

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

**Small PHA Plan Update
Annual Plan for Fiscal Year: 2002**

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Vidalia

PHA Number: GA 145

PHA Fiscal Year Beginning: October/2001

PHA Plan Contact Information:

Name: Robert T. Kelley

Phone: 912-537-4885

TDD: 912-526-8504

Email (if available): rkelley@cybersouth.com

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

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

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

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

**Annual PHA Plan
Fiscal Year 2002**
[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year’s PHA Plan that are not covered in other sections of this Update.

Continued conversion of Development 002 units to total electric, changing heating systems to central heat and air, hot water heaters, and electrical stoves.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. x Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 197,035

C. x Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment (included with plan)

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment (included with plan)

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

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

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. x Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

- B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ 27,026

- C. x Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

- D. x Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

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

- 2. If yes, the comments are Attached at Attachment (File name)

- 3. In what manner did the PHA address those comments? (select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
 Yes No: below or
 Yes No: at the end of the RAB Comments in Attachment _____.
 - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA’s consideration is included at the at the end of the RAB Comments in Attachment _____.
 - Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

- 1. Consolidated Plan jurisdiction: State of Georgia

- 2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

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

3. PHA Requests for support from the Consolidated Plan Agency

- Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: Need affordable housing .

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation/Amendment/Modification from the 5-year Plan: If a significant deviation/amendment/modification of this plan is anticipated, the PHA will be required to have this deviation/amendment/modification approved by HUD. A significant deviation/amendment/modification is a change in information provided by the PHA in its approved Five Year Plan. A significant deviation/amendment/modification is significant changes that would be made in the PHA’s mission, goals and objectives. Altering the mission, goals and objectives but keeping the basic intent of each will not be considered a significant deviation/amendment/modification.

B. Significant Amendment or Modification to the Annual Plan:

If a significant deviation/amendment/modification of this plan is anticipated, the PHA will be required to have this deviation approved by HUD. A significant deviation/amendment/modification is a change in information provided by the PHA in its approved Annual Plan. A significant deviation/amendment/modification is when the PHA’s housing needs or strategies for meeting these needs changes substantially, or the PHA anticipates substantial changes to its planned use of financial resources. Altering the needs or strategies for meeting these needs, but keeping the basic intent of each will not be considered a significant deviation. A substantial deviation/amendment/modification of financial resources would be a change of twenty percent (20 %) of the total budget amount of each Capital Fund Grant program or each

Operating Budget, or each Drug Elimination program. The reason the percentage is set at twenty percent is the fact that the PHA has to prepare estimated budgets a year in advance in order to have the Annual and Five Year Plan processed in accordance with the Federal Regulations.

Attachment A

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	<i>Supporting Document</i>	Related Plan Component
x	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
x	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
x	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
x	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
x	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
x	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Any policy governing occupancy of Police Officers in Public Housing x check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	<i>Supporting Document</i>	Related Plan Component
x	Public housing rent determination policies, including the method for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
x	Schedule of flat rents offered at each public housing development x check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
x	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
x	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
x	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
x	Public housing grievance procedures x check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
x	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
x	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
x	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
x	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
x	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) X check here if included in the public housing A & O Policy	Pet Policy
x	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

List of Supporting Documents Available for Review		
Applicable & On Display	<i>Supporting Document</i>	Related Plan Component
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

ATTACHMENT B

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Housing Authority of the City of Vidalia		Grant Type and Number Capital Fund Program:GA06P14550101 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2001	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)				
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration	5,054				
5	1411 Audit					
6	1415 liquidated Damages					
7	1430 Fees and Costs	24,602				
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	167,379				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1498 Mod Used for Development					
19	1502 Contingency					
20	Amount of Annual Grant: (sum of lines 2-19)	197,035				
21	Amount of line 20 Related to LBP Activities					

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHA Name: Housing Authority of the City of Vidalia		Grant Type and Number Capital Fund Program: GA06P14550101 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: FY 2001
<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
22	Amount of line 20 Related to Section 504 Compliance			
23	Amount of line 20 Related to Security			
24	Amount of line 20 Related to Energy Conservation Measures			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Vidalia			Grant Type and Number Capital Fund Program #: GA06P14550101 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FY 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	Operations	1406		0				
	Administration	1410		5,054				
GA145-2	Pay miscellaneous cost of modernization	1410		5,054				
GA145-1								
GA145-5								
	Fees and Cost	1430		24,602				
GA145-2	Architectural Fees	1430		6,922				
GA145-1								
GA145-5	Inspection Costs	1430		17,680				
	Dwelling Structures							
GA145-2	Convert apts to total electric, replace heating system w/central heat and air, pads and cages, build mechanical closets, replace gas water heaters with electrical water heaters, upgrade electrical system accomodate new electrical devices.	1460	15	167,379				
GA145-1								

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Vidalia		Grant Type and Number Capital Fund Program #: GA06P14550101 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FY 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
GA145-5								

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Vidalia		Grant Type and Number Capital Fund Program:GA06P14550100 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: FY 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	9,896			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	37,344		21,802	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	146,643			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	193,883		21,802	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Housing Authority of the City of Vidalia	Grant Type and Number Capital Fund Program: GA06P14550100 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: FY 2000
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Original Annual Statement
 Performance and Evaluation Report for Period Ending: 3-31-01
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Vidalia	Grant Type and Number Capital Fund Program #: GA06P14550100 Capital Fund Program Replacement Housing Factor #:	Federal FY of Grant: FY 2000
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	Operations	1406		0				
	Administration	1410		9,896				
GA145-2	Pay miscellaneous cost of modernization	1410		9,896				
GA145-1								
GA145-5								
	Fees and Cost	1430		37,344		21,802		
GA145-2	Architectural Fees	1430		14,665				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary								
PHA Name: Housing Authority of the City of Vidalia			Grant Type and Number Capital Fund Program:GA06P14550100 Capital Fund Program Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2000	
<input type="checkbox"/> Original Annual Statement			<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-01			<input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost			
GA145-1	Consultant Fees	1430		5,000				
GA145-5	Inspection Costs	1430		17,679				
	Dwelling Structures			146,643				
GA145-2	General Demolition	1460	10	3,460				
	CHA pads and cages	1460	10	5,645				
	Sheetrock damaged kitchen ceilings	1460	10	7,500				
	Build mechanical closets	1460	10	8,970				
	Paint ceilings and closets	1460	10	3,000				
	Replace interior plastic water lines	1460	10	18,520				
	Replace Gas heat system with CHA	1460	10	67,500				
	Rewire electrical system for H/W, Stove, CHA	1460	10	7,500				
	Install new kitchen cabinets	1460	10	17,395				
	Install energy efficient electrical H/W heater	1460	10	6,000				
	Punch list	1460	10	1,153				
GA145-1								
GA145-5								

ATTACHMENT C

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
GA145-1	Mercer	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace damaged sidewalks Replace curbs, gutters, Drives, and parking pads, Remove deteriorated trees, Install adequate security lighting, Install new scrubbery, grassing, and major regrading around buildings and at street to correct erosion, landscape, Masonry cleaning and pressure washing, Pay cost of advertising salary of mod coordinator, misc. cost of mod; Architectural, Engineering, and consultant Fees, inspection cost.	24,000 5,400 3,750 40,000 2,200 9,500 31,385	When funds become available for these 30 units.
Total estimated cost over next 5 years	116,235	

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
GA145-2	Dickerson	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Work for 30 units		Working with FY 2001 and FY 2002 to replace every thing involved with heating system and conversion to total electric units. The remainder depends on fund availability, and priority set by Board of Directors.
Replace interior water line plastic piping	45,000	
Install new clothes washer box	6,000	
Convert all units to total electric, remove all gas lines, repair roofs where flues taken out, build mechanical closets, install CHA system w/cages and pads, install electrical H/W heaters	49,305	
Install electrical ranges	12,000	
Remove and replace where needed kit cabinets after water line replacement	35,000	
Replace damaged sheetrock in ceilings	21,000	
Construct one hr fire separation in attic between apt units	30,000	
Increase attic insulation to R-30 rating	11,250	
Replace all interior and exterior doors	15,000	
Install double paned windows w/screens,	51,000	
Remove deteriorated trees	6,600	
Install playground equipment, landscape, masonry cleaning and pressure washing	58,300	
Relocation of tenants	15,000	
Pay cost of advertising salary of mod coordinator, misc. cost of mod; Architectural, Engineering, and consultant Fees, inspection cost, and other associated costs.	14,946	
	40,398	
Total estimated cost over next 5 years	410,799	

CFP 5-Year Action Plan	
<input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement	

Development Number	Development Name (or indicate PHA wide)		
GA145-5	Mercer/ Brice/ Dickerson II		
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)	
Install double pane windows w/screens Install interior door frames Replace all interior and exterior doors and hardware Finish carpentry-shelves, window sills, curtain supports Insulate all exterior walls and install sheetrock on all walls Replace LBP porch columns Install new plumbing and Modernize all bathrooms to include having showers and ceramic tile Remove kitchen cabinets, backsplash, and rangehood and replace after plumbing completed Convert two units for the hearing and vision impaired Convert four units to be handicapped accessible including hand rails where needed Make all elderly units handicapped visitable Replace damaged sidewalks, curbs, gutters, drives and parking pads where needed Install new apt numbers, security lighting, and fencing Remove all deteriorated trees, landscape and install new scrubbery, grassing, and major re-grading around buildings and at street to correct erosion Install playground equipment Masonry cleaning and pressure washing Relocate residents Pay cost of advertising salary of mod coordinator, misc. cost of mod; Architectural, Engineering, and consultant Fees, inspection cost, and other associated costs.	75,000 40,000 62,500 17,500 170,500 50,000 194,500 40,000 2,400 93,900 32,000 28,500 24,250 61,500 55,000 5,500 25,000 23,750 122,515	As funds become available to repair these 50 units.	
Total estimated cost over next 5 years	1,124,315		

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
HA-WIDE	PHA WIDE	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace all outdated computers and equipment	9,000	When funds become available.
Replace 1989 truck	18,000	
Purchase small John Deer front end loader w/backhoe	32,000	
Construct new community building and parking lot.	153,840	
Total estimated cost over next 5 years	212,840	

ATTACHMENT D

PHA Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Section 1: General Information/History

- A. Amount of PHDEP Grant \$ 27,026
- B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X
- C. FFY in which funding is requested 2002
- D. **Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The Housing Authority intends to continue to contract with the Vidalia Police Department for a police officer(s) and equipment for the Authority. This program with the city has been very successful in keeping crime out of our authority. This officer(s) constantly contact our residents and children to see how they are doing and if they have any problems. Our program has been a complete success.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Mercer	30	69
Dickerson	30	14
Mercer/Brice/Dickerson II	50	102

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

12 Months _____ 18 Months _____ 24 Months X

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1995	-					
FY 1996	55,000	GA06DEP1450196	0			
FY 1997	-					
FY1998	50,000	GA06DEP1450198	0			
FY 1999	25,000	GA06DEP1451499	0			

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

As previously stated, the Authority will contract with the Vidalia Police Department to provide police officer(s) to work in and around the authority. Our goals are to keep stand around people who do not belong on authority property out, keep people from sourrounding

neighborhoods that are not visiting someone out, to make contact with our residents and children, and keep crime in our developments down as much as possible.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FFY_2002____ PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	27,026
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	27,026

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 – Reimbursement of Law Enforcement					Total PHDEP Funding: \$ 27,026		
Goal(s)	Keep stand around people and people from surrounding areas out of authority area, enforce laws and rules of authority						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Sign contract with city			11-1-01	10-31-02	27,026		Daily-Weekly-Monthly reports
2.							
3.							

9115 - Special Initiative					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9116 - Gun Buyback TA Match	Total PHDEP Funding: \$
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Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9130 – Employment of Investigators					Total PHDEP Funding: \$		
Goal(s)							
Objectives							

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 – Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Required Attachment __E__: Resident Member on the PHA Governing Board

1. Yes x No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires):

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

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

x the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: 8-1-01

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Ronnie Dixon, Mayor of the City of Vidalia

Required Attachment ____ F ____ : Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

1. Tammy Jones, 910 Morris Street
2. Gloria Dupree, 903 E. Second Street
3. Tonia Kinchen, 502 Winona Street
5. Daffyne Tillman, 801 Morris Street

ATTACHEMENT G

COMMENTS OF RESIDENT ADVISORY BOARD & EXPLANATION OF PHA RESPONSE

No Resident Advisory Board member attended the meetings of the Resident Advisory Board or Public Hearing.

ATTACHMENT H

RESPONSE TO RESIDENT SURVEY

The Housing Authority of the City of Vidalia has 110 apartment units. At the time the survey was sent to the residents of this authority, there were 100 occupied units and 10 units coming on line from a Modernization Project. According to the survey results there were 16 responses. This equates to a 16% response rate. This Authority has to respond to two areas that scored below 70%, a threshold set administratively by HUD administrators.

SAFETY – In the survey sent out there were twelve (12) questions about safety. Of the 12 questions five (5) were not scored (NS) (42%) which left seven (7) questions that received some type of response. This Authority has had a Drug Elimination Grant for the last several years. This program has been quite successful in reducing crime and incidents in and around Authority property. This Authority has to do a survey each year as part of the responsibility to this grant and the results differ substantially from the survey performed by HUD and HUD contractors.

As an example - the first question of the HUD survey asked is “How safe do you feel: in your unit/home?” This Authority’s average score by HUD is 70.3%. Our survey, which had a 43% response rate, asked the question “How safe do you feel alone at night in your home?”. Ninety three percent (93%) stated that they felt Safe. There appears to be at least a 20% difference in the same question.

The two questions that scored the lowest (43.8% ea.) of the Safety section were “Do you think any of the following contribute to crime in your development? Bad lighting” and “Are you aware of any crime prevention programs available to residents (for example, Neighborhood Watch, Block Watch, community Policing, Tenant Patrol, or Street Patrol)?”. To respond to the first question this Authority is concerned with the question as well as several questions in the SAFETY portion of the survey that start out with “Do you think any of the following contribute to crime in your development?” This is automatically telling the tenant that there is crime there and which of following do you think this is causing it. One of the first things taught in any College Statistics Class is that a survey is only as good as its questions. The questions are to be worded so as not to prejudice the answer. This question prejudiced the result by assuming there is crime in our developments. Therefore, these questions are flawed. This Authority has very little to no crime in our developments. No one was killed, shot, stabbed, raped, or burglarized in any of our developments. No one had a car broken into, stolen, or vandalized in any of our developments. This Authority had four domestic disturbances that was not caused by bad lighting, broken locks, location of housing development, Police do not respond, residents don’t care (what kind of question is that?), Vacant units, and because they do not know of Neighborhood Watch, Block Watch, Community Policing, Tenant Patrol, or Street Patrol. This Authority had one drug arrest when a person attempted to come on to Authority property and was arrested by our Drug Elimination Police Officers.

The other question to our tenants was were they aware of any crime prevention programs available to residents. We have had a DARE cookout each year for the last two years for children and their parents. Our Drug Elimination Officers have made over a hundred contacts this last year with tenants and their children in patrolling the Authority property. The city police department constantly patrols Authority property 24 hrs per day. The Community Policing Officers come through this Authority several times a week. The tenants are instructed and informed at admission and at re-examination about the Drug Elimination Police Officers and given phone numbers to call if they need them.

COMMUNICATION – Of the seven (7) questions asked one (1) was not scored (NS)(14%). And again the question “Do you think management provides you with information about:” This is a leading question that will influence the outcome. This Authority scored below 70% on all but two questions. With the above mentioned pre question –“maintenance and repair (for example: water shut-off, boiler shutdown, modernization activities)?” This Authority always notifies tenants of known water shutdown times if

needed, and explains modernization activities at resident board meetings, public hearings, re-examinations, and individual conferences. The responses to this question is in sharp contrast to the responses in the maintenance questions of this survey. With the above mentioned pre question –“responsive to your questions and concerns?”. This Authority always responds to any questions and concerns. The response may not be what the tenant wants to hear, but is the response given to the enforcement of the lease and other rules of the Authority. With the above mentioned pre question –“courteous and professional with you?” This Authority always treats tenants courteously and professionally. However, Authority personnel let the tenant know firmly that the tenant has violated their lease or will firmly ask the tenant to leave if they become unruly.

In summary, this Authority believes that the total HUD Survey is flawed by the number of responses received by HUD to the survey and whether there was sufficient response to make an assessment is in question, and the way questions were worded which influenced the outcome of the survey. This HUD assessment conflicts substantially with another survey performed on this Authority. Also, the survey did not locate which development the responses came from and therefore, the Authority does not know which developments have the problems suggested by the HUD Survey. This Authority does not plan to take any action on any of these items until additional information can be provided by HUD so that a more accurate assessment can be made.

ATTACHMENT I

Deconcentration

The Housing Authority of the City of Vidalia has adopted a Deconcentration Policy that covers all Developments.

As of January 30, 2001 this Authorities Developments average in comes are as follows:

Developments Average Income

Development Name	Number of Units	
	Occupied	Average Income
Mercer	29	7,590.86
Dickerson	20	6,550.95
Mercer/Dickerson II/Brice	48	6,876.85
Average Income All Developments	97	7,023.53

For Toombs County, 30% of the Median income is 8,400 for a one person household. In all Developments the average income is below 30% of the Median Income for this county. The range of incomes for all Developments is 5,970.34 (85%) and 8,077.06. As you will note no Developments average income falls above or below these ranges.

ATTACHMENT J

Voluntary Conversion

The Housing Authority of the City of Vidalia intends to comply with all regulatory requirements to include the “Voluntary Conversion of Development from Public Housing Stock; Required Initial Assessments; Final Rule”. However, this assessment will have to take place after October 1, 2001 due to the criteria of the existing statute.