

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

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Small PHA Plan Update  
Annual Plan for Fiscal Year: 2003

**HOUSING AUTHORITY OF: BLAKELY, GA**

**APRIL 1, 2003 TO March 31, 2004**

Jan. 7, 2003 Version 1

**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: BLAKELY HOUSING AUTHORITY**

**PHA Number: GA114**

**PHA Fiscal Year Beginning: 04/2003**

### PHA Plan Contact Information:

Name: Mr. Dan C. Cooper, Executive Director

Phone: 912-723-3446

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 2003**

[24 CFR Part 903.7]

**i. Table of Contents**

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**Attachments**

- Attachment \_A\_: Supporting Documents Available for Review
  - Attachment \_B\_: Capital Fund Program Annual Statement
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  - Attachment \_D\_: Resident Membership on PHA Board or Governing Body
  - Attachment \_E\_: Membership of Resident Advisory Board or Boards
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  - Other (List below, providing each attachment name)
- Attachment F: Results of Second Year Activities  
Attachment G: Substantial Deviation Policy  
Attachment H: Implementation of Community Service  
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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 Annual Plan is an update of the Five-Year Plan as adopted in 1999. All major components are covered in this Annual Plan for FYE 2003. Planned modernization work throughout all of the sites is disclosed and the attachments disclose results of activities, major policies that have been adopted in accordance with HUD final rules, and resident board member status. The following policies were adopted in prior years: pet, capitalization, flat rents, and substantial deviation. Community service has been suspended. Other policies are under review and appropriate changes are being made based on the latest HUD regulations. The 2000 CFP Program is nearly completed. The 2001 and 2002 CFP Programs are underway and the 2003 CFP is being planned.

### **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 PHA has not made any policy or program changes from the prior year.

### **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? \$ 297,993

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 C**

#### **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as **Attachment B**

### 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

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
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.  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) 2000 CHAS

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 Consolidated Plan supports the PHA Plan in that the PHA provides low income housing, and makes it available, for low income applicants.

### 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: Additions or deletions of programs and activities from the original 5-Year and Annual Plan, addition or deletion of any modernization work item not previously disclosed in the Agency Plan, changes with regard to demolition, disposition, or conversion of housing units, and changes to rent and admission policies that do not reflect HUD regulatory requirements.**

**B. Significant Amendment or Modification to the Annual Plan: occurs when the Housing Authority changes the use of replacement reserves under the Capital Funds program or the addition of non-emergency work items not included in the current Annual Plan.**

**See Substantial Deviation-Attachment G.**

**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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
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
	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 type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	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 03/31/01	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 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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	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
	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"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· 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);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· 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.</li> </ul>	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 type="checkbox"/> 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)



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

<b>PHA Name:</b> BLAKELY HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program: <b>GA06P11450102</b> Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>09/2003</b>
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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	
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				

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

PHA Name: <b>BLAKELY HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program #: <b>GA06P11450102</b> Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: <b>09/2003</b>			
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	TRANSFER TO OPERATIONS	1406		19500				
HA-WIDE	RESIDENT SERVICES COORD	1408		27500				
HA-WIDE	FEES & COSTS-ARCH/PLANNING	1430		22000				
HA-WIDE	¾ TON PICK UP TRUCK	1475	1	27000				
HA-WIDE	SURVEILANCE SYSTEM	1475	1	5000				
GA114-03	WINDOWS AND SECURITY SCREENS	1460	96	28800				
GA114-03	KITCHEN CABINETS, FIXTURES, FLOORING	1460	24 UNITS	48000				
GA114-03	BATHROOM PLUMBING, FIXTURES	1460	24 UNITS	24000				
GA114-03	INSTAL DRYER VENTS	1460	24 UNITS	2400				
GA114-03	EXTERIOR DOORS, FRAMES, THRESHOLDS, SCREEN DOORS	1460	24 UNITS	15000				
GA114-03	PAINTING-INTERIOR AND EXTERIOR	1460	24 UNITS	21600				
GA114-03	SIDEWALK/PARKING BAY RENOVATIONS &RESURFACING	1450	--	57193				

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

PHA Name: <b>BLAKELY HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program #: <b>GA06P11450102</b> Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: <b>09/2003</b>			
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	
	TOTAL			297993				



**ATTACHMENT C**  
**Capital Fund Program Five-Year Action Plan**  
 Part I: Summary

PHA Name <b>BLAKELY HOUSING AUTHORITY</b>		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
<b>HA-WIDE-DETAILS ON FOLLOWING PAGES</b>	Annual Statement				
<b>GA114-1&amp;2-DETAILS ON FOLLOWING PAGES</b>					
OPERATIONS		12993			
FEES & COSTS		25000	5000	20000	20000
SITE IMPROVMNTS			50000	50000	
DWELL STRUCTS		260000	200000	180000	223993
DWEL EQUIP-NONEXPENDABLE			42993		54000
MGMT IMPVMTS				14000	
NONDWEL EQUIP				33993	
CFP Funds Listed for 5-year planning		297993	297993	297993	297993
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>  2  </u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>  3  </u> FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	HA-WIDE	OPERATIONS	12993	HA-WIDE	OPERATIONS	0
<b>Annual</b>	HA-WIDE	ADMINISTRATION OF PROGRAM	0	HA-WIDE	ADMINISTRATION OF PROGRAM	0
Statement	HA-WIDE	SECURITY GUARD	0	HA-WIDE	SECURITY GUARD	0
	HA-WIDE	MGMT IMPROVMTS	0	HA-WIDE	MGMT IMPROVMTS	0
	HA-WIDE	ARCH/CONSULTANT	25000	HA-WIDE	ARCH/CONSULTANT	5000
	HA-WIDE	SITE IMPROVMTS	0	HA-WIDE	SITE IMPROVMTS- LANDSCAPING,	40000
	GA114-4	NEW FENCING	0	GA114-3	NEW FENCING	10000
	GA114-4	NEW KITCHEN CABINETS	110000	GA114-4	RENOVATE UNIT INTERIORS- BATHROOMS	80000
	GA114-4	NEW ENTRY DOORS & LOCKS	80000	GA114-4	RENOVATE UNIT INTERIORS-CEILING, INSULATION, LIGHTING	120000
	GA114-4	PAINTING-INTERIOR & EXTERIOR OF UNITS	70000	GA114-4	STOVES & REFRIGERATORS	42923



Capital Fund Program Five-Year Action Plan

**Part II: Supporting Pages—Work Activities**

Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-WIDE	OPERATIONS	0	HA-WIDE	OPERATIONS	0
HA-WIDE	ADMINISTRATION OF PROGRAM	0	HA-WIDE	ADMINISTRATION OF PROGRAM	0
HA-WIDE	SECURITY GUARD	0	HA-WIDE	SECURITY GUARD	0
HA-WIDE	MGMT IMPROVMTS- REPLACE COMPUTRS/SOFTWRE	14000	HA-WIDE	MGMT IMPROVMTS	0
HA-WIDE	ARCH/CONSULTANT	20000	HA-WIDE	ARCH/CONSULTANT	20000
HA-WIDE	SITE IMPROVMTS- LANDSCAPING & DRAINAGE	50000	HA-WIDE	SITE IMPROVMTS	0
GA114-1,2&3	REPLACE AND REPAIR ROOFING	180000	GA114-3	SELECTIVE RENOVATE UNIT INTERIORS- FLOORING, DOORS, LOCKS	100000
			GA114-1	CONTINUE SELECTIVELY RENOVATING UNIT INTERIORS	123993
			GA114-1	FENCING	0
HA-WIDE	NEW MAINT TOOLS	2007	GA114-1&2	NEW MAINT TOOLS	0
HA-WIDE	REPLACE PICK UP TRUCKS	36000	GA114-1,2 &3	NEW WATER HEATERS	54000



## PHA Public Housing Drug Elimination Program Plan N/A

### Section 1: General Information/History

A. Amount of PHDEP Grant \$ \_\_\_\_\_

B. Eligibility type (Indicate with an "x")      N1 \_\_\_\_\_ N2 \_\_\_\_\_ R \_\_\_\_\_

C. FFY in which funding is requested \_\_\_\_\_

#### 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

#### 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)

#### 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 \_\_\_\_\_

**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						
FY 1997						
FY1998						
FY 1999						

**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.

**B. PHDEP Budget Summary**

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

<b>FFY ____ PHDEP Budget Summary</b>	
<b>Original statement</b>	
<b>Revised statement dated:</b>	
<b>Budget Line Item</b>	<b>Total Funding</b>
9110 – Reimbursement of Law Enforcement	
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	
<b>TOTAL PHDEP FUNDING</b>	

**C. PHDEP Plan Goals and Activities**

<b>9110 – Reimbursement of Law Enforcement</b>						<b>Total PHDEP Funding: \$</b>	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHED P Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

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

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

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

<b>9130 – Employment of Investigators</b>					<b>Total PHDEP Funding: \$</b>		
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.							

<b>9140 – Voluntary Tenant Patrol</b>					<b>Total PHDEP Funding: \$</b>		
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.							

<b>9150 - Physical Improvements</b>					<b>Total PHDEP Funding: \$</b>		
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.							

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

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

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

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

**Required Attachment \_\_D\_\_: 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 Juliet Martin

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

- Elected
- Appointed

C. The term of appointment is (include the date term expires): 2004

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: 06/2003

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

**Required Attachment \_\_\_E\_\_\_: 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.)

**Ms Mamie Bryant**

**Mr. Tim Hardwick**

**Ms. Gwen Earnest**

**Mr. Charles Eaford**

**Ms. Loretta Lingo**

## **ATTACHMENT F: RESULTS OF SECOND YEAR ACTIVITIES AND PROGRESS REPORT**

This Annual Plan is an update of the Five-Year Plan as adopted in 1999. All major components are covered in this Annual Plan for FYE 2002. Planned modernization work throughout all of the sites is disclosed and the attachments disclose results of the first year activities, major policies that have been adopted in accordance with HUD final rules, and resident board member status. The following policies have been updated: pet, capitalization, flat rents, substantial deviation, and community service. Other policies are under review and appropriate changes are being made based on the latest HUD regulations. The 2002 CFP is being planned.

The changes to policies discussed in last year's PHA Plan are covered in this Update. There have been no changes in the programs of the PHA.

## **ATTACHMENT F: RESULTS OF THIRD YEAR ACTIVITIES AND PROGRESS REPORT**

This Annual Plan is an update of the Five-Year Plan as adopted in 1999. All major components are covered in this Annual Plan for FYE 2003. Planned modernization work throughout all of the sites is disclosed and the attachments disclose results of the first and second year activities, major policies that have been adopted in accordance with HUD final rules, and resident board member status. Adopted policies are under review and appropriate changes will be made based on the latest HUD regulations, if necessary and appropriate. The 2003 CFP has been planned and is presented herein.

## **ATTACHMENT G: SUBSTANTIAL DEVIATION POLICY**

*Policy Defining A Substantial Deviation and Change in the Agency Plan*

*The Housing Quality and Work Responsibility Act of 1998 requires the Housing Authority to notify the Resident Advisory Board, the Board of Commissioners and the U S Department of Housing and Urban Development of any “substantial deviation” or “significant amendment” in the Agency’s Annual Plan and in the 5-Year Plan proposed modernization and capital improvement activities that have been previously approved and reported to HUD.*

*The Housing Authority recognizes that it has a duty and responsibility to the residents, to the Resident Advisory Board, to the Commissioners and to the public to advise them of any substantial deviation or substantial change in the overall Plan and any preplanned modernization work items.*

*Therefore, the Housing Authority hereby defines a “substantial deviation” as any deletion or addition of any modernization work item that is greater than \$25,000; the addition or deletion of any new or old program or activity; any changes with regard to demolition, disposition, or designation of housing units; any homeownership programs or conversion activities; and any changes to rent or admission policies (except changes made to reflect changes in HUD regulatory requirements). A “significant amendment” would be changes in the use of replacement reserves under the Capital Funds program or the addition of non-emergency work items not included in the current Annual Plan that is greater than \$25,000.*

*The Executive Director is assigned the responsibility of making the required notifications to all interested and affected parties as described above of any “substantial deviation” or “significant amendment” to the Annual and Five-Year Plans as well as notification to the public of any material change, that is not defined above, that, in his or her opinion, should be made known to the public as good business practice.*

*Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2000*

**ATTACHMENT H: IMPLEMENTATION OF PUBLIC HOUSING  
RESIDENT COMMUNITY SERVICE REQUIREMENTS**

The Blakely Housing Authority has suspended its enforcement of the 8-hour community service requirement after a 30-day notice on 5/30/02. The Housing Authority will not enforce this provision of our Admissions and Continued Occupancy Policy as long as Congress provides for the option to not enforce it.

## **ATTACHMENT I: PET POLICY**

The Housing Authority, after reviewing the changes that were need to comply with the final rule of July 10,2000, adopted the appropriate policy in the year 2000 to comply.

The Pet Policy is currently an addendum to the dwelling lease, and the PHA will be soon incorporating its provisions into the Admissions and Continued Occupancy Policy when it is updated.

The reasonable requirements include:

- Limitation on the number of pets,
- Evidence that the pet is neutered or spayed,
- Evidence of inoculation
- Under the control of an adult member of the household when outside the dwelling unit,
- Prohibits animals considered 'dangerous' by the housing authority,
- Requires a reasonable pet security deposit, and
- Prohibits breeding of pets for commercial purposes.

**ATTACHMENT J: De-concentration**

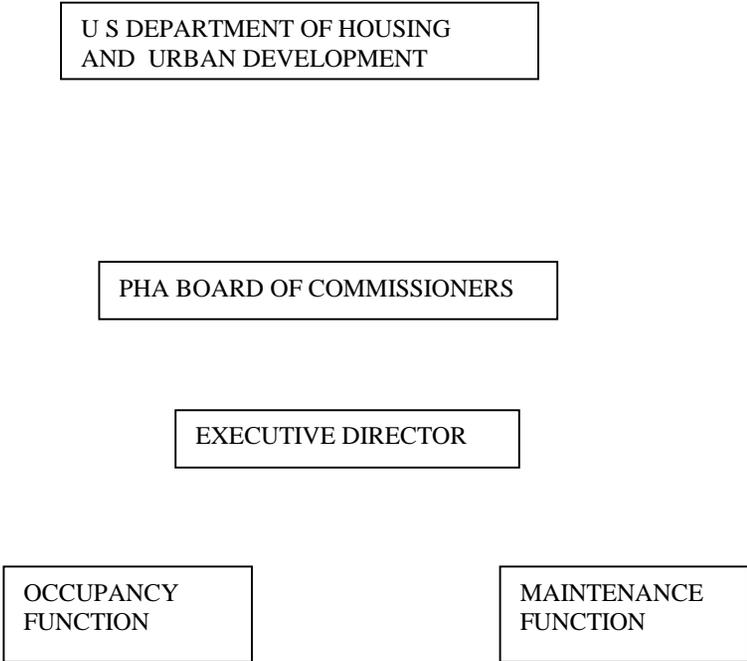
**Component 3, (6) Deconcentration and Income Mixing**

- a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the de-concentration 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:

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

**ATTACHMENT K: ORGANIZATIONAL CHART**







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

PHA Name: <b>BLAKELY HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program #: <b>GA06P11450102</b> Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: <b>09/2002</b>			
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	TRANSFER TO OPERATIONS	1406		13633	20000	0	0	
HA-WIDE	A&E FEES-ARCHITECT/CONSULTANT	1430		25000	25000	0	0	
HA-WIDE	RESIDENT SERVICES COORD	1408			27500	0	0	
GA114-02	REPLACE WINDOWS	1460	49 UNITS	92360	92360			
GA114-02	COMPLETE KITCHEN RENOVATIONS FROM YR 01	1460	49 UNITS	108000	47200	0	0	
GA114-02	COMPLETE BATHROOM RENOVATIONS FROM YR 01	1460	49 UNITS	58800	30133	0	0	
GA114-02	COMPLETE ENTRY AND SCREEN DOOR REPLACEMENTS FROM YR 01	1460	49 UNITS					
HA-WIDE	INSTAL MAIL BOX PADS	1450	4		3000			
HA-WIDE	STREET REPAIRS	1450	--		7000			
HA-WIDE	REPLACE VEHICLE	1475	1		20000			
HA-WIDE	REPLACE RANGES & REFRIG	1465.1	52		20800			
HA-WIDE	SURVEILANCE SYSTEM	1475	1		5000			
	TOTAL			297993	297993	0	0	

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

PHA Name: <b>BLAKELY HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program #: <b>GA06P11450102</b> Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: <b>09/2002</b>			
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	



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

PHA Name: <b>BLAKELY HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program #: GA06P11450102 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: <b>09/2002</b>	
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	

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

PHA Name: <b>BLAKELY HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program #: <b>GA06P11450102</b> Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: <b>09/2002</b>	
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 Name: <b>BLAKELY HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P11450101</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>09/2001</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/02 <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	12494	12494	12494	10000		
3	1408 Management Improvements						
4	1410 Administration		27500	27500			
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	25000	25000	25000	11480		
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures	269900	238139	238139	71690		
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment		10500	10500			
14	1485 Demolition						
15	1490 Replacement Reserve						

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

PHA Name: BLAKELY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: <b>GA06P11450101</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>09/2001</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE GA114								
HA-WIDE	OPERATIONS	1406		12494	12494	12494	10000	
HA-WIDE	RESIDENT SERVICES COORDINATOR	1408		0	27500	27500	0	
HA-WIDE	SECURITY	1408						
HA-WIDE	ADMINISTRATION	1410						
HA-WIDE	A&E, FEES & COSTS, MOD COORDINATOR	1430		25000	25000	25000	11480	
GA114-02	REPLACE KITCHEN CABINETS	1460	49 UNITS	108000	44300	44300	13290	
GA114-02	ENTRY DOORS & LOCKS/SCREEN DOORS	1460	49 UNITS	88400	49400	49400	14820	
GA114-02	BATHROOM RENOVATIONS: FIXTURES/FLOORING	1460	49 UNITS		54100	54100	16230	
GA114-02	CONVERT GAS RANGES TO ELECTRIC	1460	49 UNITS		20000	20000	6000	
GA114-02	INSTALL DRYER VENTS	1460	49 UNITS		11800	11800	3540	
HA-WIDE	PAINTING	1460	49 UNITS	73500	58539	58539	17810	
HA-WIDE	RIDING LAWN MOWER	1475	1	0	10500	10500	0	
	CONTINGENCY	1502		6239	0	0	0	
	TOTAL			313633	313633	313633	93170	

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

PHA Name: <b>BLAKELY HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P11450101</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>09/2001</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE GA114								



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

PHA Name: <b>BLAKELY HOUSING AUTHORITY</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P11450100</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2000</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending: 09/30/02  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	30739	30739	30739	30739
3	1408 Management Improvements	26041	26041	26041	26041
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	29964	29964	29964	25405
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	197450	197450	197450	197450
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	23200	15750	15750	13815
13	1475 Nondwelling Equipment		7450	7450	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	307394	307394	307394	293450
22	Amount of line 21 Related to LBP Activities				

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

<b>PHA Name:</b> BLAKELY HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P11450100 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2000
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending: 09/30/02  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 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: <b>BLAKELY HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P11450100</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	OPERATIONS	1406		30739	30739	30739	30739	
HA-WIDE	MGMT IMPROVEMENTS	1408		26041	26041	26041	26041	
HA-WIDE	ADMINISTRATION	1410						
HA-WIDE, GA114-1&2	ARCHITECT FEES/CONSULTANTS	1430		29964	29964	29964	25405	
HA-WIDE, GA114-1&2	SITE/SECURITY IMPROVEMENTS	1450						
HA-WIDE, GA114-1&2	WORK OF OFFICE & SHOP BLDGS	1470	1	23200	15750	15750	13815	
HA-WIDE, GA114-1&2	RIDING LAWN MOWER	1475	1		7450	7450		
GA114-1&2	NEW FIRE EXTINGUISHERS	1465. 1						
GA114-4	HVAC AIR CONDITIONING	1460		197450	197450	197450	197450	
	TOTAL			307394	307394	307394	293450	

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

PHA Name: <b>BLAKELY HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P11450100</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	



## **ATTACHMENT M**

### **VOLUNTARY CONVERSION INITIAL ASSESSMENT**

#### **PUBLIC NOTIFICATION**

The PHA Housing Authority has made an initial assessment on “Voluntary Conversion of Developments from Public Housing Stock: Required Initial Assessments” as required by the final rule (Federal Register 66 FR 4476) published by the U S Department of Housing and Urban Development on June 22, 2001.

Based upon our consideration of such factors as modernization needs, operating costs, ability to occupy the developments, Fair Market Rents levels, availability of local rental housing that meets Housing Quality Standards, the waiting list of applicants for public housing units, and the costs of providing tenant-based vouchers versus costs of providing dwelling units, the Housing Authority has concluded that

- 1) Conversion would be more expensive than continuing to operate the developments as public housing;
- 2) Conversion would not principally benefit residents of the public housing developments to be converted and the community; and
- 3) Conversion would adversely affect the availability of affordable housing in the community.

We made a common sense review of relevant factors for each covered development taking into account such factors as modernization needs, operating costs, ability to occupy the development, Fair Market Rent levels and workability of vouchers in the community (including the availability of rental housing in the community that meets Housing Quality Standards).

### **VOLUNTARY CONVERSION INITIAL ASSESSMENTS**

- a. How many of the PHA’s developments are subject to the Required Initial Assessments? **3**
- 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)? **0**
- c. How many Assessments were conducted for the PHA’s covered developments? **3**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
<b>None</b>	

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: **Not Applicable**

**ATTACHMENT N: Resident Satisfaction Follow-Up**

The PHA Housing Authority was required to file a follow-up improvement plan for the year 2002.

The Housing Authority scored 69.5% in the area of communications (the national average was 75%), 70.1% in the area of safety (the national average was 73%), and 65.8% in the area of neighborhood appearance (the national average was 74%).

This was an improvement from year 2001.

The Blakely Housing Authority, in the future, will continue do the following:

- Hold meetings with residents to discuss the areas above and get their thoughts on improving these areas of operations
- Encourage residents to attend the meetings and discuss these matters
- Discuss with residents at the meetings any PHA plans for improving these areas
- Begin to send periodic newsletters to residents to keep them informed

The Blakely Housing Authority will also: 1) meet with residents at re-examination time and discuss these issues; 2) install video surveillance cameras to help with the safety concerns of the residents; 3) contact the local police and ask them to keep responding to neighborhood disturbances; 4) contract for grounds maintenance in an effort to keep the properties free from trash and debris; and 5) tow illegally parked vehicles.

The Blakely Housing Authority has tried to work with residents to establish Crime and Neighborhood Watch programs, but no Resident(s) has come forward to help establish this type program.

The Blakely Housing Authority has also advertised for, notified tenants, and held open public meetings in an effort for the tenants to come forward and make the issues known as well as to present ways for the PHA to improve. No tenants have responded nor have come to the public meetings.