) / tour(s).

GOAL 4

The Athens Housing Authority will strategically manage its resources and facilities to provide value for its customers and the community.

Objectives

- Assist in the revitalization of neighborhoods surrounding AHA properties.
- Engage in entrepreneurial activities to diversify the AHA organization, improve AHA revenues and reduce dependence on federal support.
- Improve AHA recreational and community space facilities to better meet the needs of AHA residents.
- Continue the modernization of Jack R. Wells, Nellie B and Bonnie Lane communities.
- Maintain a pro-active preventive maintenance strategy.

Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number: HOUSING AUTHORITY OF THE CITY OF ATHENS, GEORGIA / GA06P003		Locality: (City / County & State) ATHENS / CLARKE / GEORGIA			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: _____	
Development Number / Name	Work Stmt. Yr 1 FFY: 2010	Work Statement for Year 2 FFY: 2011	Work Statement for Year 3 FFY: 2012	Work Statement for Year 4 FFY: 2013	Work Statement for Year 5 FFY: 2014	
A.	GA003000001 Parkview	Sec Annual Statement	\$0	\$0	\$0	\$0
	GA003000002 Broadacres		\$0	\$0	\$0	\$0
	GA003000003 Parkview Extension		\$0	\$0	\$0	\$0
	GA003000004 Rocksprings		\$0	\$0	\$0	\$0
	GA003000005 Scattered Sites - West		\$0	\$0	\$0	\$0
	GA003000006 Scattered Sites- East		\$0	\$0	\$0	\$0
	GA003000007 Jack R Wells		\$1,315,004	\$1,444,504	\$1,444,504	\$1,444,504
	GA003000008 Nellie B		\$0	\$0	\$0	\$0
	GA003000009 Denny Tower/ College & Hoyt		\$0	\$0	\$0	\$0
	GA003000010 Bonnie Lane		\$0	\$0	\$0	\$0
	GA003000011 Towneview		\$0	\$0	\$0	\$0
B.	Physical Improvements Subtotal	\$1,315,004	\$1,444,504	\$1,444,504	\$1,444,504	
C.	Management Improvements	\$0	\$0	\$0	\$0	
D.	HA-Wide Nondwelling Structures and Equipment	\$5,000	\$5,000	\$5,000	\$5,000	
E.	Administration	\$200,000	\$200,000	\$200,000	\$200,000	
F.	Other (A/E, Testing Fee)	\$491,172	\$361,672	\$361,672	\$361,672	
G.	Operations	\$150,000	\$150,000	\$150,000	\$150,000	
H.	Demolition	\$0	\$0	\$0	\$0	
I.	Development	\$0	\$0	\$0	\$0	
J.	Capital Fund Financing-Debt Service	\$0	\$0	\$0	\$0	
K.	Total CFP Funds	\$2,161,176	\$2,161,176	\$2,161,176	\$2,161,176	
L.	Total Non- CFP Funds	\$0	\$0	\$0	\$0	
M.	Grand Total	\$2,161,176	\$2,161,176	\$2,161,176	\$2,161,176	
Signature of Executive Director		Date:	Signature of Public Housing Director		Date:	
		MAR 24 2010				

