

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate

AnnualPlanforFiscalYear:200 3

Five-YearPlan:200 0-2004

HousingAuthorityoftheCityof Jesup

**NOTE:THISPHAPL ANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: Housing Authority of the City of Jesup

PHANumber: GA 066

PHAFiscalYearBeginning: (10/2003)

PHA Plan Contact Information:

Name: Mark Watson

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

AnnualPHAPlan
FiscalYear2003
 [24CFRPart903.7]

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 filename in parentheses in the space to the right of the title.

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<input type="checkbox"/> Other (List below, providing each attachment name)	

ii. Executive Summary

[24CFR Part 903.79(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 FY2003 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 FFY2003-2007 and a performance report on the FFY2002 Capital Fund Program expenditures. 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.

Due to the fact that the Authority is under the direction of a new Executive Director, the Goals and Objectives have been revised. These revisions are included in Attachment D on page 13.

2. Capital Improvement Needs

[24CFR Part 903.79(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 g a 066a01

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment g a 066a01

3.D Demolition and Disposition

[24CFR Part 903.79(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 <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: (DD/MM/YY)	
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

[24CFRPart903.79(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 down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment 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

[24CFRPart903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHA 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

[24CFRPart903.79(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 (Filename)

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
 - 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 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 need 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

24CFR 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:

- Change 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, home ownership 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 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 include the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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 <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input 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 HOPEVI applications or, if more recent, approved or submitted HOPEVI 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, PIH99 -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 home ownership 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) <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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)

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 expiring 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 Hutcherson

Renee Drury

Lois Black

Jeanette Manos

Emma Jackson

Attachment D

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

As the Jesup Housing Authority is under new management, the Authority has decided to review the Goals and Objectives established in the Five -Year Plan. At this time, the Goals and Objectives have been revised to the following:

Goal Number One

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

Objectives

The Board of Commissioners and the Executive Director will evaluate the Authority wide organization plan by October 1, 2003 and provide for training where applicable in customer service, program management, and other office management/maintenance areas to focus resources.

As an ongoing process, the Executive Director will utilize existing community sources and identify sources of funding for programs to improve service delivery and physical improvements to Jesup Housing Authority (JHA) facilities and reduced duplicative costs.

The Executive Director will work in consultation with the Board of Commissioners to implement operational systems by April 1, 2004 to ensure the completion of all job tasks in an efficient manner. This will include investigating contract alternatives and developing systems for contract monitoring, as applicable.

By April 1, 2004, the Executive Director will work with the Maintenance Superintendent to update the Preventative Maintenance Program, which includes improving the physical appearance of maintenance crew, equipment, and vehicles.

The Executive Director will consider professional grant management services for the capital program. Utilizing the highest and best use of present space will be an impetus to identifying potential problems and finding solutions within budget parameters.

Goal Number Two

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

Objectives

By October 1, 2004, the Board of Commissioners will establish priorities for the Jesup Housing Authority in removing the stigma from the communities through supportive marketing efforts and establishing preferences that will best suit the residents of the city.

The JHA staff, in consultation with the Resident Advisory Council and neighborhood representatives, will draft and promote neighborhood improvement plans for each development by October 1, 2004.

By October 2003, the role of residents in achieving maximum neighborhood appeal will be established.

The Executive Director and the JHA staff will develop methods of enforcing model neighborhood standards, marketing strategies and a marketing plan for future success as a non-going and ever progressing strategy.

The Board of Commissioners, the Executive Director and the Maintenance Department will initiate, implement, and maintain a preventive maintenance and landscaping plan which includes upgrading the park and playground areas with seasonal flower planting and creating attractive and consistent signage for the properties by October 1, 2003.

Goal Number Three

Improve the public and community image of the Jesup Housing Authority by developing and implementing a comprehensive Public Relations Plan.

Objectives

The Board of Commissioners will establish parameters by October 1, 2003 for a superior Public Relations Program for the Jesup Housing Authority (JHA).

Routinely, the Executive Director will participate in collaborative efforts for community growth. The participation will be documented in quarterly reports to the Board of Commissioners.

GoalNumberThree (Continued)

TheExecutiveDirectorwithassistancefromtheJHAstaffwilldevelopamailinglistfor marketing and outreach materials by January 1, 2004 and assess and make recommendationsforefficienttelecommunicationstoensurecomplaintsareminimized.

By December 1, 2003, the Maintenance Department will provide a work force with a professional image by conducting and participating in community efforts, including contracting maintenanceservicesasnecessary,topromotethebenefitsandbeautification oftheCity.

GoalNumberFour

Improveemployeeservicesandsupportsystems

Objectives

By November 1, 2003, the Board of Commissioners will develop strategies to promote maximum efficiency and employee morale among the Jesup Housing Authority (JHA) staff.

TheExecutiveDirectorandJHAstaffwillassessadequacyandcurrentcapabilitiesofthe computersystem,identifytheneedforcrossandspecialized stafftraininganddevelopa planforsuchtrainingofemployeesbyOctober1,2003.

TheExecutiveDirectorandJHAstaffwillidentifyorganizationalneedsuchasstaffing, adequate office space, and storage by November 1, 2003. The ED will subsequently identifyamethodforrecognizingoutstandingemployees.

ByOctober1,2003,theMaintenanceSuperintendentwillestablishandimplementethical andprofessionaldepartmentstandardswhichwilldictateatrackedplanofimprovement atallperformancelevels.

By December1,2003,theExecutiveDirectorwillidentifysourcesoffundingtoimprove employeeservicesandsupportsystems.

Goal Number Five

The JHA will give preference to housing working families in its developments and select families enrolled in self-sufficiency program to reside in the modernized rental units which will lead to an increased percentage of units meeting housing quality standards.

Objectives

By December 1, 2003, the occupancy policy will be revised to give preference to working families for residency and location.

After December 1, 2003, families moving into new rental and comprehensively modernized properties shall be officially enrolled in a self-sufficiency program.

The Executive Director will evaluate and enhance its self-sufficiency partnerships and available services to promote self-sufficiency by January 1, 2004.

By October 1, 2004, the Executive Director and the Maintenance Supervisor will review the Preventive Maintenance Procedures for effectiveness and recommend changes to improve the Preventive Maintenance Plan.

Changes to the Preventive Maintenance Procedures will be implemented by June 1, 2004.

By October 1, 2004, an assessment of the HQS quality control inspections will be evaluated and HQS Inspectors will be scheduled for HQS training, as needed.

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 FY2002 Resident Assessment Survey.

<u>Section:</u>	<u>Score</u>
Maintenance and Repair	90.2%
Communication	70.5%
Safety	73.5%
Services	95.4%
Neighborhood Appearance	74.0%

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

Communication

The Authority will continue to provide information to residents pertaining to maintenance and repair issues.

The Authority will strive to be more supportive of the Resident Advisory Board.

Safety

The Authority will strive to make residents aware of any crime prevention programs available to residents.

Neighborhood Appearance

The Authority will assess the playground and other recreational areas in each development to determine if they need attention.

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
Bayview	\$7,247	\$7,237	100.1%
Pineview	\$8,907	\$7,237	123.1%
Dogwood	\$6,509	\$7,237	89.9%

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)]
Pineview	56	See Note below.	

The average income of Pineview is below 30% of the Area Median Income.

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

PHAName: Housing Authority of the City of Jesup	Grant Type and Number Capital Fund Program: GA06 P06650103 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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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 Non Dwelling Structures				
13	1475 Non Dwelling 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

PHAName : Housing Authority of the City of Jesup		Grant Type and Number Capital Fund Program #: GA 06P06650103 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003			
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	
	<u>Operations</u>							
PHA-Wide	Operations	1406	19%	\$75,397.00				
	Subtotal 1406			\$75,397.00				
	<u>Administration</u>							
PHA-Wide	Clerk of the Works	1410	6%	\$24,000.00				
	Subtotal 1410			\$24,000.00				
	<u>Fees and Costs</u>							
PHA-Wide	A and E Fees	1430	6.5%	\$26,000.00				
	Subtotal 1430			\$26,000.00				
	<u>Dwelling Structures</u>							
GA066-010 Dogwood Estates	Upgrade electrical/telephone/cable wiring	1460	10 units	\$34,000.00				
	Upgrade electrical water heaters	1460	10 units	\$5,600.00				
All Work is Phase 3	Install electric heat pump and AC package	1460	10 units	\$52,000.00				
	Kitchen Modernization to include: Cabinets/countertops/sinks/faucets	1460	10 units	\$35,000.00				
	Install Security Screen Doors	1460	10 units	\$6,400.00				
	Paint and Repair Interior Walls	1460	10 units	\$12,000.00				
	Replace floor tile and base	1460	10 units	\$10,000.00				
	Replace bathroom tile floors and tub alcoves	1460	10 units	\$12,000.00				

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 #: GA 06P06650103 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003			
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	
GA066-010 Dogwood Estates	Install vandal resistant porch lights with photocell	1460	10 units	\$3,750.00				
	Upgrade plumbing, faucets, valves, backflow preventors	1460	10 units	\$25,000.00				
GA066-002 Bayview	Install sheetrock on ceilings and walls (Phase 3)	1460	5 Units	\$28,000.00				
GA066-003 Pineview	Replace Roofs (Phase 3)	1460	10 Units	\$24,000.00				
	Subtotal 1460			\$247,750.00				
	<u>Dwelling Equipment</u>							
PHA-Wide	Appliance Replacements (20 Stoves/20 Refrigerators)	1465.1	40	\$14,000.00				
	Subtotal 1465			\$14,000.00				
	<u>Relocation Costs</u>							
PHA-Wide	Relocate tenants for improvements	1495	LS	\$12,425.00				
	Subtotal 1495			\$12,425.00				
	Capital Fund Program Grant Total			\$399,572.00				

Capital Fund Program Five - Year Action Plan

Part I: Summary

PHAName :Housing Authority of the City of Jesup		<input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 200 4 PHAFY: 200 5	Work Statement for Year 3 FFY Grant: 200 5 PHAFY: 200 6	Work Statement for Year 4 FFY Grant: 200 6 PHAFY: 200 7	Work Statement for Year 5 FFY Grant: 200 7 PHAFY: 200 8
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		\$399,572.00	\$399,572.00	\$399,572.00	\$399,572.00
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year: 2 FFY Grant: 200 4 PHAFY: 200 5			Activities for Year: 3 FFY Grant: 200 5 PHAFY: 200 6		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement		<u>Operations</u>			<u>Operations</u>	
	PHA-Wide	Operations	\$75,397.00	PHA-Wide	Operations	\$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 4 10 Units	Kitchen Modernization to include: Cabinets/countertops/sinks/faucets	\$35,000.00	All Work is Phase 5 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 CFPE 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: 200 6 PHAFY: 200 7			Activities for Year: 5 FFY Grant: 200 7 PHAFY: 200 8		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	<u>Operations</u>			<u>Operations</u>	
PHA-Wide	Operations	\$75,397.00	PHA-Wide	Operations	\$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 6 (10 Units)	Kitchen Modernization to include: Cabinets/countertops/sinks/faucets	\$35,000.00	All Work is Phase 7 (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 tubalcoves	\$12,000.00		Replace bathroom tile floors and tubalcoves	\$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 CFPE Estimated Cost		See Next Page			See Next Page

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: Housing Authority of the City of Jesup	Grant Type and Number Capital Fund Program: GA06P 06650102 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: 3/31/03
 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		\$63,797.00	\$63,797.00
3	1408 Management Improvements				
4	1410 Administration	\$24,000.00		\$24,000.00	\$1,920.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$26,000.00		\$26,000.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$228,175.00		\$228,175.00	\$228,175.00
11	1465.1 Dwelling Equipment — Nonexpendable	\$14,000.00		\$14,000.00	\$0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$32,000.00		\$32,000.00	\$0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$11,600.00		\$11,600.00	\$2,600.00
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 -19)	\$399,572.00		\$399,572.00	\$296,492.00
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

PHAName :Housing Authority of the City of Jesup		Grant Type and Number Capital Fund Program #: GA 06P06650102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002			
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	
	<u>Operations</u>							
PHA-Wide	Operations	1406	19%	\$63,797.00		\$63,797.00	\$63,797.00	
	Subtotal 1406			\$63,797.00		\$63,797.00	\$63,797.00	
	<u>Administration</u>							
PHA-Wide	Clerk of the Works	1410	6%	\$24,000.00		\$24,000.00	\$1,920.00	
	Subtotal 1410			\$24,000.00		\$24,000.00	\$1,920.00	
	<u>Fees and Costs</u>							
PHA-Wide	A and E Fees	1430	6.5%	\$26,000.00		\$26,000.00	\$0.00	
	Subtotal 1430			\$26,000.00		\$26,000.00	\$0.00	
	<u>Dwelling Structures</u>							
GA066-010 Dogwood Estates	Upgrade electrical/t elephone/cable wiring	1460	9 units	\$30,600.00		\$30,600.00	\$30,600.00	
	Upgrade electrical water heaters	1460	9 units	\$5,040.00		\$5,040.00	\$5,040.00	
All Work is Phase 2	Install electric heat pump and AC package	1460	9 units	\$46,800.00		\$46,800.00	\$46,800.00	
	Kitchen Modernization to include: Cabinets/countertops/sinks/faucets	1460	9 units	\$31,500.00		\$31,500.00	\$31,500.00	
	Install Security Screen Doors	1460	9 units	\$5,760.00		\$5,760.00	\$5,760.00	
	Paint and Repair Interior Walls	1460	9 units	\$10,800.00		\$10,800.00	\$10,800.00	
	Replace floor tile and base	1460	9 units	\$9,000.00		\$9,000.00	\$9,000.00	
	Replace bathroom tile floors and tub alcoves	1460	9 units	\$10,800.00		\$10,800.00	\$10,800.00	

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

PHAName : Housing Authority of the City of Jesup		Grant Type and Number Capital Fund Program #: GA 06P06650102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002			
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	
GA066-010 Dogwood Estates	Install vandal resistant porch lights with photocell	1460	9 units	\$3,375.00		\$3,375.00	\$3,375.00	
	Upgrade plumbing, faucets, valves, backflow preventors	1460	9 units	\$22,500.00		\$22,500.00	\$22,500.00	
GA066-002 Bayview	Install sheetrock on ceilings and walls (Phase 2)	1460	5 Units	\$28,000.00		\$28,000.00	\$28,000.00	
GA066-003 Pineview	Replace Roofs (Phase 2)	1460	10 Units	\$24,000.00		\$24,000.00	\$24,000.00	
	Subtotal 1460			\$228,175.00		\$228,175.00	\$228,175.00	
	<u>Dwelling Equipment</u>							
PHA-Wide	Appliance Replacements (20 Stoves/20 Refrigerators)	1465.1	40	\$14,000.00		\$14,000.00	\$0.00	
	Subtotal 1465			\$14,000.00		\$14,000.00	\$0.00	
	<u>Nondwelling Equipment</u>							
PHA-Wide	Purchase Multi-purpose Maintenance Truck	1475	1	\$32,000.00		\$32,000.00	\$0.00	
	Subtotal 1475			\$32,000.00		\$32,000.00	\$0.00	
	<u>Relocation Costs</u>							
PHA-Wide	Relocate tenants for improvements	1495	LS	\$11,600.00		\$11,600.00	\$2,600.00	
	Subtotal 1495			\$11,600.00		\$11,600.00	\$2,600.00	
	Capital Fund Program Grant Total			\$399,572.00		\$399,572.00	\$296,492.00	

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

PHAName: Housing Authority of the City of Jesup		Grant Type and Number Capital Fund Program #: GA 06P06650102 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	12/31/03		12/31/02	6/30/05			
GA066-002 Bayview	12/31/03		12/31/02	6/30/05		12/31/02	
GA066-003 Pineview	12/31/03		12/31/02	6/30/05		12/31/02	
GA066-010 Dogwood Estates	12/31/03		12/31/02	6/30/05		12/31/02	