



# *The Housing Authority of Columbus, Georgia*

## **2017 ANNUAL MTW PLAN**

**(July 1, 2016 – June 30, 2017)**

Public Comment Period: February 8, 2016 through March 9, 2016

### **HUD SUBMISSIONS**

**April 13, 2016**

**Resubmission: July 11, 2016**

## **ANNUAL MTW PLAN SUBMITTED BY:**

### **The Housing Authority of Columbus, Georgia's Leadership Team**

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HACG provided this document for the public to review and to receive its comments regarding the document. The Annual MTW Plan was available for review and comment from **February 8, 2016 through March 9, 2016** at the following locations:

- The **Columbus Public Library**, 3000 Macon Road (2<sup>nd</sup> floor reference desk)
- HACG's **Central Office**, 1000 Wynnton Road (front desk)
- HACG's **Tenant Selection Office**, 1180 Martin Luther King, Jr. Boulevard (front desk)

All public comments **received prior to March 13, 2016** are included into this Annual MTW Plan.

## **GLOSSARY OF ABBREVIATIONS AND ACRONYMS FREQUENTLY USED IN THIS PLAN**

ACOP	Admission and Continued Occupancy Plan (Public Housing)
Admin Plan	Administrative Plan (Section 8)
CAPs	Childcare and Parent Services (program under GA Department of Early Care and Learning (DECAL))
DBHDD	GA Department of Behavioral Health and Developmental Disabilities
DCA	GA Department of Community Affairs
DFCS	Division of Family and Children Services (under GA Department of Human Services (DHS))
EOGY	End-of-Grant-Year
EOY	End-of-Year
FMR	Fair Market Rent
FO	Field Office (HACG reports to the Atlanta Field Office)
FSS	Family Self-Sufficiency
FTE	Fulltime Equivalent
FYE	Fiscal Year End
HACG	Housing Authority of Columbus, Georgia
HCV	Housing Choice Voucher
HQS	Housing Quality Standards
HUD	US Department of Housing and Urban Development
ITSP	Individual Training and Service Plan
LIHTC	Low-Income Housing Tax Credit
LURA	Land Use Restriction Agreement

LURC	Land Use Restrictive Covenants
MOU	Memorandum of Understanding
MTW	Moving-to-Work
NSV	Next Step Voucher
PBCA	Performance-Based Contract Administrator
PBRA	Project-Based Rental Assistance
PBV	Project-Based Voucher
PH	Public Housing
PHA	Public Housing Agency/Authority
PIH	Public and Indian Housing
PUC	Per Unit Cost
RAD	Rental Assistance Demonstration
ROSS	Resident Opportunities and Self-Sufficiency
RRV	Rapid Rehousing Voucher
S8	Section 8 (Housing Choice Voucher Rental Assistance Program)
S9	Section 9 (Public Housing Rental Assistance Program)
SRO	Single-Room Occupancy
TBV	Tenant-Based Voucher
TPV	Tenant-Protection Voucher
TSO	Tenant Selection Office
TTP	Total Tenant Payment
VASH	Veterans Affairs Supportive Housing
VI-SPDAT	Vulnerability Index – Service Prioritization Decision Assistance Tool

# **I. INTRODUCTION**

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## **B. Overview**

**HACG** was created over 75 years ago (1938) to provide affordable housing to low-income families in Columbus, Georgia and has gone through many phases over the course of its existence. In addition, since the arrival of J. Len Williams, the Agency's leadership team has focused on the agency's future. This focus helped the Agency on a consistent basis to reach High-Performing **PHA**<sup>1</sup> status, to become recognized and revered as an industry leader, which positioned the Agency for a **MTW** designation award by **HUD** in December 2012<sup>2</sup>. Because of the MTW designation, the Annual MTW Plan and an Annual MTW Report replaces the Annual Agency Plan and 5-Year Agency Plan. The replacing documents are set up differently than their predecessors, but still submitted to HUD for its approval/review. The MTW designation allows HACG to utilize MTW authorizations that waive certain HUD rules and regulations, and allows HACG to implement initiatives to test theories designed to improve the processes of housing and the delivery of housing services.



Additionally, leadership's focus has helped the Agency become a housing industry innovator and enabled the Agency to diversify its rental-housing portfolio by repositioning and/or expanding its rental housing within the context of the local real estate market and the demand for affordable housing. Hence, the Agency is moving from a conventional PHA, heavy with **PH** units, to a PHA with an assortment of units, management contracts, and mixed-income communities. The **Agency is also a finalist in the Knight Foundation's 2016 \$5 million Knight Cities Challenge** for an idea that uses its riverfront property to encourage residents from the across the city to meet and connect. In addition, the Agency would be **interested in becoming a Regional MTW Agency**<sup>3</sup>, should such an opportunity become available.

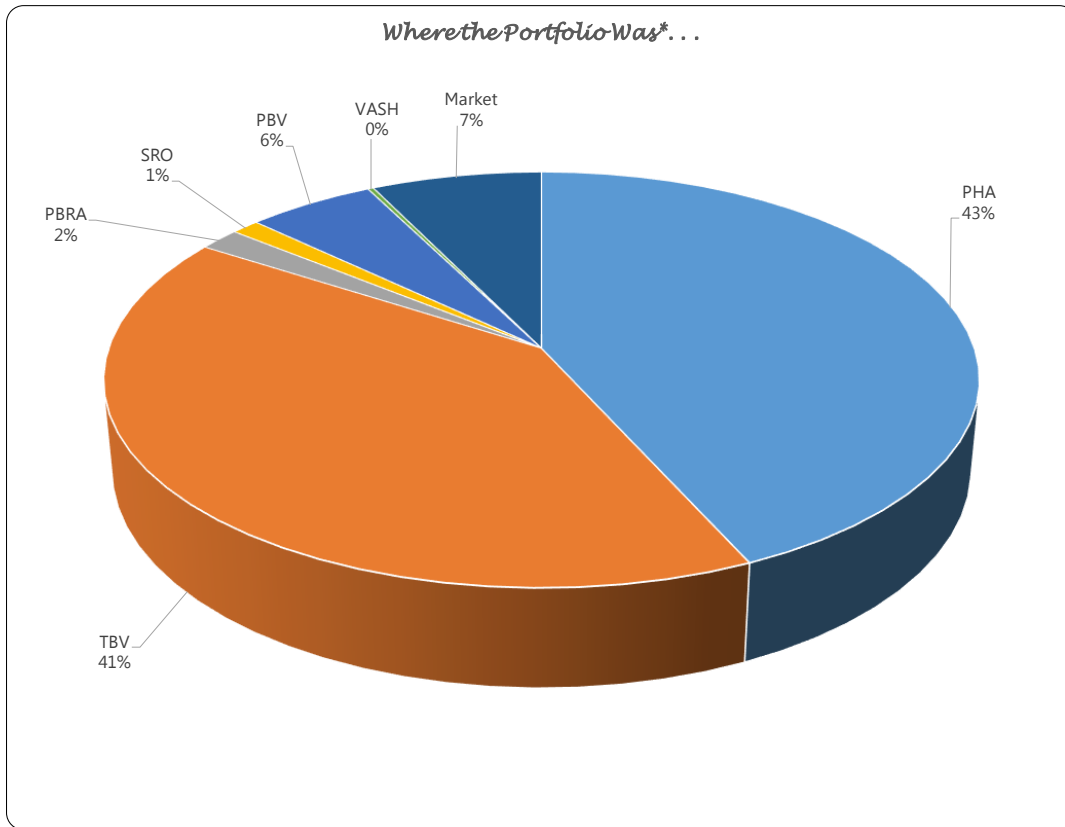
HACG is the largest provider of affordable housing in the area. The pie charts that follow, shows HACG's portfolio program make-up in 2002 and contrasts its 2002 portfolio programs with its 2014 portfolio programs, and then extrapolates current plans in the last pie chart to project its portfolio programs through the end of 2017:

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<sup>1</sup> HACG's most recent scores can be found in the appendix

<sup>2</sup> HACG signed a 5-year MTW Agreement with HUD (effective July 3, 2013)

<sup>3</sup> As expressed in the amended Cranston-Gonzalez National Affordable Housing Act



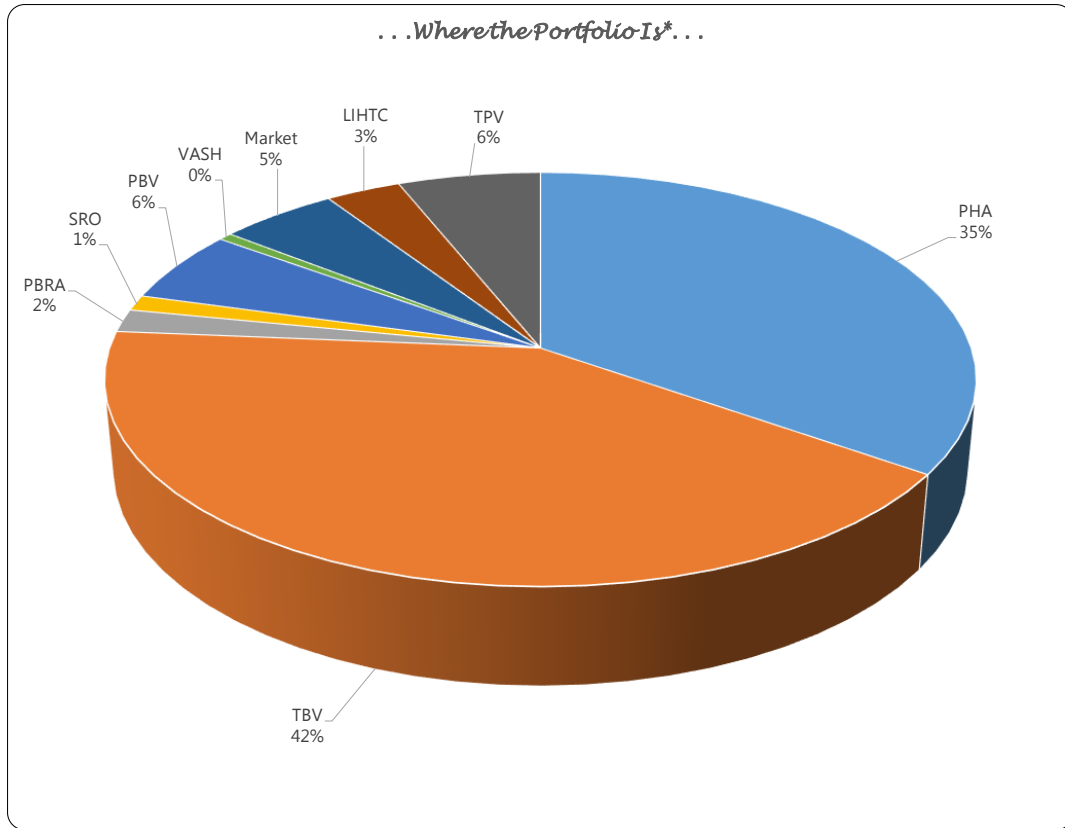
*\*as of 2002*

In 2002, HACG maintained over 2,100 public housing assisted units at 15 sites<sup>4</sup>:

George Foster Peabody	510 units	Owner, Manager
Booker T. Washington	392 units	Owner, Manager
Warren Williams	160 units	Owner, Manager
Luther C. Wilson	305 units	Owner, Manager
Louis T. Chase	108 units	Owner, Manager
Elizabeth Canty	269 units	Owner, Manager
E.E. Farley	102 units	Owner, Manager
George Rivers	24 units	Owner, Manager
Brown Nicholson	100 units	Owner, Manager
Newton D. Baker	110 units	Owner, Manager
E.J. Knight – Senior	40 units	Owner, Manager
E.J. Knight Gardens	52 units	Owner, Manager

<sup>4</sup> For illustration simplicity, the additional sites at Peabody, Washington, and Canty were combined with their “parent” site to total 15 sites

In 2014, HACG's portfolio shifted to include more **HCVs**, **LIHTC** units, **TPVs**, and monitored **VASH** vouchers.



*\*as of December 2014*

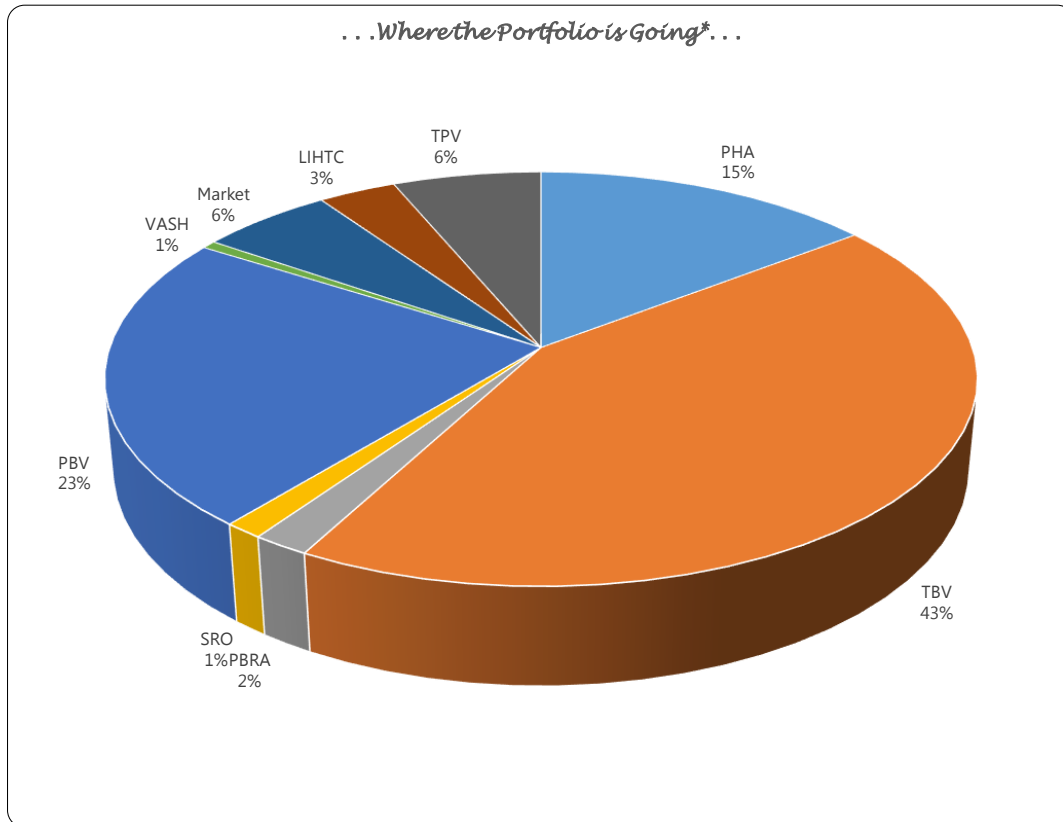
In 2014, HACG maintained over 1,700 public housing assisted units at 17 sites<sup>5</sup>:

Booker T. Washington	392 units	Owner, Manager
Warren Williams	160 units	Owner, Manager
Luther C. Wilson	305 units	Owner, Manager
Louis T. Chase	108 units	Owner, Manager
Elizabeth Canty	248 units	Owner, Manager
E.E. Farley	102 units	Owner, Manager
George Rivers	24 units	Owner, Manager
Brown Nicholson	100 units	Owner, Manager
E.J. Knight – Senior	40 units	Owner, Manager
E.J. Knight Gardens	52 units	Owner, Manager
Ashley Station (Phase I & II)	146 units	Co-Developer
Arbor Pointe (Phase I & II)	36 units	Co-Developer
Cottages @ Arbor Pointe	19 units	Co-Developer, Manager

<sup>5</sup> For illustration simplicity, the additional sites at Washington and Canty have been combined to total 17 sites



At the end of 2014, HACG's total PH assisted unit count was 21.2% less than where it was in 2002; however, its total market unit count was 12% higher, and its administration of vouchers increased 13.5%.



*\*projection thru December 2016*

Current portfolio projections (through December 2017) have HACG holding 592 public housing assisted units at seven sites<sup>6</sup>:

Warren Williams	160 units	Owner, Manager
Louis T. Chase	108 units	Owner, Manager
Elizabeth Canty	248 units	Owner, Manager
George Rivers	24 units	Owner, Manager
Patriot Pointe	24 units	Co-Developer, Manager
Columbus Commons	31 units	Co-Developer

Based on current plans, which involve HACG converting PH units to long-term **PBV** Section 8 assisted units under **RAD**, HACG's PH units have decreased almost 73% since 2002. Its administration duties of HCVs have increased almost 50%

<sup>6</sup> For illustration simplicity, the additional site at Canty is combined to total 7 sites

during the same period. HACG's market units and LIHTC units have increased 17.5% since 2002.

HACG will use its MTW Single-Fund flexibility to provide the Agency with funding flexibility to address high maintenance costs at some of its aging structures and to meet its goals and objectives outlined in its Strategic and Annual MTW Plans, and in-line with its business and service delivery model.

An option that the Agency is using at its properties with functional, usefulness is the RAD Program. With RAD, the Agency can leverage public and private debt and equity in order to reinvest in its public housing stock. Both the Single-Fund flexibility and the RAD Program are assisting the Agency during its re-development phase. Another impact of the Agency's progress is the need for multiple Wait Lists to accommodate the various programs at its properties<sup>7</sup>. Charted below are the Agency's development history and the status of each development (including new sites due to redevelopment):

Development Name	Year Constructed*	Original Units on Site**	Current Status	Current Units on Site**
Booker T. Washington (BTW)	1940	288	Demolished (2015); redevelopment to <b>Columbus Commons</b> (106 units) in progress, ~8 acres to highest and best use	0
Booker T. Washington (BTW) Addition	1940	104	Demolished (2016); redevelopment to <b>Columbus Commons</b> (106 units) in progress, ~8 acres to highest and best use	0
George Foster Peabody	1940	360	Demolished (2004); redeveloped to <b>Ashley Station</b> (367 units), ~3 acres to highest and best use	0
Newton D. Baker	1941	110	Demolished (2008); redeveloped to <b>Arbor Pointe</b> (416 units), ~4 acres to highest and best use	0
Newton D. Baker	1941	480	Demolished (2009); redeveloped to <b>Arbor Pointe</b> (416 units), ~4 acres to highest and best use	0
George Foster Peabody Addition	1942	150	Demolished (2005); redeveloped to <b>Ashley Station</b> (367 units), ~3 acres to highest and best use	0
Warren Williams	1945	160	Active <b>PH</b> property, <b>approved for RAD</b> conversion	160
Elizabeth Canty	1952	159	Active <b>PH</b> property, <b>approved for RAD</b> conversion	153
Louis T. Chase	1952	108	Active <b>PH</b> property, <b>approved for RAD</b> conversion	108
Luther C. Wilson	1952	305	Active <b>PBV</b> property, 16 units demolished, <b>289 PH units converted</b> to PBV units <b>under RAD</b> in 2016	289
Alvah Chapman	1955	161	Demolished (2013); redeveloped to <b>Patriot Pointe</b> (100 units), ~15 acres to highest and best use	0
E.E. Farley	1958	102	Active <b>PBV</b> property, <b>102 PH units converted</b> to PBV units <b>under RAD</b> in 2016	102
Elizabeth Canty Addition	1959	110	Active <b>PH</b> property, <b>approved for RAD</b> conversion	96
George Rivers	1963	24	Active <b>PH</b> property, <b>approved for RAD</b> conversion	24

The development history continues on the next page.

<sup>7</sup> See Wait List chart on page 23

Brown Nicholson	1965	100	Active <b>PBV</b> property, <b>100 PH units converted</b> to PBV units <b>under RAD</b> in 2016	100
E.J. Knight	Acquired in 1982	52	Active <b>PBV</b> property, <b>52 PH units converted</b> to PBV units <b>under RAD</b> in 2016	52
E.J. Knight	1983	40	Active <b>PBV</b> property, <b>40 PH units converted</b> to PBV units <b>under RAD</b> in 2016	40
Columbus Villas	1988	88	Active <b>PBRA</b> property	88
Ashley Station, Phase I	2005	184	Active <b>mixed-use</b> property, <b>converted 73 PH units</b> to PBV units <b>under RAD</b> in 2016	184
Ashley Station, Phase II	2006	183	Active <b>mixed-use</b> property, <b>converted 73 PH units</b> to PBV units <b>under RAD</b> in 2017	183
Arbor Pointe I	2010	148	Active <b>mixed-use</b> property, <b>converted 18 PH units</b> to PBV units <b>under RAD</b> in 2018	148
Gentian Oaks	Acquired in 2010	64	Active <b>affordable market</b> rate property	64
Willow Glen	2010	28	Active <b>PBV</b> property	28
Arbor Pointe II	2011	148	Active <b>mixed-use</b> property, <b>converted 18 PH units</b> to PBV units <b>under RAD</b> in 2018	148
Cottages @ Arbor Pointe	2012	120	Active <b>mixed-use</b> property, <b>converted 19 PH units</b> to PBV units <b>under RAD</b> in 2018	120
Patriot Pointe	2015	100	Active <b>mixed-use</b> property, with <b>71 HCV, 5 market, and 24 PH units</b> ; replaces Alvah Chapman site	100
Columbus Commons^	2016	106	Planned <b>mixed-use</b> property with <b>60 HCV, 15 market, and 31 PH units</b> ; replaces BTW site	106

*\*Source: HACG's Real Estate Department*

*\*\*Source: HACG's Housing Management Department*

*^Project is under construction; HACG anticipates that the project will be completed during FY2017*

HACG's portfolio has diversified over the years due to its development and re-development activities and the MTW designation came at a perfect time. Because of its progress, HACG needed the ability to implement initiatives to test theories designed to improve its housing processes and service delivery. Further, HACG is a RAD Program participant and the Agency's MTW designation may prove beneficial under the requirements of the RAD Program.

With the MTW designation and RAD Program approval, the Agency has more opportunities to exercise flexibilities to implement initiatives that test housing theories with the condition that HACG meet at least one of the MTW Statutory Objectives (boxed below) in conjunction with its MTW Authorization requests:

1. **Reduce cost** and achieve greater cost effectiveness in federal funding;
2. **Give incentives to families** with children whose heads of household are either **working, seeking work, or are participating in a job training, educational, or other programs** to assist in obtaining employment and becoming economically self-sufficient; and
3. **Increase housing choices** for low-income families.

Since signing its MTW agreement, HACG has introduced the following initiatives:

- 2014.01 – Community Choice
- 2014.02 – Innovations to Reduce Homelessness
- 2014.03 – Administrative Reform
- 2014.04 – Administrative Efficiencies
- 2014.05 – Streamline Housing Quality Standards (HQS) Inspections
- 2014.06 – Rent Reform
- 2015.01 – Eliminate Child Support Income from Rent Calculation
- 2015.02 – Portability Restrictions
- 2015.03 – Simplify Utility Allowance Calculation (pending HUD amendment approval)
- 2015.04 – Cap Childcare Deductions
- 2016.01 – Next Step Vouchers
- 2016.02 – Non-Competitive Project-Basing Process
- 2016.03 – Project-Basing Flexibilities (pending HUD approval)

Further, the Agency would be interested in becoming a Regional MTW Agency should such an opportunity become available.

## MTW SHORT-TERM GOALS AND OBJECTIVES

The following tables show MTW Activities introduced by the Agency:

Activity #	Activity Description	Status
2014.01	Community Choice	Activity was approved in HACG's FYE2015 Plan. It has been implemented and <b>data is being collected and reported</b>
2014.02	Innovations to Reduce Homelessness	Activity was approved in HACG's FYE2014 Plan. It has been implemented and <b>data is being collected and reported</b>
2014.03	Administrative Reform	Activity was approved in HACG's FYE2014 Plan. It has been implemented and <b>data is being collected and reported</b>
2014.04	Administrative Efficiencies	Activity was approved in HACG's FYE2014 Plan. It has been implemented and <b>data is being collected and reported</b>
2014.05	Streamline HQS Inspections	Activity was approved in HACG's FYE2014 Plan. It has been implemented and <b>data is being collected and reported</b>
2014.06	Rent Reform (Farley, PH)	Activity was approved in HACG's FYE2014 Plan. It has been implemented and <b>data is being collected and reported</b>

- HACG entered into agreement, since modified, with **CSU's** Social Research Center to evaluate the activities listed below. The modified agreement is now between HACG and CSU, not the Social Research Center, which is now defunct. CSU has agreed to evaluate the following activities:
  - Community Choice – the issuance of community-wide and location restricted<sup>8</sup> HCVs at 120% of the **FMR** contrasted with normally issued HCVs;
  - Innovations to Reduce Homelessness – the issuance of MTW **RRVs** to chronically homeless individuals/families with a **VI-SPDAT** score of 10 or greater and its effect on the area's homeless population;

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<sup>8</sup> Vouchers are restricted to low-poverty areas (identified by census tracts)

- Rent Reform – the effect of increasing minimum rents, providing a tiered-rent<sup>9</sup> schedule, offering monetary incentives and contrasting results with a control site of similar demographics.

Activity #	Activity Description	Status
2015.01	Eliminate Child Support Income from Rent Calculation (PH Only)	Activity was approved in HACG's FYE2015 Plan. It has been implemented and <b>data is being collected and reported</b>
2015.02	Portability Restrictions	Activity was approved in HACG's FYE2015 Plan. It has been implemented and <b>data is being collected and reported</b>
2015.03	Simplify Utility Allowance Calculation (HCV Only)	Activity was approved in HACG's FYE2015 Plan. It has been implemented and <b>data is being collected and reported</b>
2015.04	Cap Childcare Deductions	Activity was approved in HACG's FYE2015 Plan. It has been implemented and <b>data is being collected and reported</b>

- HACG's Portability Restrictions activity limits port-ins and port-outs to verifiable employment reasons. Other reason to port in to or out of Columbus are handled on a case-by-case basis through hardship;
- HACG's Simplified Utility Allowance Calculation activity offers two options:
  - Allowance amount based on tenant paid utility services; and
  - Allowance amount based on landlord paid utility services,

The table below shows the current non-standard utility allowance amounts used by HACG's Tenant Selection Office for the Tenant-Based Voucher Program:

Monthly Utility Allowance by Bedroom Size						
Water, Sewer, Trash Utility Service Paid by the . . .	Bedroom Sizes					
	0	1	2	3	4	5
...Landlord	\$ 102.00	\$ 117.00	\$ 134.00	\$ 161.00	\$ 189.00	\$ 216.00
...Tenant	\$ 131.00	\$ 154.00	\$ 180.00	\$ 223.00	\$ 268.00	\$ 310.00

Source: HACG's Tenant Selection Office

<sup>9</sup> Tiered-rent schedule phases resident back to 30% calculation over 5 years. The resident progresses through 26%, 27%, 28%, 29%, 30% calculations over 5-year period to help with stabilization and encourage employment

Activity #	Activity Description	Status
2016.01	Next Step Vouchers	Activity approved in HACG's FYE2016 Plan. A <b>MOU is being prepared</b> to enumerate expectations and tasks
2016.02	Non-Competitive Project Process	Activity approved in HACG's Amended FYE2016 Plan. HACG has <b>implemented this activity</b> ; started tracking
2016.03	Project-Based Flexibilities	HUD approved HACG's 2nd Amendment and HACG <b>will implement</b> this activity as applicable.
2014.02	Innovations to Reduce Homelessness	Activity approved in HACG's FYE2014 Plan. HACG has <b>implemented this activity</b> ; continuing to monitor and track results
2015.03	Simplify Utility Allowance Calculation	HUD approved HACG's 2nd Amendment and HACG <b>will implement</b> this activity as applicable.

- HACG's **NSV** activity partners with the state (through local **DFCS** offices) to locally house youth made homeless because of aging out of foster care. This effort, to house foster youth locally, helps youth to maintain a continuum of care with their local DFCS case worker, which aids in the stabilization of the Foster Youth
- HACG's Project-Based Flexibilities activity provides the Agency with the ability to exceed the 25% per building cap imposed by current regulations (50% per building cap on RAD units) and removes the requirement for families living in units above the 25% (or 50% for RAD) cap to participate in services offered by HACG. HACG continues to market services and encourage all residents to participate in offered services;
- Increase the vouchers committed to Innovations to Reduce Homelessness by adding 40 vouchers to Activity 2014.02 – from 80 to 120 vouchers;
- The Simplified Utility Allowance Calculation, 2015.03, adds a request to use PH utility allowance charts at RAD PBV sites (formerly PH units) in its amended 2016 Annual MTW Plan as an alternative option to address DCA concerns and program differences. As a result, the Agency will administer multiple different Utility Allowance Charts:

1. A simplified chart for its TBV Program based on who pays for services;
2. A chart for all of its former PH units converted under RAD based on the PH site allowance; and
3. A PBV chart for its mixed-use sites based on the current mixed-use site allowance amount.

MTW Short-term goals and objectives for FYE2017 that the Agency requests in order to maximize benefits, while delivering housing services to low-income families include:

Activity #	Activity Description	Status
2014.02	Innovations to Reduce Homelessness	Activity was approved in HACG's FYE2014 Plan. HACG is <b>re-proposing this activity</b> to add more vouchers to the activity

- Modify the number of vouchers committed to Activity 2014.02 by increasing the count by 30 – from 120 to 150 vouchers for this activity;

With the approval of activities planned for FY2017 and based on previously HUD-granted MTW Authorizations, the Agency requests to apply flexibilities to current and future projects as applicable:

- For example, HACG seeks to **exceed the PBV cap** at newly constructed sites, Patriot Pointe and Columbus Commons, and may seek to exceed the PBV cap at future sites (acquired or constructed) at a later time;
- HACG is also able to **recertify its elderly/disabled residents with stable income on triennial basis** and seeks to continue this ability at rental assisted units located in Patriot Pointe, Columbus Commons, and future rental assisted sites added through acquisition and/or construction;
- Further, HACG is able to **conduct HQS inspections on its own properties** and seeks to continue this practice, as able, at rental assisted units located at Patriot Pointe, Columbus Commons, and future rental assisted units added through acquisition and/or construction, **and other flexibilities**;
  - Background: Patriot Pointe is a 100-unit project with an Elderly Designation<sup>10</sup> and a Near-Elderly option<sup>11</sup> for displaced, eligible **BTW** residents;

<sup>10</sup> HUD's elderly age is 62 years old

<sup>11</sup> The Near-Elderly option captures adults 50 to 61 years old



- Programs at the property distribute as 71 HCV, 5 market, and 24 PH units – up to 15 units are for beneficiaries of the Olmstead Settlement Agreement,
  - Background: Columbus Commons is a 106-unit family project with a priority-preference for up to 16 units for beneficiaries of the Olmstead Settlement Agreement;
    - Programs at the property distribute as 60 HCV, 15 market, and 31 PH units - up to 16 units are for beneficiaries of the Olmstead Settlement Agreement,
- At newly converted RAD sites: Arbor Pointe, Ashley Station, E.E. Farley, E.J. Knight Gardens, E.J. Knight – Senior, Brown Nicholson, and Luther Wilson, as well as future converted RAD sites, HACG seeks the continuation to implement approved activities at select or all sites as applicable;
  - Units not internally “imported” to RAD PBVs, will continue in the rental-housing portfolio as PH units and possibly submitted to HUD in the future to convert to long-term PBV Section 8 assisted units under the RAD Program.

In addition, the Agency would be **interested in becoming a Regional MTW Agency** should such an opportunity become available. Meanwhile, HACG will utilize a number of HUD approved MTW Authorizations that provide the Agency with the flexibility:

- To spread annual events throughout the calendar and/or fiscal year for,
  - Annual recertification examinations,
    - For clients, residents, and activity participants;
  - Annual unit inspections, including units gained through conversion,
    - For property owned by HACG, landlords, and/or partners;
  - Any other workload efforts, current and future, gained due to RAD conversions and/or development activities.

### NON-MTW SHORT-TERM GOALS AND OBJECTIVES

In accordance with **PIH** Notice 2014-12 (HA), HACG is implementing a flat rent increase to 80% of the FMR. Flat rent increases cannot exceed 35% of the current rent charged (paid). Therefore, rent increases will climb up to 35% of the current rent charged (paid) until achievement of the 80% mandate. The 2016 FMR for HACG’s jurisdiction are on the next page.

Category	Bedroom Size					
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
2016 FMR - Columbus, GA-AL MSA	\$ 587	\$ 650	\$ 768	\$ 1,065	\$ 1,341	\$ 1,542
80% of FMR Mandate	\$ 470	\$ 520	\$ 614	\$ 852	\$ 1,073	\$ 1,234

Source: [http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2016\\_code/2016summary.odn](http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2016_code/2016summary.odn)

The table below compares increases, 2015 flat rent to the 2016 flat rent:

Category	Bedroom Size					
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
2016 80% of FMR Mandate	\$ 470	\$ 520	\$ 614	\$ 852	\$ 1,073	\$ 1,234
2015 80% of FMR Mandate	\$ 429	\$ 502	\$ 596	\$ 821	\$ 1,055	\$ 1,213
Flat Rent Change (2015 to 2016)	9.5%	3.5%	3.1%	3.8%	1.7%	1.7%

HACG administers, monitors, and manages a number of rental assistance programs designed to help families that meet program eligibility. Some program requirements operated by the Agency are outside of the MTW Program and ineligible for MTW waiver approval.

Below is a collective listing of HACG rental assistance programs:

- HOME • Low-Income Housing Tax Credits • Project-Based Rental Assistance
- Project-Based Vouchers • Public Housing Assistance • Section 811 Vouchers
- Single-Room Occupancy • Tenant-Based Vouchers • Tenant-Protection Vouchers • Veteran Affairs Supportive Housing Vouchers

Program	Project-Based Rental Assistance	Project-Based Vouchers	Single-Room Occupancy	Tenant-Based Vouchers	Tenant-Protection Vouchers	VASH
Count	88	279	60	2054	340	29
Comment	PBRA @ Columbus Villas	Count will increase after RAD conversion	SRO @ Job's House	A portion are earmarked for MTW activities	As a result of the redevelopment of BTW	Monitoring functionality

Source: HACG Tenant Selection Office  
Data through December 31, 2015

HACG will continue annual background checks on its clients and residents as it continues to provide the aforementioned rental assistance programs and successor programs. As well as, continue to actively monitor and aggressively pursue affordable housing grants, programs, and other means to assist the Agency in providing safe, affordable housing opportunities to the community.

Beyond the Rental Assistance Programs that HACG administers, and in addition to the multi-family dwellings (market and subsidized) that the Agency holds in its portfolio, HACG also holds a number of vacant parcels in its portfolio. The vacant parcels factor into the Agency’s development plans, as the Agency is interested in the dynamics of developing workforce housing as well as expanding its affordable housing offerings in the region.

The Agency holds several vacant parcels ideally suited for new construction. A snapshot of the Agency’s parcels is as follows:

<b>Property Name / Location*</b>	<b>Number of Parcels^</b>	<b>Approximate Acres^</b>	<b>Current Zoning^</b>	<b>Development Plan*</b>
Arbor (Fort Benning Road)	1	4.3	RMF2	Development Plan Pending, may be Commercial Development
Ashley (Talbotton Road)	2	3.2	RO 03-06 & RMF2	Development Plan Pending, may be Commercial Development
Chapman (Ft Benning and Levy Roads)	1	14.7	RMF2	Portion (5-8 acres) may be used for single/multi-family residential; remaining acres may be used for Commercial Development
Farr Road and Ford Drive	1	4.1	GC	Multi-Family Residential
Moon Road	5	20.3	RMF2 & SFR	Portion (3-4 acres) may be used for Commercial/Office Development; remaining acres are for Multi-Family Residential
Veterans Parkway and Victory Drive	2	8.65	RMF2	Commercial Development
<b>Vacant Parcel Portfolio Total</b>	<b>12</b>	<b>55.25</b>		

*\*Source: HACG’s Real Estate Department*

*^Source: Muscogee County Tax Assessor’s Office*

Although HACG’s portfolio is diverse, the Agency does not currently hold any single-family homes; however, this topic is in open communication along with the development of a workforce housing community, and other activities that are of interest to the Agency. HACG’s Real Estate Department has a standing charge to develop an analysis of these dynamic topics.

The Real Estate Department’s current focus centers on the phased conversion of HACG’s entire portfolio from PH units to long-term PBV Section 8 assisted units

under the RAD Program. Under the RAD program, HACG will need to make modifications to its **ACOP** and **Admin Plan**, and renovations to its physical units to meet some RAD Program requirements. HACG elected to convert its units to PBV in phases due to the various requirements and the funding needed to convert units.

The table on the next page identifies the first phase of unit conversion:

PUBLIC HOUSING UNITS CONVERTED TO PROJECT-BASED VOUCHER (RAD) UNITS									
NUMBER OF UNITS, BEDROOM DISTRIBUTION, AND PROPERTY TYPE									
Project Number	Property Name	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	Total Units	Type of Property
GA 004000406	Luther Wilson	0	51	145	68	21	4	289	Family
GA 004000410	E. E. Farley	0	0	22	66	14	0	102	Family
GA 004000412	Brown Nicholson	28	71	1	0	0	0	100	Elderly / Disabled
GA 004000416	EJ Knight Gardens	0	40	0	0	0	0	40	Elderly / Disabled
GA 004000417	EJ Knight	0	0	52	0	0	0	52	Family
GA 004000418	Ashley Station - Phase I	0	28	36	9	0	0	73	Family
GA 004000418	Ashley Station - Phase II	0	51	21	1	0	0	73	Family / Elderly
GA 004000420	Arbor Pointe I	0	4	10	4	0	0	18	Family
GA 004000421	Arbor Pointe II	0	4	10	4	0	0	18	Family
GA 004000422	Cottages @ Arbor Pointe	0	19	0	0	0	0	19	Elderly
<b>PH Units Converted to PBV (RAD) Units</b>		<b>28</b>	<b>268</b>	<b>297</b>	<b>152</b>	<b>35</b>	<b>4</b>	<b>784</b>	

The table below lists the proposed second phase of unit conversion:

PUBLIC HOUSING UNITS PLANNED FOR CONVERSION TO PROJECT-BASED VOUCHER (RAD) UNITS									
NUMBER OF UNITS, BEDROOM DISTRIBUTION, AND PROPERTY TYPE									
Project Number	Property Name	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	Total Units	Type of Property
GA 004000405	Warren Williams	0	16	102	39	0	0	157	Family
GA 004000405	George Rivers	0	24	0	0	0	0	24	Elderly / Disabled
GA 004000407	Louis Chase	0	14	47	35	12	0	108	Family
GA 004000408	Elizabeth Canty	0	41	125	70	10	2	248	Family
<b>PH Units Planned for Conversion to PBV (RAD) Units</b>		<b>0</b>	<b>95</b>	<b>274</b>	<b>144</b>	<b>22</b>	<b>2</b>	<b>537</b>	
<b>Total PH Units Planned for / Converted to PBV (RAD) Units</b>		<b>28</b>	<b>363</b>	<b>571</b>	<b>296</b>	<b>57</b>	<b>6</b>	<b>1,321</b>	

HACG is very mindful of the disruptive nature that construction activity presents to its residents. HACG has and continues engagement of its residents during the design and construction planning stages to identify their needs and concerns and address the needs and concerns in HACG’s relocation plan. When resident relocation is required due to construction, HACG will detail the relocation options and develop mitigation strategies to lessen the impact to the residents.

Due to the age, high maintenance costs, and functional obsolescence of HACG’s BTW property, the Agency decided to redevelop the 17+/- acre site into a vibrant residential, commercial-based community under a phased plan:

- Phase one of the project included demolishing authority-owned, Alvah Chapman Homes and constructing an Elderly Only structure (Patriot Pointe);
  - Chapman, **demolished in 2011**, was demolished due to the age, high maintenance costs, and functional obsolescence – many Chapman residents were eligible for the award winning Cottages at Arbor Pointe and relocated accordingly,
  - In Chapman’s stead, **Patriot Pointe**, a 100-unit elderly only structure was constructed, which **has a “Near Elderly” option** to accommodate displaced BTW residents,
    - The Near-Elderly option allows HACG to consider BTW residents between 50 – 61 years old<sup>12</sup> for housing at Patriot Pointe,

<sup>12</sup> Source: HACG’s Elderly Designated Housing Plan: 2014

- Additionally, the **Agency amends the Near-Elderly definition**<sup>13</sup> to 55 to 61 years old to meet DCA LURC Near-Elderly definition requirements, while possibly expanding housing choices to families;
      - The site programs map out as: 71 HCV, 5 market, 24 PH units - up to 15 units are for beneficiaries of the Olmstead Settlement Agreement,
- Phase two of the project included demolishing buildings on the northern portion of the current BTW site:
  - Northern buildings **demolished in 2015** and in their stead a 106-unit family structure, Columbus Commons, will be constructed,
  - HACG **relocated displaced BTW residents** as a result of the BTW Redevelopment **with the assistance of 340 tenant-protection vouchers** approved to help the Agency in this relocation effort,
  - HACG has approval to **utilize MTW Authorization D.7.e** to remove the requirement to provide supportive services at excepted units at Columbus Commons, and substitute the “requirement” with the ability to “offer” supportive services,
  - HACG has a **MOU** with New Horizons, a local supportive services provider, for New Horizons to provide the needed supportive services to any “targeted individuals”<sup>14</sup> at the site at no cost to the owner/limited partnership,
  - HACG has **adopted a local preference** in its Admin Plan for up to 16 units at Columbus Commons to have a priority preference for “targeted individuals”
    - “Targeted individuals” will be referred by the State of Georgia and services will be provided to the “targeted individuals” by the State of Georgia at no additional operating cost to the Columbus Commons development,
  - The site programs map out as: 60 HCV, 15 market, 31 PH units,
- Phase three of the project includes demolishing buildings, which are **under contract for 2016 demolition**, on the southern portion of the current BTW site;
  - Current disposition plans of remaining acres (~8.5) are to sell the property for Fair Market Value to be utilized at its highest and best use,

<sup>13</sup> Current definition is 50 to 61 years old

<sup>14</sup> Result of Olmstead Settlement Agreement, October 29, 2010, defines the population to be served under the agreement, as well as the services that are to be provided by the State of Georgia

- Contingency options for consideration include long-term ground lease, joint venture development, mixed use development, commercial investment, et al.

The Agency has been successful in securing self-sufficiency grants aimed to provide case management to HCV and PH families through **FSS** and **ROSS**. Due to RAD conversions, where HACG’s PH units become PBV units, the converted PH units are no longer eligible for ROSS funding. However, HACG is embracing a succession plan to serve ROSS members with a self-sufficiency program

Meanwhile, HUD consolidated the HCV and PH FSS grant funding<sup>15</sup> into one application process. Although merged into one program, the spirit of the FSS program will continue seamlessly for HCV and PH program members, as these members will continue service with their respective FSS Coordinator. The HCV FSS Program Coordinator will continue to serve TBV clients (scattered city-wide) and the PH FSS Program Coordinator will continue to serve PH residents (centrally site-based), including RAD sites. A snapshot of the program is below:

Program	Caseload	# of Escrow Accounts	% of Members w/ Escrow Accounts	Escrow Balance	Avg. Escrow Balance
HCV FSS	57	21	36.8%	\$ 36,092.75	\$ 1,718.70
PH FSS	54	14	25.9%	\$ 40,116.25	\$ 2,865.45

*Source: FSS Coordinators and HACG Finance  
Data through December 31, 2015*

HACG offers its residents multiple referral-based programs designed to access supportive services and provide residents with options to achieve economic independence and housing self-sufficiency. Programs are voluntary in nature and offered to residents of HACG properties and/or any of its affiliate properties. The program coordinators provide direct and indirect guidance and linkage to local service providers. The intake assessments and the member’s **ITSP** that the member develops in concert with the Program Coordinator factors into the guidance and referrals offered to program members.

For residents referred by the State of Georgia due to the Olmstead Settlement Agreement<sup>16</sup>, HACG has adopted a local preference in its Admin Plan for its HCV Program to provide a priority preference at Patriot Pointe and Columbus Commons for these “Targeted Individuals”. HACG provides a priority preference for up to 15 and 16 units respectively at Patriot Pointe and Columbus Commons.

<sup>15</sup> FSS Grant covers coordinator compensation (salary + benefits) only. PHA size and program participants dictates the number of coordinators for a PHA

<sup>16</sup> Settlement Agreement dated October 29, 2010, defines the population, “Targeted Individuals”, to be served as well as the services to be provided to this population (“Targeted Individuals”) by the State of Georgia

“Targeted Individuals” referred by the State of Georgia will also receive services through state agencies. These agencies, **DBHDD** and **DCH**, are signatories to the Settlement Agreement and under the Settlement Agreement will provide services to the “Targeted Individuals” at no cost to the Patriot Pointe or Columbus Commons developments.

Further, HACG has a MOU with New Horizons Behavioral Health, a local supportive service provider, where New Horizons will provide needed supportive services to residents of Columbus Commons at no cost to the owner/limited partnership.

HACG will continue the implementation of two fully vetted initiatives for its MTW test site, E.E. Farley. The initiatives, vetted in previous fiscal years, are as follows:

- Early Childhood Education – focus on pre-school aged (3-5) children;
- Health and Housing – focus on all segments of the site population as well as community areas contiguous to the property;



## MTW LONG-TERM GOALS AND OBJECTIVES

The Agency's Strategic Plan enumerates its overall MTW Long-Term Goals and Objectives. Section applicable highlights are included to provide a sense of the Agency's vision:

- Expand housing choices for low-income families utilizing the MTW Program;
- Establish a workforce housing community, essential focuses are on whether new construction versus acquisition and rehabilitation of an existing property are issues, as well as distance (within an hour's drive)

HACG's MTW long-term goals also includes an interest in becoming a Regional MTW Agency, the continuation of implementing, monitoring, and evaluating HUD approved MTW activities to learn if there is an impact on the housing process and/or delivery of housing services that HACG could reasonably adopt to help the Agency, its partners, and its residents.

Long-term MTW activities include the implementation and continuation of the following HUD-approved MTW activities:

<b>Activity #</b>	<b>Activity Description</b>	<b>Status</b>
2014.01	Community Choice	Activity was approved in HACG's FYE2015 Plan. It has been implemented and <b>data is being collected and reported</b>
2014.02	Innovations to Reduce Homelessness	Activity was approved in HACG's FYE2014 Plan. It has been implemented and <b>data is being collected and reported</b>
2014.03	Administrative Reform	Activity was approved in HACG's FYE2014 Plan. It has been implemented and <b>data is being collected and reported</b>
2014.04	Administrative Efficiencies	Activity was approved in HACG's FYE2014 Plan. It has been implemented and <b>data is being collected and reported</b>

2014.05	Streamline HQS Inspections	Activity was approved in HACG's FYE2014 Plan. It has been implemented and <b>data is being collected and reported</b>
2014.06	Rent Reform (Farley, PH)	Activity was approved in HACG's FYE2014 Plan. It has been implemented and <b>data is being collected and reported</b>
2015.01	Eliminate Child Support Income from Rent Calculation (PH Only)	Activity was approved in HACG's FYE2015 Plan. It has been implemented and <b>data is being collected and reported</b>
2015.02	Portability Restrictions	Activity was approved in HACG's FYE2015 Plan. It has been implemented and <b>data is being collected and reported</b>
2015.03	Simplify Utility Allowance Calculation	Activity was approved in HACG's FYE2015 Plan. It has been implemented and <b>data is being collected and reported</b>
2015.04	Cap Childcare Deductions	Activity was approved in HACG's FYE2015 Plan. It has been implemented and <b>data is being collected and reported</b>
2016.01	Next Step Vouchers	Activity approved in HACG's FYE2016 Plan. A <b>MOU is being prepared</b> to enumerate expectations and tasks
2016.02	Non-Competitive Project Process	Activity approved in HACG's Amended FYE2016 Plan. HACG has <b>implemented this activity</b> ; started tracking
2016.03	Project-Based Flexibilities	Activity approved in HACG's 2nd Amended FYE2016 Plan. HACG <b>will implement</b> this activity as applicable.

As well as develop support for proposed MTW activities that HACG may introduce. The proposed MTW activities under consideration are:

- Develop a Homeownership Program for PH residents (RAD sites included);
- Develop Subsidy Assistance Program for the "Working Poor";
- Eliminate Interim Examinations and/or Contribution Income sources;
- Eliminate Utility Allowance Reimbursements;
- Increase Minimum Rent and/or Implement a Work Requirement;
- Support Sponsor-Based Prisoner Re-Entry Housing (with term limits);
- Time Limited Housing – homeless, minor disaster victims, subsidies, etc.

Due to the changing needs of the community, HACG has focused its homeless assistance to the provision of MTW RRVs. Referrals to Home for Good are from American Works, New Horizons, and others, which receive their referrals from local agencies. Home for Good refers homeless families to HACG for eligibility screening and voucher issuance as voucher availability permits.

### NON-MTW LONG-TERM GOALS AND OBJECTIVES

The Agency's Strategic Plan enumerates its overall MTW Long-Term Goals and Objectives. Section applicable highlights are included to provide a sense of the Agency's vision:

- The Agency seeks to provide superior customer service to its voucher families, site residents, and housing partners. A table of the Agency's Customer Satisfaction Survey is charted below:

<b>Survey Respondent/Year</b>	<b>2009</b>	<b>2011</b>	<b>2013</b>	<b>2014</b>	<b>Avg. Rating</b>
Housing Choice Voucher Clients	74%	89%	90%	89%	86%
Public Housing Residents	84%	91%	88%	88%	88%

- HACG will conduct its 2016 Survey later this year. As a result, a final tally will be included in future documents.
- The Agency seeks to reposition and/or expand the existing portfolio of rental housing within the context of the local real estate market and the demand for affordable housing;
  - Acquire and/or develop affordable housing,
  - Reposition existing properties as appropriate through RAD conversion to project-based assistance, mixed-income opportunities, Choice Neighborhood Initiatives, and major redevelopment projects,
- When resident relocation is required due to construction, HACG will detail the relocation options and develop mitigation strategies to lessen the impact to the residents;
- Expand and strengthen community partnerships in order to enhance the quality of life for HACG residents;
  - Coordinate homeownership opportunities for eligible HACG residents,

- Coordinate educational training and employment opportunities for HACG families,
- Work with law enforcement agencies, residents and community partners in developing strategies for addressing crime issues,
- Coordinate social services for elderly and/or disabled HACG residents,
- Provide self-sufficiency/supportive services programming at sites,
- Provide excellent asset management services for privately managed affordable housing programs;
  - Provide prompt, accurate, and courteous inspection services for residents and landlords in the HCV Program,
  - Ensure HCV Program maintains voucher utilization
- Develop additional sources of non-federal revenues
- Develop and maintain a professional, highly motivated, diverse workforce;
- Provide superior management and consulting services to HACG clients;

Having the ability to convert its entire portfolio from PH units to PBV units under RAD allows HACG to strategically expand and/or reposition its existing portfolio of rental housing within the context of the local real estate market to meet the demand for affordable housing. Because the Agency is able to leverage public and private debt and equity to make capital improvements, this helps to ensure that units remain affordable to low-income households, continue to extend the same basic rights to residents as they possessed in the PH Program, and maintain public stewardship of converted properties.

In November 2015, HUD approved HACG's initial RAD applications. HACG anticipates closing the financial process in the spring of 2016, where the transaction used LIHTC advantage to meet capital-investing needs for some of the approved sites. The first phase of approved sites scheduled to close in the spring of 2016 are below:

<b>Project Number</b>	<b>Property Name</b>	<b>Total Units</b>	<b>Type of Property</b>
GA 004000406	Luther Wilson	289	Family
GA 004000410	E. E. Farley	102	Family
GA 004000412	Brown Nicholson	100	Elderly / Disabled
GA 004000416	EJ Knight Gardens	40	Elderly / Disabled
GA 004000417	EJ Knight	52	Family
GA 004000418	Ashley Station - Phase I & II	146	Elderly / Family
GA 004000420	Arbor Pointe - Phase II	18	Family
GA 004000421	Arbor Pointe - Phase I	18	Family
GA 004000422	Cottages @ Arbor Pointe	19	Elderly
<b>Totals:</b>	<b>10</b>	<b>784</b>	

Future phases of HACG's portfolio planned for RAD conversion to long-term PBV Section 8 assisted units include the following sites:

<b>Project Number</b>	<b>Property Name</b>	<b>Total Units</b>	<b>Type of Property</b>
GA 004000405	Warren Williams	157	Family
GA 004000405	George Rivers	24	Elderly / Disabled
GA 004000407	Louis Chase	108	Family
GA 004000408	Elizabeth Canty	248	Family
<b>Totals:</b>	<b>4</b>	<b>537</b>	

HACG’s goal is to reposition and/or expand its existing portfolio using RAD, mixed-income opportunities, Choice Neighborhood Initiatives, and major redevelopment programs. In addition, the Agency is continually looking for collaborative opportunities with other area PHAs, as well as it is interested to provide management and consulting services.

The table below identifies current management contracts with neighboring PHAs:

<b>MANAGEMENT CONTRACTS WITH PHAs</b>			
<b>PHA Partner</b>	<b># of Sites</b>	<b>Number of Units</b>	<b>Approximate Miles (1-way)</b>
Housing Authority of the City of Buena Vista, Georgia	5	79	34
Housing Authority of the City of Ellaville, Georgia	4	40	50
Housing Authority of the City of West Point, Georgia	5	223	38
Housing Authority of the County of Harris, Georgia	6	43	28
<b>Management Totals</b>	<b>20</b>	<b>385</b>	<b>150</b>

As expressed in the MTW Goals and Objectives Section, HACG would be very interested in becoming a Regional MTW Agency should such an opportunity become available.

Due to HACG's portfolio approval to convert its PH units to long-term PBV assisted units, the Agency is investigating opportunities to sustain its self-sufficiency programs since the ROSS Program will dissolve because of program statute that only allows PH units to be case managed and benefit from ROSS.

## II. GENERAL OPERATING INFORMATION

During FYE2017 (July 1, 2016 through June 30, 2017), HACG seeks to use its MTW Single-Fund flexibility and approved MTW Authorizations in-line with its vision to meet its mission, to meet its goals and objectives outlined in its strategic and Annual MTW Plans, and in-line with its business and service delivery model.

A. MTW Plan: Housing Stock Information											
Planned New Public Housing Units to be Added During the Fiscal Year											
AMP Name and Number	Bedroom Size						Total Units	Population Type *	# of UFAS Units		
	0	1	2	3	4	5			6+	Fully Accessible	Adaptable
GA 004000424 Columbus Commons	0	6	19	6	0	0	0	31	General	6	0
	0	0	0	0	0	0	0	0	Type Noted *	X	X
	0	0	0	0	0	0	0	0	Type Noted *	X	X
	0	0	0	0	0	0	0	0	Type Noted *	X	X
<b>Total Public Housing Units to be Added</b>								<b>31</b>			
* Select Population Type from: Elderly, Disabled, General, Elderly/Disabled, Other											
If Other, please describe: <input type="text" value="N/A"/>											
Planned Public Housing Units to be Removed During the Fiscal Year											
PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed		Explanation for Removal								
GA 004000405,10,12,16,17 Wilson, Farley, Nicholson, Knight - Senior, Knight	583		Units are being removed from the public housing stock and converted to long-term PBV assisted units as a result of the RAD Program								
GA 004000418,19 Ashley Station I & II	146		Units are being removed from the public housing stock and converted to long-term PBV assisted units as a result of the RAD Program								
GA 004000420,21,22 Arbor Pointe I, II, III	55		Units are being removed from the public housing stock and converted to long-term PBV assisted units as a result of the RAD Program								
<b>Total Number of Units to be Removed</b>	<b>784</b>										

The table on the next page shows the remaining public housing units, which are planned for conversion from PH units to PBV units at a later time, in its rental housing portfolio.



Existing Public Housing Units										
Housing (AMP) Number	Housing (AMP) Name	Housing Type	Total Units	Bedroom Size						
				0	1	2	3	4	5+	Sp Use*
GA 004000405	Warren Williams	Family	160	0	16	102	39	0	0	3
GA 004000405	George Rivers	Elderly / Disabled	24	0	24	0	0	0	0	0
GA 004000407	Louis Chase	Family	108	0	14	47	35	12	0	0
GA 004000408	Elizabeth Canty	Family	153	0	25	83	36	6	2	1
GA 004000409	Elizabeth Canty - Add	Family	96	0	16	42	34	4	0	0
GA 004000423	Patriot Pointe	Elderly	24	0	17	7	0	0	0	0
GA 004000424	Columbus Commons	Family	31	0	6	19	6	0	0	0
<b>Total Existing Public Housing Stock:</b>			<b>596</b>	<b>0</b>	<b>118</b>	<b>300</b>	<b>150</b>	<b>22</b>	<b>2</b>	<b>4</b>

\*Sp Use = Special Use to account for units off-line for other use, such as Kids Café, Health Dept., etc. . .

New Housing Choice Vouchers to be Project-Based During the Fiscal Year		
Property Name	Anticipated Number of New Vouchers to be Project-Based *	Description of Project
Luther Wilson and E.E. Farley	391	Units are being removed from the public housing stock and converted to long-term PBV assisted units as a result of the RAD Program
Brown Nicholson and EJ Knight	192	Units are being removed from the public housing stock and converted to long-term PBV assisted units as a result of the RAD Program
Ashley Station (Phases I & II)	146	Units are being removed from the public housing stock and converted to long-term PBV assisted units as a result of the RAD Program
Arbor Pointe (Phases I, II, III)	55	Units are being removed from the public housing stock and converted to long-term PBV assisted units as a result of the RAD Program
<b>Anticipated Total New Vouchers to be Project-Based</b>	<b>784</b>	Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year <b>1063</b> Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year <b>1063</b>

\*New refers to tenant-based vouchers that are being project-based for the first time. The count should only include agreements in which a HAP agreement will be in place by the end of the year.

The table on the next page shows HACG's converted public housing units to PBV units under the RAD Program and thus increasing the portion of its rental assistance portfolio with PBV units.

Project-Based Housing Units										
Account Number	Property Name	Housing Type	Total Units	Bedroom Size						
				0	1	2	3	4	5+	Sp Use*
GA 004000406	Luther Wilson	Family	289	0	51	144	68	21	4	1
GA 004000410	E. E. Farley	Family	102	0	0	22	66	14	0	0
GA 004000412	Brown Nicholson	Elderly / Disabled	100	29	69	1	0	0	0	1
GA 004000416	EJ Knight Gardens	Elderly / Disabled	40	0	40	0	0	0	0	0
GA 004000417	EJ Knight	Family	52	0	0	52	0	0	0	0
GA 004000418	Ashley Station - Phase I	Family	73	0	28	36	9	0	0	0
GA 004000418	Ashley Station - Phase II	Family	73	0	51	21	1	0	0	0
GA 004000420	Arbor Pointe I	Family	18	0	4	10	4	0	0	0
GA 004000421	Arbor Pointe II	Family	18	0	4	10	4	0	0	0
GA 004000422	Cottages @ Arbor Pointe	Elderly / Disabled	19	0	19	0	0	0	0	0
<b>Total Project-Based Housing Stock:</b>			<b>784</b>	<b>29</b>	<b>266</b>	<b>296</b>	<b>152</b>	<b>35</b>	<b>4</b>	<b>2</b>

\*Sp Use = Special Use to account for units off-line for other use, such as Kids Café, Health Dept., etc. . .

Other Changes to the Housing Stock Anticipated During the Fiscal Year
<p>As a result of the RAD conversion, many units are scheduled for renovation to meet RAD requirements. Therefore many units will be off-line, requiring current residents to be relocated between onsite and off-site units in order to complete planned renovation work. As work is completed, over housing and under housing issues will be addressed as residents move into the renovated units</p> <p>HACG desires to create a workforce housing community. As a result, the Agency may acquire a property or enter into partnership to initiate this needed service during the 2017 fiscal year</p> <p style="text-align: center;">N/A</p> <p>Examples of the types of other changes can include but are not limited to units that are held off-line due to the relocation of residents, units that are off-line due to substantial rehabilitation and potential plans for acquiring units.</p>
General Description of All Planned Capital Fund Expenditures During the Plan Year
<p>In FY2017, Capital Funds will be expended at Elizabeth Cnty Homes for sewer and water line repair, landscape repair and grassing, exterior door replacement, window replacement, roof replacement, electrical service equipment replacement, security fencing along the property boundary, security camera repair, and paint interior and exterior of buildings; and at Louis Chase Homes, sewer and water line repair, roof replacement, and paint interior and exterior of buildings. Capital Funds may be expended on Agency-wide site software upgrades, which may include fiber optic cables, as well as improvements in management, administration, operations, and other cost centers. Capital Funds may also be used for fees and costs, S8 landlord payments as well as other expenditures related to converting PH units to long-term PBV S8 assisted units under RAD. Additionally, for the next properties to be converted under HACG's RAD portfolio award, currently Warren Williams and future sites, Louis Chase and Elizabeth Cnty, capital funds will be used to undertake these RAD conversions, where expenditures may include specialty consulting services, environmental testing, survey and legal work, and similar activities. Unused Capital Funds will be accumulated for use with future development including acquisition and earmarked redevelopment projects.</p>

**B. MTW Plan: Leasing Information**

**Planned Number of Households Served at the End of the Fiscal Year**

MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/Leased***
Federal MTW Public Housing Units to be Leased	913	10,960
Federal MTW Voucher (HCV) Units to be Utilized	3,032	36,385
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs **	X	X
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs **	X	X
<b>Total Households Projected to be Served</b>	<b>3,945</b>	<b>47,346</b>

\* Calculated by dividing the planned number of unit months occupied/leased by 12.

\*\* In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the PHA should estimate the number of households to be served.

\*\*\*Unit Months Occupied/Leased is the total number of months the PHA has leased/occupied units, according to unit category during the fiscal year.

**Reporting Compliance with Statutory MTW Requirements**

If the PHA has been out of compliance with any of the required statutory MTW requirements listed in Section II(C) of the Standard MTW Agreement, the PHA will provide a narrative discussion and a plan as to how it will return to compliance. If the PHA is currently in compliance, no discussion or reporting is necessary.

N/A

**Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions**

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
Housing Choice Vouchers	HACG anticipates that leasing issues <i>may</i> arise when the project is completed, when the last families need to move from "temporary" housing into the converted units. HACG is not overly concerned and believes that time will address this leasing issue as the project comes to an end.
Public Housing	As a result of the RAD conversion, scores of units are scheduled for renovation to meet RAD requirements. Therefore scores of units will be off-line, requiring current residents to be relocated between onsite and off-site units in order to complete the renovation work. This work may cause minor "re-leasing" issues as over housing and under housing issues will be addressed as residents move into the renovated units. Possible solutions include upfront education about the "re-leasing" process, as well as transfers to other properties

**C. MTW Plan: Wait List Information**

**Wait List Information Projected for the Beginning of the Fiscal Year**

Housing Program(s) *	Wait List Type**	Number of Households on Wait List	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Housing Choice Vouchers	Community-wide	487	Closed	No
MTW Rapid Rehousing Vouchers; MTW Next Step Vouchers	Program specific	10	Partially Open	Yes
Public Housing	Community-wide	3,446	Open	Yes

Rows for additional waiting lists may be added, if needed.

\* *Select Housing Program* : Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.

\*\* *Select Wait List Types* : Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List, Not an Existing Wait List), or Other (Please Provide a Brief Description of this Wait List Type).

\*\*\* For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.

HACG's MTW Rapid Rehousing Voucher (RRV) Program partners with Home for Good to serve, by referral, chronically homeless families with a VI-SPDAT score of 10 or more. The program provides a priority preference for chronically homeless veterans that meet the same criteria.
HACG's MTW Next Step Voucher (NSV) Program partners with the local DFCS office to serve, by referral, youth aging out of Foster Care. The program provides a voucher for properly referred youth that have aged out of the Foster Care system.
N/A

If Local, Non-Traditional Housing Program, please describe:

N/A
N/A
N/A

If Other Wait List Type, please describe:

N/A
N/A
N/A

If Other Wait List Type, please describe:

N/A
N/A
N/A

If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.

The Agency does not have any changes to the organizational structure of the Wait List, but does acknowledge that a new Wait List is created for RAD PBV sites that were formally PH sites. The RAD PBV Wait List is a consolidated, date and time stamp Wait List. The Agency also acknowledges that a "spin-off" Wait List is needed to split PBV families (existing voucher holders) from families on the conventional TBV Wait List. The separation of Wait Lists, PBV and TBV, promotes simplicity and fairness as families become eligible to receive available vouchers.

The Agency's PBV units converted through the RAD Program will exceed 20% of its authorized HCV ACC. As a result, HACG has modified its Admin Plan to adopt the alternative mobility policy offered in the RAD PIH Notice 2012-32 (HA), REV 2.

HACG plans to establish an inventory cap of three-quarters of its turnover vouchers and will create a RAD PBV wait list as well as Arbor Pointe and Ashley Station-specific PBV wait lists to orderly track/manage RAD PBV turnover families wishing to exercise mobility. Such a structure meets HACG's Choice Mobility obligations under the RAD Notice with HUD's Office of Recapitalization.

As a point of clarification and interest, the Agency believes that the 487 applicants on the closed HCV Community-wide Wait List is sufficient due to the following factors: 1) HACG projects that the initial surge of RAD PBV families requesting mobility will occur sometime in calendar year 2017 or 2018 after the PBV families meet the 12 month lease commitment; 2) HACG's HCV Program turns over about 25 vouchers per month and since HACG elected to utilize the Alternative Choice Mobility obligation under RAD, 75% (or 19 TBVs) of the voucher turnover is dedicated for PBV families and the remaining 6 vouchers (or 25%) will be dedicated to families on the HCV Community-wide Wait List.

As a result of these factors, HACG anticipates that the households on the Wait List provides an ample number of families and it meets HCV service guidelines. Nonetheless, HACG understands that people's circumstances and minds change. Therefore, HACG plans to open the HCV Community-wide Wait List during FY2017 (tentatively set for September or October 2016).

### **III. PROPOSED MTW ACTIVITIES: HUD APPROVAL REQUESTED**

HACG is not proposing any new activities in FY2017 that require HUD approval; however, HACG will add vouchers to an existing activity, 2014.02, and refers interested parties to Section IV – Approved MTW Activities – Implemented Activities for more information.

## **IV. ON-GOING MTW ACTIVITIES: HUD APPROVAL GRANTED**

### **A. IMPLEMENTED ACTIVITIES**

#### **2014.01 – Community Choice**

This activity introduces low-income families to low-poverty areas using an increased TBV. Participation in this activity by families is voluntary. Evaluation groups, randomly filled by volunteering families, are to complete surveys to help the Agency learn the reasons for their housing choices. The evaluation groups are as follows:

- Community-Wide Group (no restrictions within the city limits<sup>17</sup>)
- Location Restricted Group (families are restricted to low-poverty census tracts)
- Control Group (families receive a voucher under the normal issuance process)

The area's FMR, set annually by HUD, sets the value of the TBV. The current payment standard is 90% of the FMR and the activity's increased payment standard, 120% of the FMR, provides for a higher TBV for families.

The chart below shows the latest FMRs and the respective payment standards:

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<sup>17</sup>Muscogee County, GA and the City of Columbus consolidated in 1979. County and city limits are the same

	Bedroom Size					
	0	1	2	3	4	5
<b>2016 FMR*</b>	<b>\$ 593</b>	<b>\$ 658</b>	<b>\$ 777</b>	<b>\$ 1,077</b>	<b>\$ 1,357</b>	<b>\$ 1,561</b>
90% Pmt Standard^	534	592	699	969	1,221	1,404
120% Pmt Standard^	712	790	932	1,292	1,628	1,873
<b>Change from 2014</b>	<b>16.7%</b>	<b>10.6%</b>	<b>10.2%</b>	<b>10.9%</b>	<b>8.6%</b>	<b>8.6%</b>
<b>Change from 2015</b>	<b>10.6%</b>	<b>4.8%</b>	<b>4.3%</b>	<b>5.0%</b>	<b>2.9%</b>	<b>2.9%</b>
<b>2015 FMR*</b>	<b>\$ 536</b>	<b>\$ 628</b>	<b>\$ 745</b>	<b>\$ 1,026</b>	<b>\$ 1,319</b>	<b>\$ 1,517</b>
90% Pmt Standard^	482	565	671	923	1,187	1,365
120% Pmt Standard^	643	754	894	1,231	1,583	1,820
<b>Change from 2014</b>	<b>5.5%</b>	<b>5.5%</b>	<b>5.7%</b>	<b>5.7%</b>	<b>5.6%</b>	<b>5.6%</b>
<b>2014 FMR*</b>	<b>\$ 508</b>	<b>\$ 595</b>	<b>\$ 705</b>	<b>\$ 971</b>	<b>\$ 1,249</b>	<b>\$ 1,436</b>
90% Pmt Standard^	457	536	635	874	1,124	1,293
120% Pmt Standard^	610	714	846	1,165	1,499	1,724
<b>Difference</b>	<b>\$ 152</b>	<b>\$ 179</b>	<b>\$ 212</b>	<b>\$ 291</b>	<b>\$ 375</b>	<b>\$ 431</b>

\*Source: <http://www.huduser.gov/portal/datasets/fmr/fmrs>

^Source: HACG's Admin Plan

The table below shows family movement by zip code for the activity and the evaluation groups. There are a limited number of vouchers at the 120% payment standard and map out as follows:

- 40 TBVs at 120% of the FMR for Community-Wide usage;
- 40 TBVs at 120% of the FMR for Location Restricted usage;
- 40 TBVs at 90% of the FMR to serve as the Control Group.

Category	Zip Codes						
	Outside City	31901	31903	31904	31906	31907	31909
Community Choice - Pre-Activity	5	7	20	1	17	16	2
Community Choice - Post-Activity	0	9	71	8	20	56	12
% Change	-100%	29%	255%	700%	18%	250%	500%
<b>% of Activity Pop. in Zip</b>	<b>8.0%</b>	<b>4.5%</b>	<b>10.6%</b>	<b>17.3%</b>	<b>11.5%</b>	<b>29.1%</b>	<b>18.5%</b>

**Notes:** 31902 is for POBs; 31905 is Fort Benning; 31908 is Fortson, GA (within Columbus). 31904, 31907, and 31909 are most associated with low-poverty areas



CSU produces a biennial report for HACG's review and use.

HACG anticipates the following for the **Community Choice Activity** in FY2017:

- A non-significant change to this activity identifies that HACG had a sub-grantee agreement with CSU's Social Research Center to evaluate the outcomes of the activity. CSU has disbanded the Center and the agreement is now between HACG and CSU, where CSU will continue to evaluate activities as originally agreed.
- No modifications to the metrics at this time;
- No different authorizations are needed to implement this activity than originally proposed;
- No significant changes to this activity.

**2014.02 Innovations to Reduce Homelessness** This activity, approved in HACG's FY2014 Annual MTW Plan, originally dedicated up to 150 vouchers to house the chronically homeless and link families meeting the chronically homeless definition to supportive services to help provide a stable living environment and address/increase independent living skills for such families. This issuance (30 TBVs) completes HACG's original commitment; however, point-in-time counts and priority commitments may warrant future issuances under this activity. In addition to meeting the chronically homeless definition, families must also have a VI-SPDAT score of 10 or greater and continue case management with DBHDD, New Horizons, or similar service provider focused on addressing issues found in the VI-SPDAT assessment.

The original 150 voucher commitment maps out as follows:

- 30 TBVs coded as MTW RRVs in FY2014;
- 50 TBVs coded as MTW RRVs in FY2015;
- 40 TBVs coded as MTW RRVs in FY2016;
- **30 TBVs proposed as MTW RRVs in FY2017**

The requirements, continued case management and a VI-SPDAT score of 10 or greater, apply to all "new" participants admitted to the program in FY2016 onward. In addition, the activity provides a priority preference and employment incentive for military veterans. Military veterans must meet the outlined requirements – case management and VI-SPDAT score – and offered an employment incentive when the military veteran gains employment while serviced under this activity. The employment incentive includes:

- Waiving the minimum rent (\$50.00 per month) of an unemployed military veteran for the first 12 months to aid the veteran in stabilizing and focusing on employment. Waiver of minimum rent is up to 12 months;
  - If the veteran is unemployed after the initial 12-month waiver, the minimum rent is reinstated and recertification process returns to the normal (without any waiver consideration),
  - Once the veteran gains employment, the veteran is eligible for tiered rent,
- Tiered rent calculation for “unemployed” military veterans that gain employment while in the program, includes:
  - 26% rent calculation for 12 months – year 1,
  - 27% rent calculation for 12 months – year 2,
  - 28% rent calculation for 12 months – year 3,
  - 29% rent calculation for 12 months – year 4,
  - 30% rent calculation for 12 months and forward – year 5

**Activity update:** Vouchers issued on or after July 1, 2015 (approved in FY2016 Annual MTW Plan) under this activity require case management, which means voucher-holders serviced under this activity are required to begin, continue, and/or maintain appointments with service providers as directed/recommended by assessment/diagnosis to assist voucher-holding families to move closer to achieving a stable living environment.

For families that refuse or withdraw from appropriate service-level case management as recommended by assessment results, HACG will not renew such voucher contracts for such families. Consequently, voucher-holding families that refuse or withdraw from appropriate service-level case management as recommended by assessment will not receive consideration for another voucher for 12 months and 12 months of continued case management documentation may be required for the family to be reconsidered/reinstated.

Vouchers issued and administered under this activity are not portable.

HACG continues to work with Home for Good and is a part of the Columbus-Muscogee/Russell County Continuum of Care (CoC), which is participating in the National Initiative Zero: 2016. Zero: 2016 is a national movement working to end veteran homelessness by December 2015 and end chronic homelessness by December 2016. Columbus reached their veteran goal in November 2015.

HACG anticipates the following for the **Innovations to Reduce Homelessness** in FY2017:

- No non-significant change to this activity
- No modifications to the metrics at this time
- No different authorizations are needed to implement this activity than originally proposed
- No significant changes to this activity.

### **2014.03 Administrative Reforms**

The intent of this activity is to improve operational efficiencies and reduce operational costs by having existing residents to self-certify their asset income once income is verified (subject to random verification thereafter), and by eliminating the 40% income cap and redefining a “rent burden” as 50% of income.

The activity has moving parts and considers the following:

- HACG will verify assets of new admissions during the intake process and set the family’s asset baseline for the initial annual recertification examination;
  - HACG verifies assets of existing clients/residents at the client’s/resident’s annual recertification examination or during an interim examination;
    - Assets below \$50,000 that produce an asset income will be **excluded** in the adjusted annual income calculation,
      - Families with assets that fall below \$50,000, will be able to self-certify each year thereafter verification,
      - Households are subject to random verification to ensure assets continue to meet the criteria to self-certify,
    - Assets that equal or exceed \$50,000 that produce an asset income will be **included** in the adjusted annual income calculation;
- HCV Clients are allowed to use more of their household income towards rent with increased limitations;
  - New admissions to the program are allowed to exceed the 40% “rent burden cap” to expand their housing choice,
  - Existing clients are allowed to exceed the 40% “rent burden cap” to expand their housing choice during their annual recertification examination or during an interim examination (as long as the lease is being honored and not broken),

- HACG has set a 50% “rent burden cap”, where no family will be allowed to use 50% or more of their household income to contribute towards rent;
- HOPE VI projects, mixed use communities, and similar sites are **excluded** from the asset exclusion and self-certification components of this activity;

HACG anticipates the following for the **Administrative Reforms Activity** in FY2017:

- No non-significant changes to this activity;
- No modifications to the metrics at this time;
- No different authorizations are needed to implement this activity than originally proposed;
- No significant changes to this activity.

#### **2014.04 Administrative Efficiencies**

This activity improves operational efficiencies and reduces operational costs by extending the ability to recertify elderly/disabled families from annually to every three years. Families placed on a triennial recertification cycle reduces the housing manager’s annual workload, as well as respects the fact many elderly/disabled residents’ annual income and information does not change with such significance that it warrants an annual review of their circumstances.

Placement of a family on a triennial recertification cycle depends on the HOH’s designation and the household income source(s). Here are the eligibility criteria:

- HOH must be eligible and appropriately classified/identified as elderly, disabled, elderly disabled;
  - Other household members’ classification do not factor into whether the family is placed on a triennial recertification cycle;
  - Household income must reflect a fixed, stable source of income for triennial recertification cycle consideration;
    - Examples of fixed, stable sources of income include:
      - P – Civil Service Annuity, Pension, Private Pension,
      - S – Social Security Insurance,
      - SS – Social Security,
      - VA Benefits,
  - Households with income sources other than fixed, stable income, whether received by the HOH, spouse, dependent, or other household member, will continue to recertify annually;

- Examples of other sources of income that will exclude a household from triennial recertification consideration include:
  - B - Business
  - C – Child Support
  - F - Federal
  - G – General Assistance
  - HA – PHA Wage
  - I – Indian
  - IW – Imputed Welfare
  - M - Military
  - N – Other Non-Wage (e.g. contribution, nonrecurring, sporadic income, and similar
  - T – TANF,
  - U – Unemployment Insurance,
  - W – Other Wage
- HACG created local forms and/or modified relevant forms for local form use with an expiration date of 39 months or no expiration date at all. Local forms were reviewed and/or approved by HUD in FY2014,
- **Excluded** from the placing residents on a triennial recertification cycle and use of extended forms and/or local forms associated with components of this activity are HOPE VI projects, mixed-finance, mixed-income communities, and similar sites.

HACG anticipates the following for the **Administrative Efficiencies Activity** in FY2017:

- No non-significant changes to this activity;
- No modifications to the metrics at this time;
- No different authorizations are needed to implement this activity than originally proposed;
- No significant changes to this activity.

## **2014.05 Streamline Housing Quality Standards (HQS) Inspections**

This activity offers an incentive to housing partners and clients that maintain properties in good condition by modifying the frequency of HQS Inspections. It offers a financial disincentive, a re-inspection fee for properties that require HQS Inspectors to revisit the property more than two times, to housing partners that do not maintain their properties in good condition.

In short, HQS Inspectors place well-maintained properties on a biennial inspection cycle. This flexibility, biennial inspection cycle, enables HQS inspectors to focus time and effort on properties not well maintained. This "extra" time for HQS inspectors increases the likelihood that HACG clients have an opportunity to live in affordable, clean, and safe housing. Well-maintained properties fall into an every two-year inspection cycle, while "troubled" properties continue inspections annually. The goal is to move all properties to a biennial inspection cycle, which would "stagger" inspections and naturally spread the workload more evenly throughout the year. Here is how the activity operates:

- For properties that pass on their initial or second (1<sup>st</sup> re-inspection) HQS inspection;
  - Property is placed on a biennial inspection cycle and a HQS inspection is conducted every two years,
  - Property is eligible to self-certify (certified by the landlord and tenant) that the property meets HQS (landlord and tenant must agree) in the "off" year,
    - If either party disagrees, then a HQS inspection is conducted by an HQS Inspector,
  - Quality Control (QC) inspections (randomly selected) will continue,
    - Passed properties may be selected for a QC inspection;
- For properties that fail their third (2<sup>nd</sup> re-inspection) HQS inspection;
  - Property is placed on the abatement list (no rent paid during time),
  - Property is ineligible for biennial inspection cycle,
    - Annual HQS Inspections continue,
  - Landlord and tenant do not have the ability to self-certify that property meets HQS – even if they agree that all is well,
  - Property owner is assessed \$45.00 re-inspection fee (starting at the third/2<sup>nd</sup> re-inspection) for each re-inspection visit until the property passes (meets HQS) inspection,
    - \$45.00 re-inspection fee cannot and should not be passed on to the HCV family,
  - Quality Control (QC) inspections (randomly selected) will continue,

- Failed properties may be selected for a QC inspection;
- HOPE VI projects, mixed use communities, and similar sites are **excluded** from placement on an every 2-year inspection cycle listed in this activity;

Although not annually inspected, all units must continue to meet HQS at all times while under contract. Therefore, quality checks are random. In cases for correction of minor fail items, properties with an excellent HQS performance record may still complete self-certification forms (property owners and tenant).

HACG anticipates the following for the **Streamline Housing Quality Standards (HQS) Inspections Activity** in FY2017:

- No non-significant changes to this activity;
- No modifications to the metrics at this time;
- No different authorizations are needed to implement this activity than originally proposed;
- No significant changes to this activity.

#### **2014.06 Rent Reform (Farley)**

This implemented rent reform activity studies whether focused efforts and offered incentives influence the outcome of resident’s employment status, earned income, education level, health outlook, and other self-sufficiency categories contrasted with outcomes at a comparable site that is similar in demographics, but does not have the focused efforts and does not offer any incentives.

The activity “intensifies” self-sufficiency programming at the target site, as well as increased the minimum rent from \$50.00 to \$100.00 (over two years), and offers a reduction in the rent calculation to families that return to work. In addition, the activity provides a work related financial incentive to assist families that return to work to manage initial expenses related to returning to work, while learning if any of the implemented measures incentivize families to seek and maintain employment.

The Agency chose the target site (E.E. Farley (Farley)) and the control site (Louis Chase (Chase)) for this activity due to their demographic similarities.

The table below charts the initial demographics of Farley and Chase sites:

Demographic Category	Farley		Chase	
	Baseline Data*	% Change^	Baseline Data*	% Change^
Number of Units	102	0.0%	108	0.0%
Number of Employed Heads-of-Household	40	5.0%	36	-19.4%
Average Earned Income	\$ 12,530	19.6%	\$ 13,697	10.0%
Average Rent per Employed Heads-of-Household	\$ 186	10.4%	\$ 191	30.0%
Average Rent - Site-wide	\$ 90	60.0%	\$ 97	15.5%
Number of Unemployed Heads-of-Household	44	-31.8%	45	8.9%
Number of Households Receiving TANF	3	-33.3%	2	150.0%
Population of Site	333	-9.3%	329	-6.7%
Population - HOHs Age 21 to 61	90	-3.3%	96	2.1%
Units paying < \$0/month in rent (neg. rent)	32	-28.1%	41	0.0%
Units paying > \$125/month in rent	39	20.5%	47	2.1%

*\*Data is as of March 2013; ^Data is as of June 30, 2015*

The activity has implemented the following:

- Increased the minimum rent at Farley from \$50.00 to \$100.00 per month
  - Minimum rent was increased from \$50.00 to \$75.00 (effective January 1, 2014),
  - Minimum rent was increased from \$75.00 to \$100.00 (effective January 1, 2015);
- Introduced a tiered-rent schedule for new move-ins (including transfer families) and long-term, unemployed Farley residents,
  - The status of families newly moved into Farley is based on intake information,
  - The status of existing Farley families is based on their employment status prior to 2014's annual recertification effective date<sup>18</sup> - where Farley HOHs that were unemployed for 6 consecutive months or longer prior to the 2014 effective date may meet eligibility for the tiered rent calculation once they become employed
  - Residents are on the Tiered Rent Schedule when they meet either eligibility definition, and then according to the tier, the rent is calculated. Charted below is HACG's Tiered Rent Schedule and corresponding calculation percentages:

<sup>18</sup> January 1



Tier Level	Calculation %	Time in Tier	Notes
1	26%	12 months	Family will remain in tier until an interim exam <b>OR</b> annual exam, whichever comes first
2	27%	12 months	
3	28%	12 months	
4	29%	12 months	
5	30%	12 months	

- The intent of the Tiered Rent Schedule is to promote employment stability and to remove the misnomer of being penalized for gaining employment,
- Tiered rent calculation is offered to new admits (including transfer) at Farley that move in without an earned income source and secure employment during their tenancy,

Residents, new and existing, at the target site are offered work related incentives that includes an increased, focused FSS and ROSS presence at the target site. This directly includes workshops, referrals, light case management, and other services. In addition, a specific segment of the Farley population is eligible for monetary work related incentives. This assistance, based on the availability of funds, includes:

- Assistance with childcare,
- Assistance with transportation, and
- Assistance with work equipment/supplies.

HACG anticipates the following for the **Rent Reform (Farley) Activity** in FY2017:

- The non-significant change to this activity clarifies the eligibility and treatment of transferred residents to Farley are eligible for tiered rent and treated as a new admit would be eligible and treated for tiered rent;
- No modifications to the metrics at this time;
- No different authorizations are needed to implement this activity than originally proposed;
- No significant changes to this activity.

**2015.01 Eliminate Child Support Income from Rent Calculation (PH Only)**

This activity promotes self-sufficiency by disregarding income that is not always constant and may actually harm a family’s overall financial picture when included in Annual Income and Adjusted Annual Income calculations.

Child support income tends to be an inconsistent, unreliable source of income and as a result, heads-of-households are reporting the gain of or loss of child

support income throughout the lease year, which causes housing managers to spend precious time conducting interim examinations to adjust income sources and rent amounts because of the income change.

By excluding child support income, HACG hopes that the additional household income will enable HOHs to address household needs and as a by-product of the additional income, motivate HOHs to want more income. As a result, HACG hopes the increased household income will promote an encouragement amongst HOHs with child support income to complete education requirements in order to improve their employability, to return to the workforce, and/or to gain a better paying job. Due to the elimination of child support income (PH Only), HACG anticipates:

- An increase in child support income as a result of custodial parents actively pursuing child support cases against non-custodial parents since the custodial parent is not “penalized” for having the income;
- A slight reduction in reported income sources since the child support source is not on the 50058 and/or does not count towards the family’s rent.

The rent calculation eliminates child support income as such:

- Child support income is verifiable by the housing manager and/or compliance coordinator (e.g. child support enforcement website, court order, and similar) during annual and/or interim examinations;
  - Undocumented, unverifiable child support is treated as contribution income (this income is included in the calculation process)

Housing managers will conduct the calculation for PH residents only as follows:

- Include verifiable (through State of Georgia Child Support Enforcement) child support income in annual and adjusted income calculations;
  - “Back out” verifiable child support income during the annual and adjusted annual income calculations;
    - The inclusion of the child support income and subsequent removal of the income is for monitoring and reporting purposes.

Below is an example that calculates rent and contrasts the different rent options:

HACG anticipates an influx of child support cases, newly opened and/or actively pursued to reopen by the custodial parent since the income derived from Child Support does not “harm” the family. Due to this theory, HACG envisions an

increase in the number of households reporting child support income over the course of the demonstration period.

This activity excludes HOPE VI, mixed-finance, mixed-income, and similar communities from this flexibility.

HACG anticipates the following for the **Eliminate Child Support Income from Rent Calculation (PH Only) Activity** in FY2017:

- No non-significant changes to this activity;
- No modifications to the metrics at this time;
- No different authorizations are needed to implement this activity than originally proposed;
- No significant changes to this activity.

### **2015.02 Portability Restrictions**

Voucher holding families are limited to moving to other jurisdictions with their HACG issued voucher to employment-related reasons because when families move to other areas of the United States and the jurisdiction does not accept the voucher holding family into their program, HACG must pay that jurisdiction at their "rate" until the jurisdiction accepts the family into their program.

Unfortunately, for families in Columbus, many moves made are to areas with a higher cost-of-living and some families do not maintain sufficient employment to assist in offsetting the higher difference between the two areas.

The combined actions, higher cost-of-living jurisdiction and lower earnings, "handcuff" HACG's ability to issue more vouchers and help other families in its own jurisdiction. Therefore, HACG limits ports into and out of Columbus to verifiable employment reasons. The highlights for the activity are bulleted below:

- Verification for both port in and port out requests includes;
  - Letter of intent to employ, job offer letter, transfer "orders", and similar documents addressed to the HOH that will assist HACG in making a determination of accepting ports into Columbus, as well as approving ports out of Columbus,
- Hardship ports will be addressed on a case-by-case basis;
  - The Hardship Policy addresses hardship requests.

HACG anticipates the following for the **Portability Restrictions Activity** in FY2017:

- No non-significant changes to this activity;
- No modifications to the metrics at this time;

- No different authorizations are needed to implement this activity than originally proposed;
- No significant changes to this activity.

### **2015.03 Simplified Utility Allowance Calculations**

The previous utility allowance calculation confused many clients and housing partners and took up precious time for Occupancy Specialists to explain and re-explain the manner in which the calculation affected the housing choice and/or explain to a housing partner that a previously approved client can no longer afford the unit due to the utilities needed to provide essential services.

The operations and calculations frustrated all parties, causing clients to “miss” out on an ideal unit and housing partners to “miss” out on a “paying customer”, since both parties were under the impression that all systems were a go. Only to find out that the unit calls for a utility that changes the income ratio to the amount of “house” that the family could afford.

Consequently, HACG introduced an activity to limit stress and frustration associated with the utility allowance to two options that involve “who pays”. These two options remove all of the other factors, such as gas stove, electric heat, oil furnace, and so forth.

Occupancy Specialists will continue to operate in the same manner, but should realize a savings in time due to the reduction in explaining/re-explaining the utility allowance to housing property owners and/or tenants because the simplified utility allowance is in place.

HACG anticipates the following for the **Simplified Utility Allowance Calculations Activity** in FY2017:

- No non-significant changes to this activity;
- No modifications to the metrics at this time;
- No different authorizations are needed to implement this activity than originally proposed;
- No significant changes to this activity.

### **2015.04 Cap Childcare Deductions**

The intent of this activity is to bring childcare deductions in line with reported income amounts and curb the enthusiasm to exaggerate childcare expenses by some families in order to reduce household income and as a by-product, the family’s portion of rent. The table below lists the lowest and highest amount of childcare expenses in the larger Rental Assistance Programs respectively.

Rental Assistance Program	Least Amount of Childcare Expenses		
	Childcare Expenses	Annual Household Income	% of Annual Income to Childcare
Housing Choice Vouchers	\$ 40.00	\$ 23,442.00	0.17%
Public Housing	\$ 832.00	\$ 9,118.00	9.12%
Rental Assistance Program	Most Amount of Childcare Expenses		
Housing Choice Vouchers	\$ 18,460.00	\$ 51,817.00	35.63%
Public Housing	\$ 10,400.00	\$ 18,071.00	57.55%

*As of June 30, 2014*

As reflected, there have been some exorbitant amounts of childcare expenses reported. Because a household factored childcare expenses into the family's adjusted annual income calculation without regard to the proportion to the annual income received/reported, childcare expenses were "limitless". This activity limits childcare expenses to the reimbursement rates of the GA CAPS Program.

CAPS is designed to help low-income families afford safe, quality childcare by subsidizing childcare for children under the age of 13<sup>19</sup>. HACG limits childcare expenses to mirror the reimbursement rate of CAPS by age category. The table below borrows parameters identified by CAPS:

<sup>19</sup> Childcare can be extended to age 18 of the child has special needs

Category		Formal (Regulated) Childcare		Informal (Unregulated) Childcare	Annual Cap Limit	
		Center-Based	Family	Unlicensed	Licensed	Unlicensed
Full Time Care (Per Week) (Care for 3+ days per week)	Infants (Newborn to 12 months)	\$ 94.00	\$ 80.00	\$ 61.00	\$ 4,700.00	\$ 3,050.00
	Toddlers (12+ to 36 months)	\$ 88.00	\$ 75.00	\$ 60.00	\$ 4,400.00	\$ 3,000.00
	Pre-School (> 36 mos. to 5 years)	\$ 83.00	\$ 75.00	\$ 58.00	\$ 4,150.00	\$ 2,900.00
	School Age (6 years and up)	\$ 83.00	\$ 75.00	\$ 60.00	\$ 4,150.00	\$ 3,000.00
Part Time Care (Per Day) (Care for 1 or 2 days per week)	Any Age Allowed in CAPs	\$ 26.00	\$ 22.00	\$ 20.00	\$ 1,300.00	\$ 1,000.00
Before and After School Care (Per Week) (Includes Pre-K, Head Start or Kindergarten Wrap-Around, and for Ages 6 thru 12)		\$ 55.00	\$ 53.00	\$ 50.00	\$ 2,750.00	\$ 2,500.00

Bulleted below are points of this activity:

- The examination process will not change as a result of this activity;
  - Clients/residents must produce verification of childcare expenses;
  - Housing Managers/Occupancy Specialists will verify the validity of the expenses;
  - Valid expenses that exceed the CAPS reimbursement rate will be reduced to the maximum of the appropriate category;
  - Invalid expenses will be discarded and not factored into the adjusted annual income calculation;
- HACG's Management Department will maintain the updated CAPS rate on a regular basis;
- Hardship requests will be addressed on a case-by-case basis;
  - The Hardship Policy addresses hardship requests.
- This activity **excludes** HOPE VI, mixed-finance, mixed-income, and similar communities.

HACG anticipates the following for the **Cap Childcare Deductions Activity** in FY2017:

- No non-significant changes to this activity;
- No modifications to the metrics at this time;

- No different authorizations are needed to implement this activity than originally proposed;
- No significant changes to this activity.

### **2016.02 Non-Competitive Project-Basing Process**

This activity assists HACG in its redevelopment activities of its Booker T. Washington Apartments (BTW), a functionally obsolete, outdated, and high maintenance property in HACG's portfolio, to Columbus Commons that HACG will indirectly control. Through a wholly-owned subsidiary, HACG will serve as the general partner of the owner, a LIHTC partnership that will build a modern, highly efficient earth craft certified (as available), low maintenance structure that contains 106 units of which 60 units are planned HCV units. HACG is the sole owner of HACG Booker T. Washington II GP, Inc., which is the general partner of BTW-Chapman Phase II, L.P., which is the owner of Columbus Commons. Further, HACG will retain a purchase option and right of first refusal on the BTW Phase II/Columbus Commons project.

HACG has applied this non-competitive process authorization to its Columbus Commons project and intends to apply MTW Authorization D.7.a to its RAD and short and long-term future projects. MTW Authorization D.7.a authorizes HACG "to project-base Section 8 assistance at properties owned directly and indirectly by the Agency that is not public housing, subject to HUD's requirement regarding subsidy layering.... Project-based assistance for such owned units does not need to be competitively bid..." this authorization allows HACG to develop, revitalize, and manage contemporary housing communities while retaining its ability to apply for and accept state, federal, and private opportunities that assist PHAs in addressing local housing needs.

Under MTW Authorization D.7.a, HACG has assigned 60 project-based vouchers through HAP contracts with the owner of Columbus Commons, without competition, and further, plans to assign project-based vouchers to future projects of similar complexity without competition.

HACG anticipates the following for the **Non-Competitive Project-Basing Process Activity** in FY2017:

- No non-significant changes to this activity;
- No modifications to the metrics at this time;
- No different authorizations are needed to implement this activity than originally proposed;
- No significant changes to this activity.

### **2016.03 Project-Basing Flexibilities**

This activity will allow HACG to project-base more than 25% (or in the case of RAD, more than 50%) of the units in an existing building in multi-family complexes without requiring families in “excepted” units to participate in supportive services. The Agency will make families aware of and encourage them to participate in supportive services offered by the property owner(s); however, participation in those services is not mandatory.

This authorization enables HACG to waive the participation requirement attached to current project-based voucher regulations for exceeding the 25% per building cap (or 50% cap on RAD) on project-based units. Meanwhile, HACG maintains that services must be available. In addition, HACG maintains that families are aware of and strongly encouraged to participate in offered services; however, participation in offered services is not required.

HACG anticipates the following for the **Project-Basing Flexibilities Activity** in FY2017:

- No non-significant changes to this activity;
- No modifications to the metrics at this time;
- No different authorizations are needed to implement this activity than originally proposed;
- No significant changes to this activity.



## **B. Not Yet IMPLEMENTED ACTIVITIES**

### **2016.01 Next Step Vouchers**

This HUD approved activity (FY2016) partners HACG with the local DFCS office (Muscogee County) to house up to 10 properly referred, eligible foster youth made homeless by aging out of foster care. In general terms, foster youth aging out of foster care often lack the independent living skills and guidance to “make it” on their own. Consequently, some foster youth become homeless simply by aging out of foster care. Therefore, HACG seeks to earmark up to 10 TBVs to house aged out foster youth for up to 36 months or until age 23, whichever comes first. HACG will also require voucher-holders under this activity to begin, continue, and/or maintain appointments and visits with social service providers as recommended by assessment to assist these families in the preparation of living independently and creating a stable living environment.

HACG will not issue any vouchers, nor renew any voucher contracts to families (foster youth) that refuse or withdraw from appropriate service-level case management, including the refusal to become employed for at least 20 hours per week and/or enroll in and actively attend school or a job training program or any combination that achieves the 20-hour minimum.

This is another effort on the part of HACG to reduce homelessness in the area in addition to the constructed permanent-supportive housing units, the establishment of MTW RRVs, as well as plans to dedicate more vouchers to the homeless reduction efforts.

Under this activity, voucher-holding youths have up to 6 months to meet the requirements above. Youths that refuse to meet or withdraw from meeting the education/employment requirement will not have their contract renewed. Youths cannot receive another voucher for a minimum of 12 months when they fall into either category, refusal or withdrawal. Vouchers issued under this activity are not portable.

This activity has not been implemented in part because the GA Department of Human Services and Division of Family and Children Services (DFCS) desired to have a similar, if not same, agreement with the Atlanta Housing Authority (AHA) and HACG to unify, strengthen, and align the initial referral process, training sessions, and similar activities to minimize confusion and other administrative hindrances. Since an agreement was not in place when HACG received approval for this activity, no referrals were made by DFCS and HACG did not issue any NSVs.

Status Update: An agreement has been finalized between the entities and HACG has included this specialty voucher in its pool of vouchers and its Admin Plan which is in the adoption process. As of this writing, HACG anticipates adoption of the Admin Plan in August.

Implementation Timeline: HACG anticipates an initial implementation of this activity in August based on the anticipated adoption date of its Admin Plan and the fact that HACG and DFCS have an agreement in place.

- Beyond the planned timing of HACG's initial issuance under this activity, there have been no significant changes to the activity since it was approved in FY2016.

### C. ACTIVITIES ON HOLD

HACG does not have any activities on hold.

### D. CLOSED OUT ACTIVITIES

HACG does not have any closed out activities.

## V. SOURCES AND USES OF FUNDS

HACG will present its FY2017 annual operating budget to the Board of Commissioners for adoption at the Board's June 2016 board meeting.

The table below reflects an estimated budget:

<b>A. MTW Plan: Sources and Uses of MTW Funds</b>		
<b>Estimated Sources of MTW Funding for the Fiscal Year</b>		
PHAs shall provide the estimated sources and amounts of MTW funding by FDS line item.		
<b>Sources</b>		
<b>FDS Line Item</b>	<b>FDS Line Item Name</b>	<b>Dollar Amount</b>
70500 (70300+70400)	Total Tenant Revenue	\$ 1,693,290.00
70600	HUD PHA Operating Grants	\$ 18,904,263.00
70610	Capital Grants	\$ 4,231,506.00
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$ -
71100+72000	Interest Income	\$ 11,300.00
71600	Gain or Loss on Sale of Capital Assets	\$ -
71200+71300+71310+71400+71500	Other Income	\$ 140,500.00
<b>70000</b>	<b>Total Revenue</b>	<b>\$ 24,980,859.00</b>

**Estimated Uses of MTW Funding for the Fiscal Year**

PHAs shall provide the estimated uses and amounts of MTW spending by FDS line item.

Uses		
FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$ 2,265,545.00
91300+91310+92000	Management Fee Expense	\$ 1,527,610.00
91810	Allocated Overhead	\$ -
92500 (92100+92200+92300+92400)	Total Tenant Services	\$ 243,857.00
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$ 687,085.00
93500+93700	Labor	\$ -
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$ 2,382,601.00
95000 (95100+95200+95300+95500)	Total Protective Services	\$ 27,590.00
96100 (96110+96120+96130+96140)	Total insurance Premiums	\$ 359,617.00
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$ 163,401.00
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$ -
97100+97200	Total Extraordinary Maintenance	\$ -
97300+97350	Housing Assistance Payments + HAP Portability-In	\$ 13,767,485.00
97400	Depreciation Expense	\$ 2,318,850.00
97500+97600+97700+97800	All Other Expenses	\$ -
<b>90000</b>	<b>Total Expenses</b>	<b>\$ 23,743,641.00</b>

**Describe the Activities that Will Use Only MTW Single Fund Flexibility**

The difference of \$1,237,218 is obligated/committed to the construction of Columbus Commons. All of HACG activities use MTW waivers in addition to Single Fund Flexibility and are as follows: Next Step Vouchers, Cap Childcare Deductions, Simplified Utility Allowance Calculations, Eliminate Child Support Income from Rent Calculations, Rent Reform, Streamline HQS Inspections, Administrative Efficiencies, Administrative Reforms, Innovations to Reduce Homelessness, and Community Choice as described in either Section (III), Proposed MTW Activities, and/or Section (IV), Approved MTW Activities.

**B. MTW Plan: Local Asset Management Plan**

Is the PHA allocating costs within statute?

Yes	or	
	or	No

Is the PHA implementing a local asset management plan (LAMP)?

If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. The narrative shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.

Has the PHA provided a LAMP in the appendix?

	or	No
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N/A
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## **VI. ADMINISTRATIVE**

### **A. RESOLUTION ADOPTING THE ANNUAL MTW PLAN**

The resolution adopting the Annual MTW Plan is located in the Appendix Section.

### **B. BEGINNING AND ENDING DATES OF PLAN'S AVAILABILITY FOR PUBLIC REVIEW**

HACG provided this document for the public to review and to receive its comments regarding the document. The Annual MTW Plan was available for review and comment from **February 8, 2016 through March 9, 2016** at the following locations:

- The **Columbus Public Library**, 3000 Macon Road (2<sup>nd</sup> floor reference desk)
- HACG's **Central Office**, 1000 Wynnton Road (front desk)
- HACG's **Tenant Selection Office**, 1180 Martin Luther King, Jr. Boulevard (front desk)

All public comments **received prior to March 13, 2016** are included into this Annual MTW Plan.

### **C. DESCRIPTION OF ANY PLANNED OR ONGOING AGENCY DIRECTED EVALUATIONS OF THE DEMONSTRATION**

Attachment D of HACG's MTW Agreement obligates the Agency to introduce activities that address Legacy and Community Specific Authorizations: Rent Reform Controlled Study and Housing Choice Mobility Demonstration. In accordance with this obligation, HACG introduced MTW activities, Rent Reform (Farley) and Community Choice, which HUD approved in FY2014 and FY2015 respectively.

So in accordance with its evaluative obligations, HACG contracted with CSU's Social Research Center to evaluate the above-mentioned activities, as well as another HUD approved activity, Innovations to Reduce Homelessness.

Since the inception of that contract, CSU has dissolved the Social Research Center and the contract has been reworked as an agreement between HACG and CSU. Under this reworked agreement, CSU will continue the following:

- Evaluate the approved MTW Activities listed above
  - CSU collects data through the administration of annual surveys

- CSU collects data from HACG's software (HACG will provide reports)
- Provide a biennial report to HACG by August 15 – odd years
  - Report should include qualitative and quantitative results of activities, including results of survey data, moving patterns, and more
- Evaluate the newly approved NSV activity (totals 4 activity evaluations)
  - CSU is encouraged to remain on same reporting cycle as other activities
  - CSU is developing an evaluative tool for FY2017 utilization
    - CSU and HACG anticipates add NSV survey in the fall

**D. ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT (50075.1)**

HUD forms associated with this heading are located in the Appendix Section.

- HACG's 2015 ACC (with form 50075.1) was submitted to HUD April 2015;
- HACG is operating off of the 2013 ACC and 2014 ACC that was submitted to HUD on April 17, 2013 and April 8, 2014 respectively (see HUD Form 50075.02);
  - HACG received an approval letter from HUD dated November 3, 2013,
- Form 50075.1 for previous grants with open, unexpended funds are included in the Appendix Section

## APPENDIX SECTION



RESOLUTION NO. 3251

**A RESOLUTION APPROVING THE MOVING TO WORK (MTW) DEMONSTRATION PROGRAM'S FISCAL YEAR 2017 ANNUAL PLAN AND SUBMISSION OF SAID PLAN AND PLAN'S CERTIFICATION OF COMPLIANCE TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

**WHEREAS**, the Board of Commissioners of The Housing of Columbus, Georgia (HACG) by Resolution No. 3166 originally approved submission of a Moving to Work (MTW) Demonstration Application, Annual Plan and Certifications of Compliance to the Department of Housing and Urban Development; and

**WHEREAS**, HACG's MTW Application was approved and HACG entered into a Standard MTW Agreement with HUD on July 3, 2013; and,

**WHEREAS**, as part of the Standard MTW Agreement between HACG and HUD, an Annual Plan and Certifications of Compliance must be submitted to HUD for approval; and,

**WHEREAS**, HACG has prepared such a plan in accordance with HUD's rules, regulations and guidance; and,

**WHEREAS**, the proposed MTW FY 2017 Annual Plan was made available for public review and comment from February 8, 2016 to March 9, 2016 and public hearings/meetings were held on the proposed FY 2017 plan on February 15, 2016; and,

**WHEREAS**, HACG gave consideration to all comments received regarding said FY 2017 MTW plan;

**NOW THEREFORE BE IT RESOLVED** by the Board of Commissioners:

1. That HACG's FY 2017 MTW Annual Plan is approved;
2. The Chairman or Secretary/Chief Executive Officer is authorized to execute the Certifications of Compliance, and,
3. Submission of said Certifications and FY 2017 MTW Plan to HUD is authorized.

R. Larry Cardin  
Name of Authorized Official

R. Larry Cardin  
Signature

## Appendix B

OMB Control Number: 2577-0216  
Expiration Date: 5/31/2016

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

### Certifications of Compliance

Annual Moving to Work Plan  
Certifications of Compliance

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

#### Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan\*

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning July 1, 2016, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
3. The PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.
4. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
6. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

Attachment B

1

## Appendix B

OMB Control Number: 2577-0216  
Expiration Date: 5/31/2016

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105( a).
15. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

The Housing Authority of Columbus, Georgia  
PHA Name

GA 004  
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Larry R. Cardin  
Name of Authorized Official

Chairperson, HACG Board of Commissioners  
Title

Signature

March 23, 2016  
Date

\*Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

Attachment B  
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Appendix C

HOUSING AUTHORITY OF COLUMBUS, GEORGIA'S PUBLIC COMMENT PROCESS :		
Date	Action / Event	Attendance Total
Wednesday, January 27, 2016	Announcement of Housing Authority of Columbus, Georgia's (HACG) Annual Moving-to-Work (MTW) Plan Public Comment Period at Joint Presidents Council Meeting	25
Friday, February 5, 2016	Emailed HACG staff and affiliates a flyer announcing public hearing for staff to print and post in their work areas for general public and employee viewing	41 recipients
Friday, February 5, 2016	Printed and distributed flyers to various HACG staff for posting in rental offices, computer labs, Section 8 offices, employee break areas, and other conspicuous areas	40 flyers
Wednesday, February 10, 2016	Public Hearing published in the Ledger-Enquirer	Not Available
Friday, February 12, 2016	Reminder email sent to HACG staff to print and post flyer announcing Public Hearing in conspicuous areas for general public consumption	41 recipients
Monday, February 15, 2016	Public Hearing published in the Ledger-Enquirer	Not Available
Monday, February 15, 2016	<b>Public Hearing</b> on 2017 Annual MTW Plan held at 1006 Wynnton Road in HACG's BOC Room <b>at 10:00 a.m.</b>	14
	<b>Public Hearing</b> on 2017 Annual MTW Plan held at 1006 Wynnton Road in HACG's BOC Room <b>at 5:00 p.m.</b>	5
Tuesday, February 23, 2016	<b>Public Meeting</b> on 2017 Annual MTW Plan held with Program Coordinating Committee (PCC) Meeting at Warren Williams <b>at 10:00 a.m.</b>	24

Appendix C

PUBLIC HEARING - MONDAY, FEBRUARY 15, 2016 @ 10:00 a.m.		
Commenter	Comment / Question Received	HACG's Comment / Response
HACG Staff	Meeting facilitator opened meeting	Provided an abbreviated background and overview of the MTW Demonstration Program
HACG Resident	What will happen to disabled residents that pay straight rent? (HACG believes this question is the result of the unit conversion via the Rental Assistance Demonstration (RAD) Program, where HACG is converting its Public Housing units to PBV Section 8 assisted units utilizing RAD)	Meeting facilitator explained that nothing will change in how HACG operates and how HACG calculates rent - based on household income. HACG staff reminded the audience that elderly/disabled residents with fixed, stable income will continue to be recertified every 3 years, which should help many residents. She also pointed out that MTW and RAD are two separate programs and separate RAD meetings will be held with residents to address RAD concerns. HACG staff shared that they understood the concern of the resident
HACG Staff		Asked audience, majority EJ Knight residents, of their thoughts made to EJ Knight (clarification point: in 2009/10, HACG performed renovation work to the site (12 bldgs.) that included siding, roofing, windows, doors, electrical, and similar work)
HACG Resident	In response to HACG's inquiry, resident stated, 'they are very nice complexes; she loves the front porch with its nice view'	

Appendix C

**PUBLIC HEARING - MONDAY, FEBRUARY 15, 2016 @ 10:00 a.m.**

Commenter	Comment / Question Received	HACG's Comment / Response
HACG Resident	Continued responses included resident sharing that 'the stoves are old and that there are no vents over the stove'. He also stated that 'there are no dishwashers'.	HACG staff commented that planned renovations will total approximately 21 million dollars (clarification point: the investment is the result of bringing sites in-line with RAD requirements)
HACG Resident	Another resident responded to the inquiry with 'that she goes to Arbor Pointe (one of HACG's first mixed-income LIHTC Project) to visit friends and that their units are mansions [in comparison to EJ Knight units]'	Meeting facilitator reminded audience that the meeting focus is to go over the MTW Plan and to not get bogged down with relocation because there will be separate meetings for that topic. Facilitator also restated resident's "compliment" of the Cottages @ Arbor Pointe (Cottages) and identified the location of the property for those in the audience that may have been unaware of its location (clarification point: Arbor Pointe is the resulting product of HACG's mixed-income LIHTC redevelopment. The Cottages is a phase (II) of that redevelopment).
HACG Staff		
HACG Resident	Resident generally verbalized that he is 'Not pleased at all. [Housing Authority] put in 100,000 dollars before [earlier project] and it is still so cold [in my unit].'	HACG staff explained that the issue should be brought up to property manager to allow the maintenance staff to look into his concern. Staff continued that renovations completed at EJ Knight (2009/10) and Farley (2012/13) were energy-efficient improvement renovations.

Appendix C

PUBLIC HEARING - MONDAY, FEBRUARY 15, 2016 @ 10:00 a.m.		
Commenter	Comment / Question Received	HACG's Comment / Response
HACG Resident	Resident responded that the renovations 'wasn't what it was all cracked up to be'. He continued that the Housing Authority is more concerned with money than with the people and they [HACG] never thought to ask the people if it is too hot or too cold'.	HACG staff asked the male resident, "What type of heat do you have at EJ Knight?"  HACG staff reminded the audience that HACG held public meetings to discuss the renovations (clarification point: HACG held renovations meeting affecting EJ Knight prior to the start of renovations and are holding meetings to address RAD relocation concerns)
HACG Resident	Resident added, 'have to put a sheet over the door because the doors aren't [sealed] tight'.	HACG staff directed the resident and audience to speak with their property manager about issues so that HACG can have an opportunity to address the issues (follow-up: as a result of the information shared during the public hearing, HACG opened work-orders and replaced weather stripping, where appropriate, at EJ Knight Family).
HACG Resident	Resident raised a question about the 80% of income [and resident] not wanting to use it (HACG, in accordance with Public and Indian Housing (PIH) Notice 2014-12 (HA), has elected not to use its MTW flexibility since the Agency is converting its Public Housing units to Project-Based Voucher, Section 8 Assistance units and would have to meet the mandate once the process is complete)	HACG staff explained that 'flat rent is based on what the unit could bring in [monthly rent]. HUD sets it [the Fair Market Rent (FMR)]. So for example, a unit FMR may be \$600 dollars [and HACG] has to bring it to 80% of that (\$480). At a regional meeting [that I attended] with HUD, 40-50 Public Housing Authorities (PHAs) were present from Georgia and it was discussed that it is a regulation (mandate) put in place by HUD'.

Appendix C

PUBLIC HEARING - MONDAY, FEBRUARY 15, 2016 @ 10:00 a.m.		
Commenter	Comment / Question Received	HACG's Comment / Response
HACG Resident	Resident asked a follow-up question to her 80% question, '[What I want to] know [is] what percentage, 30% or 80%, of income is factored into rent?'	Meeting facilitator offered the following response, 'At annual, residents should have two choices; Income Based or Flat Rent, which h is still based on 30% of household income'. Facilitator reiterated that the 80% number applies to the FMR, not the residents' household income.  Multiple members of HACG's staff shared that it 'depends on what your income is and it may benefit you to look at both scenarios'
HACG Resident	Resident continued with a follow-up question and asked 'is there a cap, when does it stop?'	Meeting facilitator further explained that HACG can only increase the current rent being paid by 35%, so residents may want to go with the flat rent as opposed to the income-based rent. HUD's mandate is to phase the flat rent to 80% of the FMR, which HUD sets annually. Further explained to the audience is that PHAs can only increase the rent being paid by 35% at a time, so it will take some time for residents to get to the full 80%.  HACG staff shared that rarely does it [FMR] go down, but usually trickles up each time  Meeting facilitator acknowledged that he did not know if there was a cap, and shared that if there is not a cap, increases will happen on an annual basis (follow-up: staff has not found a cap as of 3/1/2016)



**Appendix C**

<b>PUBLIC HEARING - MONDAY, FEBRUARY 15, 2016 @ 10:00 a.m.</b>		
<b>Commenter</b>	<b>Comment / Question Received</b>	<b>HACG's Comment / Response</b>
HACG Resident	Resident asked if that [cap] was for income based [rent] too	HACG staff explained what elements are included in the household income calculation, as well as defined that the 80% factor applies to the FMR, no the income-based rent calculation (which is still 30%).
HACG Resident	Resident followed-up with a clarifying question, 'What I'm trying to say is what about income?'	HACG staff reminded the audience that 'they [the residents] have to decide what [rent option] is best for you [them]'.
HACG Resident	Resident stated that 'She won't be smiling about it. She pays her bills and doesn't want to be kept in the dark about it [what the rent percentage is] and whether or not they will stay or move out'.	HACG staff encouraged residents to talk with their respective manager to gain a clearer understanding of the different percentages being used
HACG Staff		Meeting facilitator provided an abbreviated overview and status update of MTW Activities - existing and requested activities
HACG Staff	Simplify Utility Allowance (UA) Calculation (re-proposal) Activity	HACG staff initiated points of clarification for the need to re-propose and "modify" the activity - 'Issues arise when [a resident was] given an amount and couldn't qualify for unit even if [the resident was] over just 10 dollars. So [HACG, the resident, and landlord] would have to start the process over. Now [the UA chart] looks at who pays and it is based on bedroom size. Eventual use simplified with Public Housing (PH) and Mixed use pending HUD approval'

Appendix C

PUBLIC HEARING - MONDAY, FEBRUARY 15, 2016 @ 10:00 a.m.		
Commenter	Comment / Question Received	HACG's Comment / Response
HACG Staff		Meeting facilitator provided an overview status of the RAD Program, Low-Income Housing Tax Credit (LIHTC) Program, and self-sufficiency programs. . .
HACG Staff		Meeting facilitator shared that closings for RAD units are planned for late February, early March for Ashley Station and former PH units being converted from PH units to PBV units. Facilitator shared that Columbus Commons (the old BTW site) should be closing soon, so the community may see activity in that area soon. Facilitator also shared that Arbor Pointe's conversion is complete and HACG is working on its next LIHTC application for Warren Williams. Further, the facilitator shared that Patriot Pointe is about 33% occupied. The facilitator informed the audience that HACG will continue its Family Self-Sufficiency (FSS) Program and continue to search for grants and other opportunities to bring to residents
HACG Staff		HACG's Director of Public Housing Operations announced that the department will hold RAD meetings to update the conversion status and what it [the conversion] means for the residents and the site
HACG Resident	Resident stated she is busy with doctors' appointments and can't always attend [day time meetings]	HACG's Director of Public Housing Operations shared that information will be distributed for the meetings, so she will get the information.

Appendix C

PUBLIC HEARING - MONDAY, FEBRUARY 15, 2016 @ 10:00 a.m.		
Commenter	Comment / Question Received	HACG's Comment / Response
HACG Resident	Resident asked about the self-sufficiency programs	Meeting facilitator yielded to the attending Resident Opportunities for Self-Sufficiency (ROSS) Services Program Coordinator who went over the ROSS program and how the program partners with local businesses to provide services for residents. The coordinator provided brief examples of partnerships: Columbus Tech, Open Door, and Columbus State University (CSU) and offered to meet with resident after the meeting
Resident Advisory Board (RAB) Member	Member raised an issue concerning residents at the Cottages, stating that the residents have no place to go for after hours gatherings. She shared that the rental office is locked and the patio/courtyard is uncovered, so that location [patio/courtyard] is not ideal when the weather is cold, wet, or too hot for residents to gather in the evening.	Staff stated that they will direct the comment to HACG's Housing Enterprise Director to discuss options (follow-up, meeting facilitator discussed public comment with HACG's Housing Enterprise Director and learned that the director has discussed this issue with the Cottages Resident Council at length. The Director shared that the area of concern includes a trellis, which was built for vines (vines were not added because vines are defined as vegetation and could draw a level 3 inspection citing). Meanwhile, Saturday access is under review.
HACG Resident	Resident posed question of HUD Programs, 'if [is] there will be a monopoly?'	Meeting facilitator shared that HUD provides rental assistance to PHAs across the nation and to private developers constructing affordable market units, so there is an inherent monopoly for the rental assistance programs - as there is no known competitor providing rental assistance in the same or similar manner

Appendix C

PUBLIC HEARING - MONDAY, FEBRUARY 15, 2016 @ 10:00 a.m.		
Commenter	Comment / Question Received	HACG's Comment / Response
HACG Resident	Resident asked 'what happens to straight (flat) rent [payers]?'	HACG staff explained that the authority works with the income of the household and charges rent based on it [household income]. She also elaborated that there are multiple players in the game [affordable housing] and provided some examples, such as HUD, IRS, and GA Department of Community Affairs (DCA), of interested parties that monitor income and rent information to ensure that it is submitted properly
HACG Resident	Other questions were raised back to the 80% FMR being increased	HACG staff explained [that the] goal is for residents to be sufficient and [it is] not [to] force them (residents) out of housing [but to] allow [residents] to move forward HACG staff reiterated, 'Y'all [all residents] should be offered Income-Based and Flat Rent [options] at every reexamination.'
HACG Resident	Resident stated when [she] signed [her] new lease they [her and her spouse] weren't given the option	HACG staff shared that [they] can continue [the] conversation with Tashee (Director of Public Housing Operations) afterwards. There were no further questions

**Appendix C**

**PUBLIC HEARING - MONDAY, FEBRUARY 15, 2016 @ 5:00 p.m.**

Commenter	Comment / Question Received	HACG's Comment / Response
HACG Staff	Opened meeting	Provided an abbreviated background and overview of the MTW Demonstration Program
HACG Resident	Resident stated [that] she wasn't aware of what [the] MTW program is	Meeting facilitator shared that before [prior to MTW status] there were three pots of money that were allocated to PH, Section 8, and Capital Funds [Programs]. With [the] MTW designation, PHAs are able to bring the funds together to improve the housing services with less regulations on how the money is spent. Therefore, the designation allows HACG to do more to see what works in terms of housing processes and delivery of services.
HACG Staff		Staff shared [that] only 39 of over 3,500 PHAs have received the MTW designation
HACG Resident	Resident stated her landlord keeps her up-to-date with everything	Meeting facilitator provided an abbreviated overview and updated status of MTW Activities - existing and requested  Meeting facilitator provided an overview and update of the RAD, LHTC, and self-sufficiency programs

Appendix C

PUBLIC HEARING - MONDAY, FEBRUARY 15, 2016 @ 5:00 p.m.		
Commenter	Comment / Question Received	HACG's Comment / Response
HACG Staff		Meeting facilitator asked what the attendees thought about the upgrades at EJ Knight
HACG Resident	Resident stated "[that] it (EJ Knight) is gorgeous and she actually wrote a letter about the upgrades. <u>(clarification point: resident lives in the family portion, which was renovated in 2009/10)</u>	
HACG Staff		Meeting facilitator asked whether or not attendees were staying warm <u>(clarification point: issue was raised in the previous meeting, so HACG wanted to know if there were others with the same or similar experiences)</u>
HACG Resident	Resident stated there isn't any issues and that she is just waiting to see what happens with RAD. She heard that there will be upgrades to the kitchen and that the patio will be enclosed and that there will be washer and dryer hookups. She also heard that the renovations would begin in July then October and then January and now February	Meeting facilitator apologized for the moving target dates, but assured the resident that she is being kept in the loop. Facilitator also shared that some things are out of the control of HACG with regard to the timing of the process
HACG Staff		HACG staff provided an overview of a potential contractor that specializes in renovation work without having to relocate residents. He also notes that none of the options are official until closing, which is awaiting HUD's approval. He closed stating that there will be about 21 million dollars in renovations to HACG sites as a result of the RAD conversion

**Appendix D**

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, 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		Grant Type and Number		FFY of Grant: 2013	
PHA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: GA06P004501013		FFY of Grant Approval: 2013	
Date of CFPP:		Replacement Housing Factor Grant No:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: )	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised <sup>1</sup>	Obligated	Total Actual Cost <sup>1</sup> Expended
1	Total non-CFP Funds				
2	1406 Operators (may not exceed 20% of line 21) <sup>3</sup>	202,707	202,707	202,707	202,707
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	202,707	202,707	202,707	202,707
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	166,028	166,028	166,028	166,028
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	1,455,629	1,455,629	1,455,629	1,455,629
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

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

# Appendix D

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, 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

<b>Part I: Summary</b>		FFY of Grant: 2013	
PHA Name: Housing Authority of Columbus, Georgia		FFY of Grant-Approval: 2013	
Grant Type and Number Capital Fund Program Grant No.: GA06P004501013 Replacement Housing Factor Grant No: Date of CFPP:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: )		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	2,027,071	2,027,071
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		Signature of Public Housing Director	
Date		Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
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Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, 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		Federal FFY of Grant: 2013						
PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number						
Capital Fund Program Grant No: GA08P004501013		Capital Fund Program Grant No: GA08P004501013						
CEFP (Yes/ No):		Replacement Housing Factor Grant No:						
Development Number 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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>3</sup>
All Amps		Operations	1406		202,707	202,707	202,707	202,707
BTW GA004000020		Managements Improvements	1408					
BTW GA004000020		Staff training, consultants			0	0		
		Administration	1410					
		Admin. Fee			202,707	202,707	202,707	202,707
PHA Wide		Cost & Fees	1430					
PHA Wide		5 Modernization Site Inspectors	1430		166,028	166,028	166,028	166,028
		Move to Work	1492					
		Redevelopment of BTW			1,455,629	1,455,629	1,455,629	1,455,629
		Management Improvements (site staff training, consultants)						
		Architect & Engineering Fees, 3 MOD Inspectors						
		Floor Tile Abatement						
		Section 8 Landlord HAP Payment						
		TOTAL			2,087,085	2,027,071	2,027,071	2,027,071

**Appendix D**

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

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

Development Number Name: PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)				All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original End Date		Actual Obligation End Date		Actual Expenditure End Date		
	Original Date	Actual End Date	Original Date	Actual End Date	Original Date	Actual End Date	
	9/08/2015				9/08/2017		

<sup>1</sup> Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

Part I: Summary		FFY of Grant: 2014	
PHA Name: Housing Authority of Columbus, Georgia		FFY of Grant Approval: 2014	
Grant Type and Number Capital Fund Program Grant No: GA06P004E01014			
Replacement Housing Factor Grant No: Date of CFP:			
Type of Grant			
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost	Total Actual Cost <sup>1</sup>
Line		Original	Obligated
1	Total non-CFP Funds		Expended
2	1406 Operations (may not exceed 20% of line 21) <sup>2</sup>		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Unliquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demolition	2,212,993	2,212,993
16	1495.1 Relocation Costs		
17	1499 Development Activities <sup>4</sup>		1,959,147

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

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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

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

<b>Part I: Summary</b>		FFY of Grant: 2014	
PHA Name: Housing Authority of Columbus, Georgia		FFY of Grant Approval: 2014	
Grant Type and Number Capital Fund Program Grant No.: GA067004501014 Replacement Housing Factor Grant No: Date of CEFP:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
		Revised <sup>2</sup>	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	2,212,993	1,959,147
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		
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>	
<b>Date</b>		<b>Date</b>	

<sup>1</sup>To be completed for the Performance and Evaluation Report.  
<sup>2</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RIE funds shall be included here.

**Appendix D**

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, 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		Federal FY of Grant: 2014					
PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No.: GA06P004501014					
		CFFP (Yes/No): Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
				Revised <sup>1</sup>			
	1492 Moving to Work Demonstration	1492		2,212,993	2,212,993	1,959,147	In Progress
	Capital Funds will be expended on the following areas: Physical Improvements, Management Improvements, PHA-Wide Non-Dwelling Structures and Equipment, Administration, Operations, Fees & Costs, and Section 8 Landlord payments. Capital Funds will be expended on costs associated with the Booker T. Washington (BTW) (GA004000402) redevelopment. Phase I of the project include, but are not limited to demolition, relocation, consultants, non-dwelling structures and equipment, and other reasonable and necessary costs (see short-term goals and objectives). Capital Funds will be expended on site software and fiber optic cables agency wide.						
	<b>TOTAL</b>			2,212,993	2,212,993	1,959,147	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

**Appendix D**

Capital Fund Program, 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 III: Implementation Schedule for Capital Fund Financing Program				Federal FFY of Grant: 2014
Development Number Name:PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	
	05-13-2014		05-12-2018	

<sup>1</sup> Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**Appendix D**

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

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

<b>Part I: Summary</b>		FFY of Grant: 2015
PHA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: CA06P004501015	FFY of Grant Approval: 2015
	Replacement Housing Factor Grant No. Date of CFFP:	
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: )
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Final Performance and Evaluation Report
Line	Summary by Development Account	Total Estimated Cost
		Original
		Revised <sup>2</sup>
		Obligated
		Total Actual Cost: <sup>1</sup>
1	Total non-CFFP Funds	
2	1466 Operations (may not exceed 20% of line 21) <sup>3</sup>	
3	1468 Management Improvements	
4	1410 Administration (may not exceed 10% of line 21)	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment—Nonexpendable	
12	1470 Non-dwelling Structures	
13	1475 Non-dwelling Equipment	
14	1485 Demolition	
15	1492 Moving to Work Demonstration	2,231,506
16	1495.1 Relocation Costs	1,386,079
17	1499 Development Activities <sup>4</sup>	1,362,799

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

# Appendix D

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

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

<b>Part I: Summary</b>		FFY of Grant: 2015	
PIA Name: Housing Authority of Columbus, Georgia		FFY of Grant Approval: 2015	
Grant Type and Number Capital Fund Program Grant No.: GA069004510115 Replacement Housing Factor Grant No: Date of CFFP:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Summary by Development Account		Total Actual Cost:	
Line		Original	Expended
18a	1501 Collateralization or Debt Service paid by the PHIA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	2,231,506	1,362,799
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		
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>	
<b>Date</b>		<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RIF funds shall be included here.



## Appendix D

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

Part II: Supporting Pages		Federal FFY of Grant: 2015						
PHIA Name: Housing Authority of Columbus, Georgia	Grant Type and Number Capital Fund Program Grant No: GA06904501015 CFPP (Yes/No): Replacement Housing Factor Grant No:							
Development Number 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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	1492 Moving to Work Demonstration Capital Funds will be expended on the following areas: PHA-Wide Physical Improvements, Site Improvements, Management Improvements, Non-Dwelling Structures and Equipment, Relocation, Administration, Operations, Fees & Costs, and Section 8 Landlord payments. Capital Funds will be expended on costs associated with the Booker T. Washington (BTW) (GA00400402) redevelopment. Phase II of the project include, but are not limited to demolition, relocation, consultants, non- dwelling structures and equipment, and other reasonable and necessary costs (see short-term goals and objectives). Wilson Homes exterior door and window replacement. Cnty Homes exterior door and window replacement. Capital Funds will be expended on site software and fiber optic cables agency wide.	1492		2,231,506		1,386,079	1,362,799	In Progress
	TOTAL			2,231,506		1,386,079	1,362,799	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

## Appendix D

Capital Fund Program, 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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Columbus, Georgia					
Development Number Name:PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant: 2015
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
	04-13-2015		4-12-2019		

<sup>1</sup> Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9) of the U.S. Housing Act of 1937, as amended.

**Appendix D**

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

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

Part I: Summary		FFY of Grant: 2015		
PHA Name: Housing Authority of Columbus, Georgia		FFY of Grant Approval: 2015		
Grant Type and Number Capital Fund Program Grant No: GA06R004501015 Replacement Housing Factor Grant No: Date of CFFP:				
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: )		
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost <sup>1</sup> Expended
1	Total 000-CFF Funds			
2	1466 Operations (may not exceed 20% of line 21) <sup>2</sup>			
3	1468 Management Improvements			
4	1410 Administration (may not exceed 10% of line 21)			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465 1 Dwelling Equipment—Nonexpendable			
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities <sup>4</sup>			42,025

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> REF funds shall be included here.

# Appendix D

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

<b>Part I: Summary</b>		FFY of Grant: 2015	
PHA Name: Housing Authority of Columbus, Georgia		FFY of Grant Approval: 2015	
Grant Type and Number Capital Fund Program Grant No.: GA-0680004501015			
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"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated     Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	42,025	
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 - Self Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>	
<b>Date</b>		<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for operations.  
<sup>4</sup> REEF funds shall be included here.

**Appendix D**

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

U.S. Department of Housing and Urban Development  
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Part II: Supporting Pages		Federal FFY of Grant: 2015						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Grant Type and Number Capital Fund Program Grant No: GA06R04501015 CFFP (Yes/No): Replacement Housing Factor Grant No:	Development Account No.	Total Estimated Cost		Total Actual Cost		Status of Work
				Quantity	Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	
GA 0040002 BTW	Development Activities		1499	42,025				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Office of Public and Indian Housing  
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Expires 4/30/2011

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

Part III: Implementation Schedule for Capital Fund Financing Program					Federal FFY of Grant: 2015
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
	04-13-2015		4-12-2019		

<sup>1</sup> Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1957, as amended.

# Appendix D

U.S. Department of Housing and Urban Development  
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Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Part E: Summary		FFY of Grant: 2015	
PHA Name: Housing Authority of Columbus, Georgia		FFY of Grant Approval: 2015	
Grant Type and Number Capital Fund Program Grant No: GAAR00402015			
Replacement Housing Factor Grant No: Date of CFP:			
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>2</sup>
		Revised <sup>1</sup>	Expended
		Obligated	
1	Total non-CFP Funds		
2	1426 Operations (may not exceed 20% of line 21) <sup>3</sup>		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures		
11	1465 I Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495 I Relocation Costs		
17	1499 Development Activities <sup>4</sup>		429,716

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

# Appendix D

U.S. Department of Housing and Urban Development  
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Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

<b>Part I: Summary</b>		FFY of Grant: 2015	
PHA Name: Housing Authority of Columbus, Georgia		FFY of Grant Approval: 2015	
Grant Type and Number Capital Fund Program Grant No.: GAO68004502015 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Actual Cost*	
Line	Original	Revised <sup>1</sup>	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	429,716	
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		Signature of Public Housing Director	
Date		Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for operations.  
<sup>4</sup> REIF funds shall be included here.







**Appendix D**

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

<b>Part E: Summary</b>		Grant Type and Number		FFY of Grant: 2016	
PIHA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: GA01P00430116		FFY of Grant Approval: 2016	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
<b>Type of Grant</b>		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no. )	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Development Account		Summary by Development Account		Total Estimated Cost	
Line		Original	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>
1	Total non-CFF Funds				Expended
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	2,331,461			
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PIHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> REF funds shall be included here.

# Appendix D

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

U.S. Department of Housing and Urban Development  
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<b>Part I: Summary</b>		FFY of Grant: 2016	
PHA Name: Housing Authority of Columbus, Georgia		FFY of Grant Approval: 2016	
Grant Type and Number Capital Fund Program Grant No.: G601P00450116 Replacement Housing Factor Grant No: Date of CFFP:			
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
18a	1501 Collateralization or Debt Service paid by the PHA	Original	Obligated
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	2,331,461	
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		
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>	
<b>Date</b>		<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RIFIF funds shall be included here.

**Appendix D**

U.S. Department of Housing and Urban Development  
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Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Part II: Supporting Pages		Federal FFY of Grant: 2016						
PHA Name: Housing Authority of Columbus, Georgia		Grant Type and Number Capital Fund Program Grant No.: GA01P00450116 CFPP (Yes/No): Replacement Housing Factor Grant No.:		Total Estimated Cost		Total Actual Cost		Status of Work
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>3</sup>	
				1492 Moving to Work Demonstration	1492			
	Capital Funds will be expended on the following areas: PHA-Wide Physical Improvements, Site Improvements, Management Improvements, Non-Dwelling Structures and Equipment, Relocation, Administration, Operations, Fees & Costs, and Section 8 Landlord payments. Capital Funds will be expended on costs associated with the project development for the Rental Assistance Demonstration (RAD) properties to include: property condition assessments, environmental reviews and consultants for developing tax credit applications, renovation and improvements to dwelling units and amenities, site improvements to include erosion controlling retaining walls, hazardous material abatement, fiber optic links for information technology, sewer line repair and replacement, and relocation costs. Booker T. Washington (BTW) (GA 004000402) redevelopment. Phase II of the project includes demolition, consultants, non-dwelling structures and equipment, and other reasonable and necessary costs. Carty Homes exterior door and window replacement. Capital Funds will be expended on site software and fiber optic cables agency wide.							
<b>TOTAL</b>				2,331,461				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



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U.S. Department of Housing and Urban Development  
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Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Part I: Summary		Grant Type and Number		FFY of Grant: 2016	
PIA Name: Housing Authority of Columbus, Georgia		Capital Fund Program Grant No: GA01R00450116		FFY of Grant Approval: 2016	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Original		Total Estimated Cost Revised <sup>2</sup>	
Line				Obligated	Total Actual Cost <sup>1</sup> Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1413 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465 I Dwelling Equipment—Nonspendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495 I Relocation Costs				
17	1499 Development Activities <sup>4</sup>		43,694		

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PIA's with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RIF: funds shall be included here.

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U.S. Department of Housing and Urban Development  
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Annual Statement/Performance and Evaluation Report  
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Capital Fund Financing Program

<b>Part I: Summary</b>		FFY of Grant: 2016	
PHA Name: Housing Authority of Columbus, Georgia		FFY of Grant Approval: 2016	
Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No.: GA01R00450116 Date of CFFP:			
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant <input type="checkbox"/> Reserve for Disasters/Emergencies		Total Estimated Cost	
Summary by Development Account		Original	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	43,694	
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		
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>	
Date		Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.





