

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2002
Five-Year Plan: 2002-2006

Housing Authority of the City of Jesup

**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 Jesup

PHA Number: GA066

PHA Fiscal Year Beginning: (10/2002)

PHA Plan Contact Information:

Name: Mr. Larry Brantley

Phone: (912) 427-2535

TDD:

Email (if available):

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

This document represents the Housing Authority of the City of Jesup's FY2002 Agency Plan Annual Update. The Annual Update includes an overview of all the Authority's current operations.

The Authority has provided updated information on the progress toward achieving the Five Year Plan's Mission and Goals, planned Capital Fund Program expenditures for FFY2002-2006 and a performance report on the FFY2001 Capital Fund Program expenditures. In addition to the above, the Authority has also completed a conversion to tenant-based assistance analysis as required by HUD. A complete listing of the information provided in the Agency Plan Annual Update is provided on the previous page in the Table of Contents.

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.

The Authority will not be receiving any funds through the Public Housing Drug Elimination Program (PHDEP) this year. The PHDEP was eliminated from the Federal Budget by Congress. The Authority will continue to spend the funds remaining from prior years.

The Authority is revising the Dwelling Lease. Because of health safety hazards, the Authority is reducing the amount of time a resident has before being evicted if natural gas, water or electricity utilities are disconnected.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. 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? \$399,572

C. 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 ga066a01

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment ga066a01

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 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 Disposition
3. Application status (select one) Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) Part of the development Total development
7. Relocation resources (select all that apply) Section 8 for units Public housing for units Preference for admission to other public housing or section 8 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. 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? \$

C. 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. 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 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: (select all that apply)

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with 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: (describe below)

The State of Georgia Consolidated Plan supports the Housing Authority of the City of Jesup’s Agency Plan with the following Strategic Plan Priority:

To increase the number of Georgia’s low and moderate-income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.

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 from the 5-year Plan:

A “Substantial Deviation” from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority’s Goals and Objectives. This includes changing the Authority’s Goals and Objectives.

B. Significant Amendment or Modification to the Annual Plan:

A “Significant Amendment or Modification” to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items over \$30,000(items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

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	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	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
	Any policy governing occupancy of Police Officers in Public Housing 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
X	Public housing rent determination policies, including the method for setting public housing flat rents 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 check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies 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 check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures 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
	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
X	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
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	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) 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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Initial Voluntary Conversion Assessment	Attachment G

Attachment B

Resident Member on the PHA Governing Board

1. Yes 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: Ms. Helen Flowers

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

Elected

Appointed

C. The term of appointment is (include the date term expires): Five Years expires 7/1/2006

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

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:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Attachment C

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.)

Jonas Hutcheson

Renee Drury

Lois Black

Jeanette Manos

Emma Jackson

Attachment D

Brief Statement of Progress in Meeting Five-Year Plan Mission and Goals

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

Progress: The Authority has implemented measures to deconcentrate poverty. As shown in Attachment F of this plan, the Authority complies with the Deconcentration Rule from HUD.

Goal: **Ensure Equal opportunity in Housing for all Americans**

Progress: The Authority applies all policies and regulations evenly across all applicants and residents to ensure equal opportunity.

Goal: **Improve customer service delivery by enhancing operational efficiency, coordinating with community providers and improving facilities.**

Progress: Authority employees have attended various training and schools in order to enhance their ability to efficiently perform all job tasks.

The Housing Authority has used and will continue to use the Capital Fund Program to improve the physical appearance of the housing stock.

All job tasks are completed in a timely manner.

A Preventive Maintenance Program has been implemented.

The Authority has decided not to pursue using professional grant management services at this time.

Goal: **Enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract working families.**

Progress: The Housing Authority has consulted with the Resident Advisory Board to develop neighborhood implementation plans. These plans included establishing the role of residents in achieving maximum neighborhood appeal.

The Authority is in the process of installing central air conditioning in all units. This should improve the marketability of the housing stock.

Goal: **Improve the public and community image of the Jesup Housing Authority by developing and implementing a comprehensive Public Relation Plan.**

Progress: The Authority has decided against formerly designating a Public Affairs Officer. The Executive Director will continue to promote the Authority at public meetings.

Goal: **Improve employee services and support systems.**

Progress: The Authority has assessed the adequacy of the computer system and has allocated funds through the Capital Fund Program to purchase new equipment.

Attachment E

Resident Assessment and Satisfaction Survey Follow-Up Plan

Overview

The Housing Authority of the City of Jesup received the following scores on the Resident Assessment Survey.

<u>Section:Score</u>	
Maintenance and Repair	83%
Communication	65%
Safety	75%
Services	91%
Neighborhood Appearance	73%

The Authority must address all Sections which fell below 75% with a Follow-Up Plan. The Follow-Up Plan is stated below:

Communication

To bring up the resident satisfaction in this area, the Authority will strive to keep residents informed about meetings and events. Also, the Authority will continue to support the Resident Advisory Board.

Safety

The Authority will investigate implementing a Neighborhood Watch Program in each development.

Neighborhood Appearance

The Authority will assess the playgrounds and other common areas of each development to determine what steps can be taken to improve these areas.

Attachment F

Deconcentration of Poverty and Income Mixing

The Housing Authority of the City of Jesup performed a review of all covered developments to determine if there are any that would be covered by the Deconcentration Rule. The results are as follows:

Development	Average Income	Authority Average Income	Percentage
Pineview	\$9,510	\$8,947	106.3%
Bayview	\$8,062	\$8,947	90.1%
Dogwood Estates	\$9,030	\$8,947	100.9%

The Deconcentration Rule states that all covered developments average income should fall between 85% and 115% of the Authority-wide average income. The table above shows that the Housing Authority of the City of Jesup is compliant with the Deconcentration Rule.

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

Attachment G

Initial Conversion Assessment Results

A. How many of the PHA's developments are subject to the Required Initial assessments?

Three (6)

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

Zero (0)

C. How many Assessments were conducted for the PHA's covered developments?

Three (3).

D. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	

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

**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 Jesup	Grant Type and Number Capital Fund Program: GA06P06650102 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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**Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$63,797.00			
3	1408 Management Improvements				
4	1410 Administration	\$24,000.00			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$26,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$228,175.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$14,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$32,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$11,600.00			
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$399,572.00			
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				
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 Jesup		Grant Type and Number Capital Fund Program #: GA06P06650102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002	
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Proposed
Name/HA-Wide Activities				Original	Revised	Funds ObligatedFunds ExpendedWork

Operations PHA-Wide Operations 1406 19% \$63,797.00 **Subtotal 1406 \$63,797.00** **Administration** PHA-Wide Clerk of the Works 1410 6% \$24,000.00 **Subtotal 1410 \$24,000.00** **Fees and Costs** PHA-Wide A and E Fees 1430 6.5% \$26,000.00 **Subtotal 1430 \$26,000.00** **Dwelling Structures** GA066-010 Dogwood Estates Upgrade electrical/telephone/cable wiring 1460 9 units \$30,600.00 Upgrade electrical water heaters 1460 9 units \$5,040.00 All Work is Phase 2 Install electric heat pump and AC package 1460 9 units \$46,800.00 Kitchen Modernization to include: Cabinets/countertops/sinks/faucets 1460 9 units \$31,500.00 Install Security Screen Doors 1460 9 units \$5,760.00 Paint and Repair Interior Walls 1460 9 units \$10,800.00 Replace floor tile and base 1460 9 units \$9,000.00 Replace bathroom tile floors and tub alcoves 1460 9 units \$10,800.00 GA066-010 Dogwood Estates Install vandal resistant porch lights with photocell 1460 9 units \$3,375.00 Upgrade plumbing, faucets, valves, backflow preventors 1460 9 units \$22,500.00 GA066-002 Bayview Install sheetrock on ceilings and walls (Phase 2) 1460 5 Units \$28,000.00 GA066-003 Pineview Replace Roofs (Phase 2) 1460 10 Units \$24,000.00 **Subtotal 1460 \$228,175.00** **Dwelling Equipment** PHA-Wide Appliance Replacements (20 Stoves/20 Refrigerators) 1465.1 40 \$14,000.00 **Subtotal 1465 \$14,000.00** **Nondwelling Equipment** PHA-Wide Purchase Multi-purpose Maintenance Truck 1475 1 \$32,000.00 **Subtotal 1475 \$32,000.00** **Relocation Costs** PHA-Wide Relocate tenants for improvements 1495 LS \$11,600.00 **Subtotal 1495 \$11,600.00** **Grant Total \$399,572.00**

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

PHA Name: Housing Authority of the City of Jesup		Grant Type and Number Capital Fund Program #: GA06P06650102 Capital Fund Program Replacement Housing Factor #:		Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates		

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of the City of Jesup		Original 5-Year Plan Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 2007
PHA-Wide	Annual Statement	\$151,822.00	\$151,822.00	\$151,822.00	\$151,822.00
GA066-002		\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00
GA066-003		\$24,000.00	\$24,000.00	\$24,000.00	\$24,000.00
GA066-010		\$195,750.00	\$195,750.00	\$195,750.00	\$195,750.00
CFP Funds Listed for 5-year planning		\$399,572	\$399,572	\$399,572	\$399,572
Replacement Housing Factor Funds					

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2003 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2004 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual		<i>Operations</i>			<i>Operations</i>	
Statement	PHA-Wide	<i>Operations</i>	\$75,397.00	PHA-Wide	<i>Operations</i>	\$75,397.00
		<u>Administration</u>			<u>Administration</u>	
	PHA-Wide	Clerk of the Works	\$24,000.00	PHA-Wide	Clerk of the Works	\$24,000.00
		<u>Fees and Costs</u>			<u>Fees and Costs</u>	
	PHA-Wide	A & E Fees	\$26,000.00	PHA-Wide	A & E Fees	\$26,000.00
		<u>Dwelling Structures</u>			<u>Dwelling Structures</u>	
	GA066-010 Dogwood Estates	Upgrade electrical/telephone/cable wiring	\$34,000.00	GA066-010 Dogwood Estates	Upgrade electrical/telephone/cable wiring	\$34,000.00
		Upgrade electrical water heaters	\$5,600.00		Upgrade electrical water heaters	\$5,600.00
		Install electric heat pump and AC package	\$52,000.00		Install electric heat pump and AC package	\$52,000.00
	All Work is Phase 3 10 Units	Kitchen Modernization to include: Cabinets/countertops/sinks/faucets	\$35,000.00	All Work is Phase 4 10 Units	Kitchen Modernization to include: Cabinets/countertops/sinks/faucets	\$35,000.00
		Install Security Screen Doors	\$6,400.00		Install Security Screen Doors	\$6,400.00
		Paint and Repair Interior Walls	\$12,000.00		Paint and Repair Interior Walls	\$12,000.00
		Replace floor tile and base	\$10,000.00		Replace floor tile and base	\$10,000.00
		Replace bathroom tile floors and tub alcoves	\$12,000.00		Replace bathroom tile floors and tub alcoves	\$12,000.00
		Install vandal resistant porch lights with photocell	\$3,750.00		Install vandal resistant porch lights with photocell	\$3,750.00
		Upgrade plumbing, faucets, valves, backflow preventors	\$25,000.00		Upgrade plumbing, faucets, valves, backflow preventors	\$25,000.00
Total CFP Estimated Cost			See Next Page	See Next Page		

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2003 PHA FY: 2004			Activities for Year: 3 FFY Grant: 2004 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual		<i>Dwelling Structures (Cont.)</i>			<i>Dwelling Structures (Cont.)</i>	
Statement	GA066-002 Bayview	Install sheetrock on ceilings and walls (Phase 3)	\$28,000.00	GA066-002 Bayview	Install sheetrock on ceilings and walls (Phase 4)	\$28,000.00
	GA066-003 Pineview	Replace Roofs (Phase 3)	\$24,000.00	GA066-003 Pineview	Replace Roofs (Phase 4)	\$24,000.00
		<u>Dwelling Equipment</u>			<u>Dwelling Equipment</u>	
	PHA-Wide	Appliance Replacements (20 Stoves/20 Refrigerators)	\$14,000.00	PHA-Wide	Appliance Replacements (20 Stoves/20 Refrigerators)	\$14,000.00
		<u>Relocation Costs</u>			<u>Relocation Costs</u>	
	PHA-Wide	Relocate tenants for improvements	\$12,425.00	PHA-Wide	Relocate tenants for improvements	\$12,425.00
Total CFP Estimated Cost			\$399,572.00	\$399,572.00		

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year : 4 FFY Grant: 2005 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2006 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	Operations			Operations	
PHA-Wide	Operations	\$75,397.00	PHA-Wide	Operations	\$75,397.00
	Administration			Administration	
PHA-Wide	Clerk of the Works	\$24,000.00	PHA-Wide	Clerk of the Works	\$24,000.00
	Fees and Costs			Fees and Costs	
PHA-Wide	A & E Fees	\$26,000.00	PHA-Wide	A & E Fees	\$26,000.00
	Dwelling Structures			Dwelling Structures	
GA066-010 Dogwood Estates	Upgrade electrical/telephone/cable wiring	\$34,000.00	GA066-010 Dogwood Estates	Upgrade electrical/telephone/cable wiring	\$34,000.00
	Upgrade electrical water heaters	\$5,600.00		Upgrade electrical water heaters	\$5,600.00
	Install electric heat pump and AC package	\$52,000.00		Install electric heat pump and AC package	\$52,000.00
All Work is Phase 5 (10 Units)	Kitchen Modernization to include: Cabinets/countertops/sinks/faucets	\$35,000.00	All Work is Phase 6 (10 Units)	Kitchen Modernization to include: Cabinets/countertops/sinks/faucets	\$35,000.00
	Install Security Screen Doors	\$6,400.00		Install Security Screen Doors	\$6,400.00
	Paint and Repair Interior Walls	\$12,000.00		Paint and Repair Interior Walls	\$12,000.00
	Replace floor tile and base	\$10,000.00		Replace floor tile and base	\$10,000.00
	Replace bathroom tile floors and tub alcoves	\$12,000.00		Replace bathroom tile floors and tub alcoves	\$12,000.00
	Install vandal resistant porch lights with photocell	\$3,750.00		Install vandal resistant porch lights with photocell	\$3,750.00
	Upgrade plumbing, faucets, valves, backflow preventors	\$25,000.00		Upgrade plumbing, faucets, valves, backflow preventors	\$25,000.00
Total CFP Estimated Cost		See Next Page			See Next Page

Capital Fund Program Five-Year Action Plan
 Part II: Supporting Pages—Work Activities

Activities for Year : 4 FFY Grant: 2005 PHA FY: 2006			Activities for Year: 5 FFY Grant: 2006 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	<i>Dwelling Structures (Cont.)</i>			<i>Dwelling Structures (Cont.)</i>	
GA066-002 Bayview	Install sheetrock on ceilings and walls (Phase 5)	\$28,000.00	GA066-002 Bayview	Install sheetrock on ceilings and walls (Phase 6)	\$28,000.00
GA066-003 Pineview	Replace Roofs (Phase 5)	\$24,000.00	GA066-003 Pineview	Replace Roofs (Phase 6)	\$24,000.00
	<i>Dwelling Equipment</i>			<i>Dwelling Equipment</i>	
PHA-Wide	Appliance Replacements (20 Stoves/20 Refrigerators)	\$14,000.00	PHA-Wide	Appliance Replacements (20 Stoves/20 Refrigerators)	\$14,000.00
	<i>Relocation Costs</i>			<i>Relocation Costs</i>	
PHA-Wide	Relocate tenants for improvements	\$12,425.00	PHA-Wide	Relocate tenants for improvements	\$12,425.00
Total CFP Estimated Cost		\$399,572.00			\$399,572.00

**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 Jesup	Grant Type and Number Capital Fund Program: GA06P06650101 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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**Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
Performance and Evaluation Report for Period Ending: 3/31/02 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	\$20,000.00		\$20,000.00	\$20,000.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$26,000.00		\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$372,749.00		\$0.00	\$0.00
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	\$11,600.00		\$0.00	\$0.00
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$430,349.00		\$20,000.00	\$20,000.00
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				
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 Jesup		Grant Type and Number Capital Fund Program #: GA0P06650101 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2001	
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Proposed
Name/HA-Wide Activities				Original	Revised	Funds ObligatedFunds ExpendedWork

Operations PHA-Wide Operations 1406 LS \$20,000.00 \$20,000.00 \$20,000.00 **Subtotal 1406 \$20,000.00 \$20,000.00 \$20,000.00**

Fees and Costs PHA-Wide A and E Fees 1430 LS \$26,000.00 \$0.00 \$0.00 **Subtotal 1430 \$26,000.00 \$0.00 \$0.00**

Dwelling Structures
GA066-010 Dogwood Estates Upgrade electrical/telephone/cable wiring 1460 16 units \$54,400.00 \$0.00 \$0.00 Upgrade electrical water heaters 1460 16 units \$8,960.00 \$0.00 \$0.00 All Work is Phase 1 Install electric heat pump and AC package 1460 16 units \$83,200.00 \$0.00 \$0.00 Kitchen Modernization to include: Cabinets/countertops/sinks/faucets 1460 16 units \$56,000.00 \$0.00 \$0.00 Replace Stoves and Refrigerators 1460 16 Units \$15,440.00 \$0.00 \$0.00 Install Security Screen Doors 1460 16 units \$10,240.00 \$0.00 \$0.00 Paint and Repair Interior Walls 1460 16 units \$19,200.00 \$0.00 \$0.00 Replace floor tile and base 1460 16 units \$16,000.00 \$0.00 \$0.00 Replace bathroom tile floors and tub alcoves 1460 16 units \$19,200.00 \$0.00 \$0.00 Install vandal resistant porch lights with photocell 1460 16 units \$6,000.00 \$0.00 \$0.00 Upgrade plumbing, faucets, valves, backflow preventors 1460 16 units \$40,000.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 GA066-002 Bayview Install sheetrock on ceilings and walls (Phase 1) 1460 5 Units \$20,109.00 \$0.00 \$0.00 GA066-003 Pineview Replace Roofs (Phase 1) 1460 10 Units \$24,000.00 \$0.00 \$0.00 **Subtotal 1460 \$372,749.00 \$0.00 \$0.00**

Relocation Costs
PHA-Wide Relocate tenants for improvements 1495 21 Units \$11,600.00 \$0.00 \$0.00 **Subtotal 1465 \$11,600.00 \$0.00 \$0.00**

Grant Total
\$430,349.00 \$20,000.00 \$20,000.00

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

PHA Name: Housing Authority of the City of Jesup		Grant Type and Number Capital Fund Program #: GA06P06650101 Capital Fund Program Replacement Housing Factor #:		Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates	

	Original	Revised	Actual	Original	Revised	Actual	
1406	3/31/03			9/30/04			
1430	3/31/03			9/30/04			
1495.1	3/31/03			9/30/04			
Pineview	3/31/03			9/30/04			
Bayview	3/31/03			9/30/04			
Dogwood Estates	3/31/03			9/30/04			

**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 Jesup	Grant Type and Number Capital Fund Program: GA06P06650100 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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**Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
Performance and Evaluation Report for Period Ending: 3/31/02 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	\$147,954.00		\$147,954.00	\$147,954.00
3	1408 Management Improvements	\$2,500.00		\$2,500.00	\$0.00
4	1410 Administration	\$35,820.00		\$5,820.00	\$0.00
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$19,500.00		\$19,500.00	\$19,407.83
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$183,008.00		\$213,008.00	\$90,438.26
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$33,000.00		\$33,000.00	\$33,000.00
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)	\$421,782.00		\$421,782.00	\$290,800.09
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				
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 Jesup		Grant Type and Number Capital Fund Program #: GA06P06650100 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2000	
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Proposed
Name/HA-Wide Activities				Original	Revised	Funds Obligated Funds Expended Work

Operations PHA-Wide Operations 1406 LS \$147,954.00 \$147,954.00 \$147,954.00 Complete **Subtotal 1406 \$147,954.00 \$147,954.00**
Management Improvements PHA-Wide Staff Training 1408 LS \$2,500.00 \$2,500.00 \$0.00 0% Complete **Subtotal 1408 \$2,500.00 \$2,500.00 \$0.00**
Administration PHA-Wide Ex. Dir. (8% Proration including Fringe) 1410 LS \$3,120.00 \$3,120.00 \$0.00 0% Complete PHA-Wide Assist. To Ex. Dir. (8% Proration including Fringe) 1410 LS \$2,700.00 \$2,700.00 \$0.00 0% Complete **Subtotal 1410 \$5,820.00 \$5,820.00 \$0.00**
Fees and Costs PHA-Wide A and E Fees 1430 LS \$19,500.00 \$19,500.00 \$19,407.83 99% Complete **Subtotal 1430 \$19,500.00 \$19,500.00 \$19,407.83**
Dwelling Structures GA066-001 Pineview Install Heat Pumps for Heating and A/C (Phase1) 1460 8 \$32,314.00 \$32,314.00 \$32,314.00 Complete GA066-001 Pineview Replace Hot Water Heaters (Phase1) 1460 8 \$3,434.00 \$3,434.00 \$0.00 0% Complete GA066-010 Dogwood Replace Hot water Heaters (Phase 2) 1460 40 \$17,025.00 \$17,025.00 \$0.00 0% Complete GA066-010 Dogwood Install Heat Pumps for Heating and A/C (Phase 2) 1460 40 \$160,235.00 \$160,235.00 \$58,124.26 40% Complete **Subtotal 1460 \$213,008.00 \$213,008.00 \$90,438.26**
Nondwelling Equipment PHA-Wide Office Computer System Upgrade 1475 LS \$10,757.00 \$10,757.00 \$10,757.00 Complete PHA-Wide Purchase Maintenance Truck 1475 LS \$22,243.00 \$22,243.00 \$22,243.00 Complete **Subtotal 1475 \$33,000.00 \$33,000.00 \$33,000.00** **Grant Total \$421,782.00 \$421,782.00 \$290,800.09**

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

PHA Name: Housing Authority of the City of Jesup		Grant Type and Number Capital Fund Program #: GA06P06650100 Capital Fund Program Replacement Housing Factor #:		Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates		

	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	3/31/02		3/31/01	9/30/03			
GA066-001 Pineview	3/31/02		3/31/01	9/30/03			
GA066-010 Dogwood	3/31/02		3/31/01	9/30/03			