

U.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

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SmallPHAPlanUpdate  
AnnualPlanforFiscalYear: **10/2003**

# SoutheastGeorgia Consolidated HousingAuthority

(ga282v01)

**NOTE:THIS PHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN  
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan  
Agency Identification**

**PHAName: Southeast Georgia Consolidated Housing Authority**

**PHANumber: GA282**

**PHAFiscalYearBeginning:(mm/yyyy) 10/2003**

**PHA Plan Contact Information:**

Name: Mary E. Walker, Executive Director

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**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 20 03**  
 [24CFR Part 903.7]

**i. Table of Contents**

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

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<input type="checkbox"/> Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement	
<input type="checkbox"/> Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan	
<input type="checkbox"/> Attachment __: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	
<input type="checkbox"/> Other (List below, providing each attachment name)	

**ii. Executive Summary**

[24CFRPart903.79(r)]

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

**This Section is left blank since it is optional.**

## **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.

**We made the following changes to our policies and/or programs based on changes in statutes and/or HUD regulations that have occurred in the past year.**

### **Admissions and Continued Occupancy:**

- The Housing Authority suspended enforcement of the 8-hour community service requirement, as required by Federal Fiscal Year 2002 Appropriations Act, for the Fiscal Year ending September 30, 2003. The Housing Authority will continue suspension of this provision of our Admissions and Continued Occupancy Policy until formal notice regarding reinstatement is issued by HUD.
- We revised the eligibility section of our Admissions and Continued Occupancy policy to incorporate the HUD required eligibility of citizens of freely associated states languages published in the Regulations issued in November, 2002.
- We revised our Admissions and Continued Occupancy policy to incorporate the welfare assistance language and definition to be in compliance with current HUD regulations.

**We made the following discretionary changes.**

- We revised our public housing dwelling lease to provide additional clarification to a number of resident responsibilities.

## **2. Capital Improvement Needs**

[24CFRPart903.79(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? **\$302,739**

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 Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment A

**(2) Capital Fund Program 5 Year Action Plan**

The Capital Fund Program 5 Year Action Plan is provided as Attachment B

**3.D Demolition and Disposition**

[24CF R 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

<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: (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**

[24CFR Part 903.79(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 -NA**

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**

[24CFR 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**

[24CFR Part 903.79(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)

**The SE Georgia Consolidated Authority had developments located in the cities of St Mary's, Folkston, Kingsland and Woodbine, non -entitlement cities in Camden and Charlton Counties. The jurisdiction of the Consolidated Plan encompasses the 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. (lists such initiatives below)
- The SE Georgia Consolidated Housing Authority will continue to maintain and renovate its public housing units.
  - The SE Georgia Consolidated Housing Authority will continue to provide accessible housing in the public housing program to persons with disabilities.
  - The SE Georgia Consolidated Housing Authority will continue to market its public housing program to make families and elderly persons aware of the availability of decent, safe, sanitary and affordable housing.
- Other: (list below)
- The SE Georgia Consolidated Housing Authority Admission and Continued Occupancy Policy (ACOP) requirements are established and designed to:
    - (1) Provide improved living conditions for very low and low -income families while maintaining their rent payments at an affordable level.
    - (2) To operate as a socially and financially sound public housing agency that provides violence and drug -free, decent, safe and sanitary housing with a suitable living environment for residents and their families.
    - (3) To avoid concentrations of economically and socially deprived families in any of our public housing developments.
    - (4) To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to our employees.
    - (5) To attempt to house an tenant body in each development that is composed of families that is representative of the range of incomes of low income families in our jurisdiction. To promote upward mobility opportunities for families who desire to achieve self -sufficiency.
    - (6) To facilitate the judicious management of our inventory and efficient management of our staff.
    - (7) To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal fair housing laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial

status.

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 following information is taken from the State of Georgia Consolidated Plan Executive Summary and Annual Action Plan.

**Executive Summary**

The Consolidated Plan Executive Summary reports that the housing and community development needs of Georgians are:

- Regardless of tenure, income or household size, the most common problem affecting all households is cost burden. One in every four households pay at least 30% of their income for housing. Approximately 39% of these cost burdened households and 10% of all households are severely cost burdened, devoting at least 50% of their income on housing costs.
- 41% of all renters, compared to 22% of all homeowners, have at least one housing problem.
- 40% of all Georgia households are of low or moderate income. Housing problems affect 75% of all extremely low income households.
- 64% of all elderly households are of low or moderate income, with the largest concentration in the extremely low income range. 30% of all small family households are of low or moderate income. Cost burden is the most significant problem affecting both elderly and small family households. 42% of all large family households are of low or moderate income. Overcrowding is the most significant concern of this household type.
- Insufficient income is the single largest barrier to affordable housing.
- Estimates based on the age of housing indicate that 1.1 million housing units in Georgia may contain lead-based paint. Some 127,000 low and moderate income

households are at high risk of exposure to lead-based paint hazards such as chipping or peeling paint and dust.

### The Housing and Community Development Strategic Plan

Over five years the State anticipates providing assistance to over 55,000 extremely low, low and moderate income households in affordable housing free of overcrowded, structurally substandard conditions, with supportive services where appropriate for populations with special need.

The Consolidated Plan divides the State's priorities into two categories based on function:

- (1) priorities to directly benefit low and moderate income households and
- (2) priorities to improve the production capacity of Georgia's affordable housing providers.

#### Direct Benefit Priorities:

- 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.
- To increase the number of Georgia's low and moderate income households who have achieved and are maintaining home ownership free of overcrowded and structurally substandard conditions.

#### Strategic Plan Five -Year Objectives

- The Strategic Plan estimates, based on resources expected to be available over a five year period, that the State will provide the following benefits for low and moderate income Georgians:
- Rehabilitate or construct 5,505 affordable rental units
- Provide rental assistance for 44,700 households
- Assist 6,750 households to achieve or maintain home ownership in housing free of overcrowded and structurally substandard conditions.
- Assist an average of 190 organizations annually to provide housing and supportive services to the homeless.
- Assist an average of 39 organizations annually to provide housing and supportive services to Georgia's Special Need populations.

## Public Housing Authorities

The Consolidated Plan Executive Summary provides the following comments relating to Public Housing Authorities in Georgia.

Public Housing Authorities implement a large portion of Georgia's housing assistance effort. Local governments have created 202 PHAs, providing public housing. Seventeen PHAs offer Section 8 rental subsidies. PHAs utilize funds from public housing rent receipts, federal subsidies from HUD, and proceeds from bond issues for some development costs. Over 108,000 residents live in the 55,834 units of local public housing available across Georgia.

No public housing authorities are operated by the State. Therefore, the State has not developed a plan to encourage public housing residents to become more involved in the public housing management or to become owners of their units. However, the State encourages individual PHAs to develop such a plan with residents. The State also continues to encourage within its programs the transition of public housing residents into private housing living situations.

## Action Plan

The following activities are extracted from the State of Georgia Annual Action Plan.

### Part VI. Action Plan

Activities planned to meet the State's housing priorities and objectives include:

- ❑ Rehabilitate or construct affordable rental housing for 1,003 low or moderate income households.
- ❑ Assist 1,498 low or moderate -income households achieve or maintain homeownership.
- ❑ Provide 1,000 low or moderate -income households with rental assistance.
- ❑ Make 290 funding awards to organizations that provide housing and supportive services necessary for the homeless to break the cycle of homelessness.
- ❑ Make 357 funding awards to organizations that provide the housing and supportive services necessary for special need households to achieve decent, safe and sanitary living conditions.

Among the Federal resources available to Georgia (Part VI, Section C) include Section 8 Rental Certificates and Vouchers to address affordable housing needs; HOPEI (Public Housing Home ownership) to address homeownership needs; and for Public Housing, the Comprehensive Grant

Program and Public Housing Development funds.

Part VI, Section I. Georgia's Activities to meet the State's Housing Priorities and Objectives

This section outlines activities by priority and objective. While the activities, priorities and objectives do not directly relate to the public housing program, the activities do include the Section 8 program. Again while none of the activities tap public housing funds, the activities do parallel the goals and objectives of the SE Georgia Consolidated Housing Authority. The Priorities and Objectives are listed as follows:

Priority: to increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing which is free of overcrowded and structurally substandard conditions.

Objective #1: Rehabilitate or construct affordable, rental housing units for 280 extremely low, 431 low, and 290 moderate income households.

Objective #2: Provide 4,950 extremely low, and 1,100 low -income households with rental assistance.

(This objective refers specifically to the Section 8 Rental Assistance Program which is administered by the Georgia Department of Community Affairs.)

Priority: To increase the number of Georgia's low and moderate income households who have achieved and are maintaining homeownership in housing free of overcrowded and structurally substandard conditions.

Objective #3: Assist 30 extremely low, 345 low, and 1,124 moderate income households to achieve or maintain homeownership in housing free of overcrowded and structurally substandard conditions.

Priority: To increase the access of Georgia's homeless to a continuum of housing and supportive services which address their housing, economic, health and social needs:

Objective #4: Make 290 funding awards to provide shelter/bed nights, transitional housing units, and supportive services necessary for the homeless to break the cycle of homelessness.

Priority: To increase the access of Georgia's Special Need population to a continuum of housing and supportive services which address their housing, economic health and social needs.

Objective#5: Make 358 funding awards to organizations or households that assist 1,000 Special Need households with the housing and supportive services necessary to achieve decent, safe and sanitary living conditions.

(This objective includes as an activity the implementation of Georgia's Section 8 Rental Assistance Program and it refers specifically to the Georgia Department of Community Affairs continuing to administer the program in Georgia's 149 counties.)

In summary, the Georgia State Consolidated Plan strategies are consistent with and support the goals and objectives of the Southeast Georgia Consolidated Housing Authority.

## 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 occurs when the Board of Commissioners decides that it wants to change the mission statement, goals or objectives of the 5-year plan.

#### B. Significant Amendment or Modification to the Annual Plan:

Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the plans of the agency and which require formal approval of the Board of Commissioners.

**AttachmentA –AnnualStatement**

<b>AnnualStatement/PerformanceandEvaluationReport</b>					
<b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary</b>					
<b>PHAName:</b> SoutheastGeorgiaConsolidated HousingAuthority		<b>GrantTypeandNumber</b> CapitalFundProgramGrantNo: GA06P28250103 ReplacementHousingFactorGrantNo:			<b>FederalFYof Grant:</b>  2003
<input checked="" type="checkbox"/> <b>OriginalAnnualStatement</b> <input type="checkbox"/> <b>ReserveforDisasters/Emergencies</b> <input type="checkbox"/> <b>RevisedAnnualStatement(revisionno:    )</b> <input type="checkbox"/> <b>PerformanceandEvaluationReportforPeriodEnding:</b> <input type="checkbox"/> <b>FinalPerformanceandEvaluationReport</b>					
Lin e No.	SummarybyDevelopmentAcc ount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations				
3	1408ManagementImprovements				
4	1410Administration				
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	18,430.00			
8	1440SiteAcquisition				
9	1450SiteImprovement				
10	1460DwellingStructures	284,309.00			
11	1465.1DwellingEquipment — Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment				
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				

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

<b>PHAName:</b> Southeast Georgia Consolidated Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P28250103 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>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	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant : (sum of lines 20) –	302,739.00			
22	Amount of line 21 Related to LBP Activities				
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**

PHANam e: Southeast Georgia Consolidated Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P28250103 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 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 Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>HA Wide</b>	<b><u>Fees and Costs</u></b>	1430	Lump Sum					
	A&E Fees; reimbursable costs ; sundry expenses			18,430.00				
	<b>Subtotal Acct 1430</b>			<b>18,430.00</b>				
	<b><u>Dwelling Structures</u></b>	1460						
<b>GA282-3 Kingsland</b>	Install insulated windows (3,725/dwelling unit)		24 units	89,400.00				
<b>GA282-3 Kingsland</b>	Install security window screens (1,400/dwelling unit)		24 units	33,600.00				
<b>GA282-3 Kingsland</b>	Interior window sill repairs (605/dwelling unit)		24 units	14,520.00				
<b>GA282-2 Kingsland</b>	Replace roofing and eavedrip (3,360/bldg)		13 Bldgs.	43,680.00				
<b>GA282-4,5 St. Marys</b>	Replace exterior frames, doors & screen doors (1,420/door @ 63 doors)		(4) 15 units (5) 16 units	89,460.00				

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

PHAName: Southeast Georgia Consolidated Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P28250103 Replacement Housing Factor Grant No:	<b>Federal FY of Grant: 2003</b>
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>GA282-4,5 St. Marys</b>	Partial interior door/frame replacement (1 10/door @ 124 doors)		(4) 15 units (5) 16 units	13,649.00				
	<b>Subtotal Acct 1406</b>			<b>284,309.00</b>				
	<b>Grand Total</b>			<b>302,739.00</b>				

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

PHA Name: Southeast Georgia Consolidated Housing Authority	<b>Grant Type and Number</b> Capital Fund Program No: GA06P28250103 Replacement Housing Factor No:	<b>Federal FY of Grant: 2003</b>
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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	
HAWide	09/30/05			09/30/07			
GA282-2	09/30/05			09/30/07			
GA282-3	09/30/05			09/30/07			
GA282-4	09/30/05			09/30/07			
GA282-5	09/30/05			09/30/07			

**AttachmentB  
CapitalFundProgramFive -YearActionPlan**

PartI:Summary

PHAName:Southeast GeorgiaConsolidated HousingAuthority				<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name/H A-Wide	Year1	WorkStatementforYear2 FFYGrant:200 4 PHAFY:10/01/0 4	WorkStatementforYear3 FFYGrant:200 5 PHAFY:10/01/0 5	WorkStatementfor Year4 FFYGrant:200 6 PHAFY:10/01/0 6	WorkStatementfor Year5 FFYGrant:200 7 PHAFY:10/01/0 7
	Annual Stateme nt				
<b>HAWide</b>		<b>23,369.00</b>	<b>24,384.00</b>	<b>21,339.00</b>	<b>302,739.00</b>
<b>GA282-1</b>		<b>0</b>	<b>4,640.00</b>	<b>234,950.00</b>	<b>0</b>
<b>GA282-2</b>		<b>0</b>	<b>9,420.00</b>	<b>12,700.00</b>	<b>0</b>
<b>GA282-3</b>		<b>42,400.00</b>	<b>26,648.00</b>	<b>8,880.00</b>	<b>0</b>
<b>GA282-4</b>		<b>0</b>	<b>107,740.00</b>	<b>5,550.00</b>	<b>0</b>
<b>GA282-5</b>		<b>0</b>	<b>113,401.00</b>	<b>5,550.00</b>	<b>0</b>
<b>GA282-7</b>		<b>56,210.00</b>	<b>5,580.00</b>	<b>6,350.00</b>	<b>0</b>
<b>GA282-8</b>		<b>180,760.00</b>	<b>10,926.00</b>	<b>7,420.00</b>	<b>0</b>
CFPFunds Listedfor5 -year planning		<b>302,739.00</b>	<b>302,739.00</b>	<b>302,739.00</b>	<b>302,739.00</b>
Replacement HousingFactor Funds					

**CapitalFundProgramFive -YearActionPlan**  
**PartII:SupportingPages —WorkActivities**

Activities for Year1	ActivitiesforYear: <u>  2  </u> FFYGrant:200 4 PHAFY:10/01/0 4			ActivitiesforYear: <u>  3  </u> FFYGrant:200 5 PHAFY:10/01/0 5		
	<b>Development Name/Number</b>	<b>MajorWork Categories</b>	<b>EstimatedCost</b>	<b>Development Name/Number</b>	<b>MajorWork Categories</b>	<b>EstimatedCost</b>
		<b><u>FeesandCosts</u></b> <b>(1430)</b>			<b><u>FeesandCosts</u></b> <b>(1430)</b>	
<b>See</b>	<b>HAWide</b>	A&EFees; reimbursablecosts ; sundryexpenses	17,762.00	<b>HAWide</b>	A&EFees; reimbursablecosts ; sundryexpenses	17,273.00
<b>Annual</b>		ClerkoftheWorks	5,607.00		ClerkoftheWorks	7,111.00
<b>Statement</b>		<b>SubtotalHAWide</b>	<b>23,369.00</b>		<b>SubtotalHAWide</b>	<b>24,384.00</b>
		<b><u>Dwelling Structures</u></b> <b>(1460)</b>			<b><u>SiteImprovements</u></b> <b>(1450)</b>	
	<b>GA282-7 Woodbine (10units)</b>	Installinsulated windows@3,725 perunit	37,250.00	<b>GA282-1 Folkston</b>	Concretesidewalks upgrade:800sfand 5.80	4,640.00
	<b>GA282-7 Woodbine (10units)</b>	Installsecurity windowscreens @1,400p erunit	14,000.00		<b>SubtotalGA282 -1</b>	<b>4,640.00</b>
	<b>GA282-7 Woodbine (10units)</b>	Partialinterior door/frame replacement@160 perdoor(31doors)	4,960.00			
		<b>SubtotalGA282 -7</b>	<b>56,210.00</b>	<b>GA282-2 Kingsland(20 units)</b>	<b><u>SiteImprovements</u></b> <b>(1450)</b>	

					Concrete side walks upgrade:600sf@ 5.80	3,480.00
	<b>GA282-8 Woodbine (28units)</b>	Install insulated windows@3,725 perunit	104,300.00		<b><u>Dwelling Structures (1460)</u></b>	
	<b>GA282-8 Woodbine (28units)</b>	Install security window screens @1,400perunit	39,200.00	<b>GA282-2 Kingsland (20units)</b>	Security/address light fixtures@297	5,940.00
	<b>GA282-8 Woodbine (28units)</b>	Interior window sill repair@605per unit	16,940.00		<b>Subtotal GA282 -2</b>	<b>9,420.00</b>
	<b>GA282-8 Woodbine (28units)</b>	Partial interior door/frame replacement@160 perdoor(1 27doors)	20,320.00			
		<b>Subtotal GA282 -8</b>	<b>180,760.00</b>		<b><u>Site Improvements (1450)</u></b>	
				<b>GA282-3 Kingsland (24units)</b>	Concrete sidewalk upgrade:1,100sf@ 5.80	6,380.00
	<b>GA282-3 Kingsland (16familyunits)</b>	Exterior siding replacement@ 2,650perunit	42,400.00	<b>GA282-3 Kingsland (3units)</b>	Off-street parking @2,400perunit	7,200.00
		<b>Subtotal GA282 -3</b>	<b>42,400.00</b>		<b><u>Dwelling Structures (1460)</u></b>	
				<b>GA282-3 Kingsland (44units)</b>	Security/address light fixtures@297	13,068.00
					<b>Subtotal GA282 -3</b>	<b>26,648.00</b>

					<b><u>SiteImprovements</u></b> <b><u>(1450)</u></b>	
				<b>GA282-4</b> <b>StMarys</b> <b>(15units)</b>	Off-streetparking @2,400perunit	37,200.00
				<b>GA282-4</b> <b>StMarys</b> <b>(15units)</b>	Concretesidewalks upgrade:625sf@ 5.80	3,625.00
					<b><u>Dwelling</u></b> <b><u>Structures</u></b> <b><u>(1460)</u></b>	
				<b>GA282-4</b> <b>StMarys</b> <b>(15units)</b>	Kitchencabinets@ 2,400/DU	36,000.00
				<b>GA282-4</b> <b>StMarys</b> <b>(15units)</b>	FloorTile replacement @1,764/DU	26,460.00
				<b>GA282-4</b> <b>StMarys</b> <b>(15units)</b>	Security/address lightfixtures@297	4,455.00
					<b>SubtotalGA282 -4</b>	<b>107,740.00</b>
					<b><u>SiteImprovements</u></b> <b><u>(1450)</u></b>	
				<b>GA282-5</b> <b>St.Marys</b> <b>(16units)</b>	Off-streetparking @2,400perunit	38,400.00
				<b>GA282-5</b> <b>St.Marys</b> <b>(16units)</b>	Concretesidewalks upgrade:625sf@ 5.80	3,625.00
					<b><u>Dwelling</u></b> <b><u>Structures</u></b> <b><u>(1460)</u></b>	

				<b>GA282-5 StMarys (16units)</b>	Kitchencabinets@ 2,400/DU	38,400.00
				<b>GA282-5 StMarys (16units)</b>	FloorTile replacement @1,764/DU	28,224.00
				<b>GA282-5 StMarys (16units)</b>	Security/address lightfixtures@297	4,752.00
					<b>SubtotalGA282 -5</b>	<b>113,401.00</b>
					<b><u>SiteImprovement s</u></b> <b><u>(1450)</u></b>	
				<b>GA282-7 Woodbine (10units)</b>	Concretesidewalks upgrade:450sf@ 5.80	2,610.00
					<b><u>Dwelling</u></b> <b><u>Structures</u></b> <b><u>(1460)</u></b>	
				<b>GA282-7 Woodbine (10units)</b>	Security/address lightfixtures@297	2,970.00
					<b>SubtotalGA282 -7</b>	<b>5,580.00</b>
					<b><u>SiteImprovements</u></b> <b><u>(1450)</u></b>	
				<b>GA282-8 Woodbine (28units)</b>	Concretesidewalks upgrade:450sf@ 5.80	2,610.00
					<b><u>Dwelling</u></b> <b><u>Structures</u></b> <b><u>(1460)</u></b>	



**CapitalFundProgramFive -YearActionPlan**  
**PartII:SupportingPages —WorkActivities**

ActivitiesforYear: <u>  4  </u> FFYGrant:200 6 PHAFY:10/01/0 6			ActivitiesforYear: <u>  5  </u> FFYGrant:200 7 PHAFY:10/01/0 7		
<b>Development Name/Number</b>	<b>MajorWork Categories</b>	<b>EstimatedCost</b>	<b>Development Name/Number</b>	<b>MajorWork Categories</b>	<b>EstimatedCost</b>
	<b><u>FeesandCosts</u></b> <b>(1430)</b>		<b>HAWide</b>	<b>ReplacementReserve</b> <b>(1490)</b>	302,739.00
<b>HAWide</b>	A&EFees; reimbursablecosts ; sundryexpenses	17,717.00			
	ClerkoftheWorks	3,622.00			
	<b>SubtotalHAwide</b>	<b>21,339.00</b>			
	<b><u>Dwelling Structures</u></b> <b>(1460)</b>				
<b>GA282-1 Folkston (50units)</b>	Upgradeelectrical panel@2,300DU	115,000.00			
<b>GA282-1 Folkston (50units)</b>	InsulateAttics@ 370	18,500.00			
<b>GA282-1 Folkston (50units)</b>	AtticAccessDoors @265	13,250.00			
<b>GA282-1 Folkston (50units)</b>	Floortile replacement @1,764	88,200.00			
	<b>SubtotalGA282 -1</b>	<b>234,950.00</b>			

	<b><u>Dwelling Structures (1460)</u></b>				
<b>GA282-2 Kingsland (20units)</b>	AtticAccessDoors @265	5,300.00			
<b>GA282-2 Kingsland (20units)</b>	InsulateAttics@ 370	7,400.00			
	<b>SubtotalGA282 -2</b>	<b>12,700.00</b>			
	<b><u>Dwelling Structures (1460)</u></b>				
<b>GA282-3 Kingsland (24units)</b>	InsulateAttics@ 370	8,880.00			
	<b>SubtotalGA282 -3</b>	<b>8,880.00</b>			
	<b><u>Dwelling Structures (1460)</u></b>				
<b>GA282-4 St.Marys (15units)</b>	InsulateAttics@ 370	5,550.00			
	<b>SubtotalGA282 -4</b>	<b>5,550.00</b>			
	<b><u>Dwelling Structures (1460)</u></b>				

<b>GA282-5 St.Marys (16units)</b>	InsulateAttics@ 370	5,550.00			
	<b>SubtotalGA282 -5</b>	<b>5,550.00</b>			
	<b><u>Dwelling Structures</u> (1460)</b>				
<b>GA282-7 Woodbine (10units)</b>	InsulateAttics@ 370	3,700.00			
<b>GA282-7 Woodbine (10units)</b>	AtticAccessDoors @265	2,650.00			
	<b>SubtotalGA287 -7</b>	<b>6,350.00</b>			
	<b><u>Dwelling Structures</u> (1460)</b>				
<b>GA282-8 Woodbine (28units)</b>	AtticAccessDoors @265	7,420.00			
	<b>SubtotalGA282 -8</b>	<b>7,420.00</b>			
<b>TotalCFPEstimatedCost</b>		<b>302,739.00</b>			<b>302,739.00</b>



**AttachmentC**

<b>AnnualStatement/PerformanceandEvaluationReport</b>					
<b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary</b>					
<b>PHAName:</b> SoutheastGeorgiaConsolidated HousingAuthority		<b>GrantTypeandNumber</b> CapitalFundProgramGrantNo: GA06P28250102 ReplacementHousingFactorGrantNo:			<b>FederalFYof Grant:</b>  2002
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input checked="" type="checkbox"/> RevisedAnnualStatement(revisionno: 1)					
<input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: 03/31/03 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Lin e No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations				
3	1408ManagementImprovements				
4	1410Administration				
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	50,703	31,922	31,922.00	19,246.63
8	1440SiteAcquisition				
9	1450SiteImprovement				
10	1460DwellingStructures	252,036	270,817	270,817.00	270,816.86
11	1465.1DwellingEquipment — Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipm ent				
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				

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

<b>PHAName:</b> Southeast Georgia Consolidated Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P28250102 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2002</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: 03/31/03     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 20) –	302,739	302,739	302,739.00	290,063.49
22	Amount of line 21 Related to LBP Activities				
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/CFPRH F)**  
**Part II: Supporting Pages**

PHAName: Southeast Georgia Consolidated Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28250102 Replacement Housing Factor Grant No:			Federal FYo f 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 Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>HAW id</b>	<b><u>Fees and Costs</u></b>	1430	Lump Sum					
	A&E Fees; reimbursable costs			50,703	31,922	31,922.00	19,246.63	60%
	<b>Subtotal Acct 1430</b>			<b>50,703</b>	<b>31,922</b>	<b>31,922.00</b>	<b>19,246.63</b>	
	<b><u>Dwelling Structures</u></b>	1460						
<b>GA282-3 Kingsland</b>	Sheetrock Interior Ceilings		24 units	38,400	38,400	38,400.00	38,400.00	complete
	Painting & Caulking Interior		24 units	13,200	13,200	13,200.00	13,200.00	complete
	Repair Second Floor System		24 units	41,919	41,919	41,919.00	41,919.86	complete
	Replace VCT Flooring & Base		24 units	50,400	50,400	50,400.00	50,400.00	complete
	Replace Washer Boxes		24 units	3,840	3,840	3,840.00	3,840.00	complete
<b>GA282-8 Woodbine</b>	Kitchen Cabinet Upgrade		28 units	72,800	40,878	40,878.00	40,878.00	complete
	Replace washer boxes		28 units	4,480	4,480	4,480.00	4,480.00	complete
	Sheetrock Interior Ceilings		28 units	44,800	44,800	44,800.00	44,800.00	complete
	Replace VCT Flooring & Base		28 units	17,500	17,500	17,500.00	17,500.00	complete
	Painting & Caulking Interior		28 units	15,400	15,400	15,400.00	15,400.00	complete

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

PHAName: Southeast Georgia Consolidated Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P28250102 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 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 Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Subtotal Acct 1406</b>			<b>252,036</b>	<b>270,817</b>	<b>270,817.00</b>	<b>270,816.86</b>	complete
	<b>Grand Total</b>			<b>302,739</b>	<b>302,739</b>	<b>302,739.00</b>	<b>290,063.49</b>	

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

PHA Name: Southeast Georgia Consolidated Housing Authority	<b>Grant Type and Number</b> Capital Fund Program No: GA06P28250102 Replacement Housing Factor No:	<b>Federal FY of Grant:</b> 2002
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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	
HAWide	03/31/04		03/31/03	09/30/05			
GA282-3	03/31/04		03/31/03	09/30/05		03/31/03	
GA282-8	03/31/04		03/31/03	09/30/05		03/31/03	

**AttachmentD –Non -CFPStatement/PerformanceandEvaluationReport (ReplacementReserve)**

<b>AnnualStatement/PerformanceandEvaluationReport</b>					
<b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary</b>					
<b>PHAName:</b> SoutheastGeorgiaConsolidated HousingAuthority		<b>GrantTypeandNumber</b> CapitalFundProgramGrantNo: GA06P28250101 ReplacementHousingFactorGrantNo:			<b>FederalFYof Grant:</b>  2001
<input checked="" type="checkbox"/> <b>OriginalAnnualStatement</b> <input type="checkbox"/> <b>ReserveforDisasters/Emergencies</b> <input type="checkbox"/> <b>RevisedAnnualStatement(revisionno:    )</b> <input checked="" type="checkbox"/> <b>PerformanceandEvaluationReportforPeriodEnding: 03/31/03</b> <input type="checkbox"/> <b>FinalPerform anceandEvaluationReport</b>					
Lin e No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
	Non-CFPFunds	326,188.00			
	InterestEarned	9,322.51			
1	Totalnon -CFPFunds	335,510.51			
2	1406Opera tions				
3	1408ManagementImprovements				
4	1410Administration				
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	45,630.51			
8	1440SiteAcquisition				
9	1450SiteImprovement				
10	1460DwellingStructures	289,880.00			
11	1465.1DwellingEquipment — Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment				
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				

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

<b>PHAName:</b> Southeast Georgia Consolidated Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P28250101 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>2001</b>
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**Original Annual Statement**    **Reserve for Disasters/Emergencies**    **Revised Annual Statement (revision no:    )**  
 **Performance and Evaluation Report for Period Ending: 03/31/03**    **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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 20) –	335,510.51			
22	Amount of line 21 Related to LBP Activities				
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**

PHAName: Southeast Georgia Consolidated Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P28250101 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 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	
<b>HA Wide</b>	<b><u>Fees and Costs</u></b>	1430						
	A&E Fees; reimbursable costs; sundry costs		Lump Sum	18,392.00				
	Clerk of the Works			27,238.51				
	<b>Subtotal Acct 1430</b>			<b>45,630.51</b>				
	<b><u>Dwelling Structures</u></b>	1460						
<b>GA282-1 Folkston</b>	Replace exterior frames, doors, and screen doors (1,320/door & 103 doors)		50 Units	135,960.00				
<b>GA282-1 Folkston</b>	Replace roofing and eave drip (3,360/bldg)		3 Buildings	10,080.00				
<b>GA282-4,5 St. Marys</b>	Install insulated windows (3,240/dwelling unit)		(4) 15 Units (5) 16 Units	100,440.00				
<b>GA282-4,5 St. Marys</b>	Install security window screens (1,400/dwelling unit)		(4) 15 Units (5) 16 Units	43,400.00				
	<b>Subtotal Acc t 1460</b>			<b>289,880.00</b>				

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

PHAName: Southeast Georgia Consolidated Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P28250101 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 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	
	<b>Grand Total</b>			<b>335,510.51</b>				



## Attachment E

### Southeast Georgia Consolidated Housing Authority

#### Annual Plan

**Fiscal Year 10/01/2003 – 09/30/2004**

#### 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>
<b>X</b>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<b>NA</b>	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
<b>X</b>	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
<b>X</b>	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
<b>X</b>	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
<b>X</b>	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
<b>X</b>	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>NA</b>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	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
<b>X</b>	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>NA</b>	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<b>X</b>	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
<b>X</b>	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
<b>X</b>	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
<b>NA</b>	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
<b>NA</b>	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
<b>X</b>	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
<b>NA</b>	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<b>X</b>	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
<b>NA</b>	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
<b>NA</b>	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
<b>NA</b>	Self-evaluation, Needs Assessment and Transition Plan required by regulation implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99 -52 (HA).	Annual Plan: Capital Needs
<b>NA</b>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
<b>NA</b>	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
<b>NA</b>	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>NA</b>	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
<b>NA</b>	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
<b>X</b>	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
NA	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
NA	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self - Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHDEP) semi - annual performance report	Annual Plan: Safety and Crime Prevention
NA	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 checked="" type="checkbox"/> check here if included in the public housing A&O Policy (incorporated by reference)	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
<b>NA</b>	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
<b>X</b>	Other supporting documents (optional) (list individually; use as many lines as necessary) Implementation of Community Service Requirements Definition of Substantial Deviation Deconcentration/Income Mixing Documentation Voluntary Conversions Documentation	(specify as needed)  ACOP/Annual Plan Annual Plan ACOP/Annual Plan Annual Plan (2002)

## Attachment F

### Southeast Georgia Consolidated Housing Authority

#### Annual Plan

Fiscal Year 10/01/2003 – 09/30/2004

#### Required Attachment: 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:

Irene Hannan

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

- Elected  
 Appointed

C. The term of appointment is (include the date term expires): 5 years expiring March, 2006

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

- 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 governing board member: May, 2003 in Folkston

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

## **AttachmentG**

### **SoutheastGeorgiaConsolidatedHousingAuthority**

#### **AnnualPlan**

**FiscalYear10/01/2003 –09/30/2004**

#### **Required:MembershipoftheResidentAdvisoryBoardorBoards**

ListmembersoftheResidentAdvisoryBoardorBoards:(Ifthelistwouldbeunreasonably long,listorganizationsrepresentedorotherwiseprovideadescriptionsufficienttoidentifyhow membersarechosen.)

MaryRhone St.Mary's

BobbyDavis Folkston

ShirleyKnight Woodbine

AnitaRiddle Kingsland

# AttachmentH

## SoutheastGeorgiaConsolidatedHousingAuthority

### AnnualPlan

FiscalYear10/01/2003 –09/30/2004

#### Component3,(6)DeconcentrationandIncomeMixing

- 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)]
GA282-3	24 units	See Below	See Below
GA282-4	15 units	See Below	See Below
GA282-7	10 units	See Below	See Below
GA282-8	28 units	See Below	See Below

Current regulations governing Deconcentration and Income Mixing provide that covered developments with average incomes below 30 percent of Area Median Income are exempt from the Deconcentration and Income Mixing requirements. The average incomes of all of the public housing developments are below 30 percent of the Area Median Income of \$44,500. The Housing Authority is currently exempt from Deconcentration and Income Mixing requirements.