PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011

1.0 PHA Information

PHA Name: Housing Authority of the City of Jesup, GA PHA Code: GA066

PHA Type: ☑ Small ☑ High Performing ☐ Standard ☐ HCV (Section 8)

PHA Fiscal Year Beginning: (MM/YYYY): 10/2010

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: 214 Number of HCV units: 0

3.0 Submission Type

☑ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only

4.0 PHA Consortia ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:

The Jesup Housing Authority and its Board of Commissioners are committed to creating a positive living environment for residents where people can live, learn and grow to be productive and responsible citizens.

5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

See attached

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

(None)

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

JHA Central Office at 327 Bay Acres Road, Jesup, GA 31545.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

8.3 Capital Fund Financing Program (CFFP).

☐ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

9.0	**Housing Needs**. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location See attached
9.1	**Strategy for Addressing Housing Needs** Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.** See attached
10.0	**Additional Information** Describe the following, as well as any additional information HUD has requested (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan The JHA has made significant progress over the past five years in meeting the mission and goals of our organization. Currently, only 4 apartments are in the JHA long-term modernization program, down from 43 just five years ago. The JHA has implemented policy changes which gives a preference to working, disabled, or retired families which has increased the number of assisted families who have a consistent source of income for rental charges. Security has been improved through the addition of a part-time Director of Security to oversee issues that affect JHA residents. "Curb appeal" improvements have been made from landscaping to physical modifications, such as the addition of HVAC and metal roofing to improve the stock of apartments available to the citizens of Jesup (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" The Jesup Housing Authority hereby defines substantial deviation and significant amendment or modification as any change in policy which significantly and substantially alters the JHA's stated mission and the persons the JHA serves. This would include admission's preferences, demolition or disposition activities and conversion programs. Discretionary or administrative amendments consonant with the JHA's stated overall mission and basic objectives will not be considered substantial deviations or significant modifications.

11.0	**Required Submission for HUD Field Office Review**. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

5.2

1) Expand the supply of assisted housing through the completion of the modernization project for current units that are offline.
2) Improve the quality of assisted housing through improved PHAS scores and renovation and modernization of public housing units.
3) Provide an improved living environment through the implementation of public housing security improvements.
4) Promote self-sufficiency and asset development of assisted households through increasing the number and percentage of employed persons in assisted households.
5) Undertake affirmative measures to ensure accessible housing to persons with all varieties of race, color, sex, and disability.

9.0

Summary of the Housing Needs Identified in the Consolidated Plan

Housing Market Conditions

State of Georgia

As Georgia's economy improved from the recessionary slowdown of the early 1990's, both the single family and multi-family segments of the residential real estate market showed signs of improvement early in 1994. The Atlanta MSA led the nation in the number of single family building permits issued. Permits for multi-family dwellings through August 1994 increased 116 percent from the prior year. Activity was concentrated in the suburban markets with demand within the central city being relatively soft. In Georgia's growth regions, continued public financial assistance is necessary to help maintain affordable housing. Needed incentives range from housing vouchers for low-income tenants to financial subsidies paid directly to developers to construct affordable housing.

City of Jesup

The number of single and multi-family housing units has been increasing while the number of manufactured houses has been decreasing. Property taxes are determined by tax rates and assessment ratios which vary by location. The 1997 effective tax rate within the City was $14.11 and outside the City was $10.38. Local sales tax and state sales tax are combined to give a 6% sales tax for the City of Jesup.

The housing market varies greatly in the City of Jesup and Wayne County. Local real estate offices have seen a rise in the sale of single family homes ranging from very low income home sales to moderate and high priced sales. The area is expanding in housing, business and industry and looks forward to present and future development.

Housing Needs of Georgians

State of Georgia

Regardless of tenure, income or household size, the most common problem affecting all households is cost burden. One in every four households pays at least 30 percent of income for housing. Approximately 39 percent of these cost burdened households and 10 percent of all households are severely cost burdened, devoting at least 50 percent of their income on housing costs. Forty percent of all Georgia households are of low or moderate income. Housing problems affect 75 percent of all extremely low-income households.

Sixty-four percent of all elderly households are of low or moderate income, with the largest concentration in the extremely low-income range. Thirty percent 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. Forty-two percent of all large family households are of low or moderate income. Overcrowding is the most significant concern of this household type.

City of Jesup

There is a need for affordable housing for extremely low, very-low, low, and moderate-income families in Jesup. The average household income for Wayne County is $38,000 as reflected in the chart below:

County FY-99 Area Median Income 30% Inc.
1 Person 2 Persons 3 Persons 4 Persons 5 Persons
Wayne $38,000 $8,000 $9,100 $10,250 $11,400 $12,300
FMR (0-4 BR) $289 $337 $412 $534 $607

Needs of Homeless Georgians

State of Georgia

The Atlanta Task Force estimates that between 50,000 – 75,000 individuals lack permanent shelter on any given night in Georgia. Approximately 40 percent of homeless are found in the Atlanta MSA, 40 percent in the state's other metropolitan counties and the remaining 20 percent located in rural areas. It is clear that a wide continuum of supportive services is required to effectively facilitate a successful transition from homelessness into permanent and stable housing.

City of Jesup

Jesup falls into the semi-rural area category where the lowest percentage of the homeless population is found. There is no record of the actual percentage of homeless families in Jesup. There are no homeless shelters in Jesup.

9.1

Based on the Housing Needs Assessment, the following conclusions are drawn:

- A deconcentration plan will ensure that extremely-low income families are not concentrated in certain public housing developments.
- Marketing efforts will improve the image of public housing using brochures, press conferences, radio ads, etc.
- Implementing flat rents, enhancing curb appeal, and adding amenities such as air conditioning will attract working families to public housing.
- Investing capital funds into improving the curb appeal and amenities of the PHA developments will be considered.
- The image of public housing will improve through safety measures including: good relations with local law enforcement, security lighting, landscaping, neighborhood patrols, structured youth activities, etc.
- Collaboration with the City and the County will enhance housing alternatives in the City of Jesup and Wayne County.

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Jesup

Program/Activity Receiving Federal Grant Funding

Public Housing Authority

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

JHA
327 Bay Acres Road
Jesup, GA 31545

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Mark Watson	Executive Director

Signature: X Mark A Watson

Date: 7/15/2010

form **HUD-50070** (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

OMB Approval No. 2577-0157 (Exp. 3/31/201

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of Jesup

Program/Activity Receiving Federal Grant Funding

Public Housing

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Mark Watson	Executive Director
Signature	**Date (mm/dd/yyyy)**
Mark Watson	07/15/2010

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handboooks 7417.1, 7475.13, 7485.1, & 7485.3

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Jesup, GA	Grant Type and Number Capital Fund Program Grant No: GA06P06650110 Replacement Housing Factor Grant No: Date of CFFP: 2010	FFY of Grant: 2010 FFY of Grant Approval:

Type of Grant
☒ 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	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	$69,020.40			
3	1408 Management Improvements	$69,020.40			
4	1410 Administration (may not exceed 10% of line 21)	$26,282.86			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	$135,190.00			
11	1465.1 Dwelling Equipment—Nonexpendable	$11,408.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	$37,558.34			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of the City of Jesup, GA	Grant Type and Number Capital Fund Program Grant No: GA06P06650110 Replacement Housing Factor Grant No: Date of CFFP: 2010	FFY of Grant:2010 FFY of Grant Approval:

Type of Grant
☒ 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	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$348,480.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
[signature]	7/15/2010		

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Jesup, GA	**Grant Type and Number** Capital Fund Program Grant No: GA06P06650110 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
PHA Wide	Operations	1406	LS	69,020.40				
PHA Wide	Management Improvements	1408	LS	69,020.40				
PHA Wide	Administration	1410	LS	26,282.86				
GA066-001	General Renovation based on unit needs	1460	9	135,190.00				
PHA Wide	Appliance Replacements	1465	32	11,408.00				
PHA Wide	Non-Dwelling Equipment	1475	2	37,558.34				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Jesup, GA					**Federal FFY of Grant: 2010**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Operations	9/30/12		9/30/14		
Management Improvements	9/30/12		9/30/14		
Administration	9/30/12		9/30/14		
GA066-001	9/30/12		9/30/14		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary

PHA Name/Number			Locality (City/County & State)		☒Original 5-Year Plan ☐Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	135,190.00	135,190.00	135,190.00	135,190.00
C.	Management Improvements		69,020.40	69,020.40	69,020.40	69,020.40
D.	PHA-Wide Non-dwelling Structures and Equipment		34,180.34	34,180.34	34,180.34	34,180.34
E.	Administration		26,282.86	26,282.86	26,282.86	26,282.86
F.	Other		11,408.00	11,408.00	11,408.00	11,408.00
G.	Operations		72,398.40	72,398.40	72,398.40	72,398.40
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		348,480.00	348,480.00	348,480.00	348,480.00
L.	Total Non-CFP Funds					
M.	Grand Total		348,480.00	348,480.00	348,480.00	348,480.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year FFY 2011			Work Statement for Year: FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	GA066-001 *General renovation based on individual unit physical needs which may include HVAC, kitchen and/or bath renovation, flooring, painting, carpentry, roofing, etc.*	9	135,190.00	GA066-001 *General renovation based on individual unit physical needs which may include HVAC, kitchen and/or bath renovation, flooring, painting, carpentry, roofing, etc.*	9	135,190.00
Annual Statement						
	Subtotal of Estimated Cost		$ 135,190	Subtotal of Estimated Cost		$ 135,190

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year FFY 2013			Work Statement for Year: FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	GA066-001 *General renovation based on individual unit physical needs which may include HVAC, kitchen and/or bath renovation, flooring, painting, carpentry, roofing, etc.*	9	135,190.00	GA066-001 *General renovation based on individual unit physical needs which may include HVAC, kitchen and/or bath renovation, flooring, painting, carpentry, roofing, etc.*	9	135,190.00
Annual Statement						
	Subtotal of Estimated Cost		$ 135,190	Subtotal of Estimated Cost		$ 135,190

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year _____ FFY 2011		Work Statement for Year: _____ FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	PHA Wide – Equipment, Non-Dwelling Equipment, Operations, Management Improvement to include Security Personnel, Resident Services Coordinator, and Staff Training, Admin. Staff Support of CFP Activities	213,290.00	PHA Wide – Equipment, Non-Dwelling Equipment, Operations, Management Improvement to include Security Personnel, Resident Services Coordinator, and Staff Training, Admin. Staff Support of CFP Activities	213,290.00
Annual Statement				
	Subtotal of Estimated Cost	$ 213,290	Subtotal of Estimated Cost	$ 213,290

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year _____ FFY 2013		Work Statement for Year: _____ FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	PHA Wide – Equipment, Non-Dwelling Equipment, Operations, Management Improvement to include Security Personnel, Resident Services Coordinator, and Staff Training, Admin. Staff Support of CFP Activities	213,290.00	PHA Wide – Equipment, Non-Dwelling Equipment, Operations, Management Improvement to include Security Personnel, Resident Services Coordinator, and Staff Training, Admin. Staff Support of CFP Activities	213,290.00
Annual				
Statement				
	Subtotal of Estimated Cost	$ 213,290	Subtotal of Estimated Cost	$ 213,290

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-*Year and Annual* PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ✓ *5-Year and/or* ✓ *Annual PHA Plan for the PHA fiscal year beginning* 2010 *, hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
   - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
   - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
    (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Jesup Housing Authority
PHA Name

GA066
PHA Number/HA Code

✓ 5-Year PHA Plan for Fiscal Years 20 10 - 20 14

✓ Annual PHA Plan for Fiscal Years 20 10 - 20 11

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Clifford Davis	Chairman
Name of Authorized Official	Title
Signature: Clifford Davis	Date: 7/15/2010

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan

I, Onda Woodard the City Manager certify that the Five Year and Annual PHA Plan of the Jesup Housing Authority is consistent with the Consolidated Plan of City of Jesup prepared pursuant to 24 CFR Part 91.

Onda Woodard 7/13/10

Signed / Dated by Appropriate State or Local Official

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Jesup Housing Authority — PHA Name

GA 066 — PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Clifford Davis	Chairman
Signature: Clifford Davis	Date: 7/15/10

VAWA POLICY

JESUP HOUSING AUTHORITY

JESUP HOUSING AUTHORITY
VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

The purpose of this policy (herein called "Policy") is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth JHA's policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by JHA of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

A. Maintaining compliance with all applicable legal requirements imposed by VAWA;

B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by JHA;

C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;

D. Creating and maintaining collaborative arrangements between JHA, law enforcement
authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by JHA; and

E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by JHA.

III. Other JHA Policies and Procedures

This Policy shall be referenced in and attached to JHA's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of JHA's Admissions and Continued Occupancy Policy. JHA's annual public housing agency plan shall also contain information concerning JHA's activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of JHA, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

A. *Domestic Violence* – The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction."

B. *Dating Violence* – means violence committed by a person—

(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and

(B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

(i) The length of the relationship.

(ii) The type of relationship.

(iii) The frequency of interaction between the persons involved in the relationship.

C. *Stalking* – means –

(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and

(B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –

(i) that person;

(ii) a member of the immediate family of that person; or

(iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person –

(A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or

(B) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

A. *Non-Denial of Assistance*. JHA will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

VI. Termination of Tenancy or Assistance

A. *VAWA Protections.* Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by JHA:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a "serious or repeated" violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.

2. In addition to the foregoing, tenancy or assistance will not be terminated by JHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant's control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

    (a) Nothing contained in this paragraph shall limit any otherwise available authority of JHA' or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither JHA nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.

    (b) Nothing contained in this paragraph shall be construed to limit the authority of JHA or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or JHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, JHA or a Section 8 owner or manager,

as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by JHA. Leases used for all public housing operated by JHA and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by JHA, shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. *Requirement for Verification.* The law allows, but does not require, JHA or a section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., JHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by JHA. Section 8 owners or managers receiving rental assistance administered by JHA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to JHA or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.

2. *Other documentation* - by providing to JHA or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or

incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. *Police or court record* – by providing to JHA or to the requesting Section 8 owner or
manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by JHA, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (*i.e.,* 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. *Waiver of verification requirement.* The Executive Director of JHA, or a Section 8
owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to JHA or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or

2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or

3. otherwise required by applicable law.

B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by JHA shall be notified in

writing concerning their right to confidentiality and the limits on such rights to confidentiality.

IX. Court Orders/Family Break-up

A. *Court orders*. It is JHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by JHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.

X. Relationships with Service Providers

It is the policy of JHA to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If JHA staff become aware that an individual assisted by JHA is a victim of domestic violence, dating violence or stalking, JHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring JHA either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case. JHA's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which JHA has referral or other cooperative relationships.

XI. Notification

JHA shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIII. Amendment

This policy may be amended from time to time by JHA as approved by the JHA Board of Commissioners.

JHA 2010 AGENCY PLAN UPDATE

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JHA LEASE CHANGES 2010 AGENCY PLAN UPDATE

18. INSPECTIONS, RIGHT OF ENTRY AND REPAIRS (ADDITION TO SECTION A)

(A)...Landlord may enter the premises at any time without advance notification pursuant to a court order, the landlord has reasonable cause to believe the tenant has abandoned or surrendered the premises, or when there is reason to believe an emergency exists.

30. SOLICITATION, TRESPASSING AND EXCLUSION OF NON-TENANTS (NEW SECTION)

The Landlord is committed to providing a decent, safe and sanitary environment throughout the Landlord's property. The Tenant hereby delegates to the Landlord, or agrees to the Landlord's reservation of the following rights to aid in providing a decent, safe and sanitary environment throughout the Landlord's property:

(A) Tenant delegates to the Landlord the right, to be exercised by its employees and authorized agents, to regulate solicitation and prohibit trespassing on Landlord property by non-Tenants of the Landlord, unless the express written permission of the Landlord is properly obtained in advance and in accordance with any applicable policies and/or procedures of the Landlord. The Landlord shall exercise this right to the extent allowable by all applicable laws and/or regulations.

(B) The Landlord reserves the right, to be exercised by its employees and authorized agents, to exclude non-Tenants, including but not limited to, guests (as defined herein) who, (I) conduct themselves in a manner to disturb the Tenants' peaceful enjoyment of their accommodations, community facilities or other areas of Landlord property; (ii) engage in illegal or other activity which would impair the physical and social environment on Landlord premises; (iii) engage in any activity that may threaten the health, safety or peaceful enjoyment of Landlord premises by Tenants of the Landlord, employees of the Landlord or persons lawfully on the premises; (iv) engage in criminal activity or drug-related criminal activity (as defined herein), on or off Landlord premises; (v) engage in destroying, defacing, damaging or removing Landlord equipment, vehicles and/or any part of the dwellings, buildings, facilities, or other areas of Landlord premises; (vi) engage in the illegal use or illegal possession of firearms and/or other offensive weapons anywhere on Landlord premises; and/or (vii) intentionally violate necessary rules, regulations, policies and/or procedures set forth by the Landlord for the benefit and well being of Landlord, Tenants, employees and premises, in effect at the time this Agreement is entered into and hereafter promulgated by

the Landlord, of which such non-Tenants have been made aware. Landlord shall exercise this right to the extent allowable by all applicable laws and/or regulations.

29. UNENFORCEABLE LEASE PROVISIONS (ADDITION TO SECTION 29)

THE LANDLORD RESERVES THE RIGHT TO SECURE THE DWELLING AND/OR REMOVE THE TENANT'S PERSONAL PROPERTY TO A STORAGE FACILITY UPON THE DEATH OR INCAPACITY OF A SOLE TENANT, UNTIL SUCH TIME AS A PROPERLY VERIFIED PERSONAL REPRESENTATIVE, NEXT OF KIN, OR TENANT'S BENEFICIARY (AS LISTED BELOW), EXECUTES THE PROPER RECEIPTS REQUIRED BY THE LANDLORD FOR THE TENANT'S PERSONAL PROPERTY, OR HAS RECEIVED A COURT ORDER GIVING ACCESS, CONTROL OR POSSESSION TO TENANT'S PERSONAL PROPERTY.

14. SANITATION, CLEANLINESS, HEALTH AND SAFETY (ADD SECTION F)

F. **HEALTH & SAFETY VIOLATIONS - A violation of any of the safety and health and safety hazards mentioned below will be considered a serious violation of your dwelling lease and may result in the termination of your lease and eviction.**

1. TRIPPING HAZARDS: Exposed cords, for example: extension, cable, telephone, etc, are a tripping hazard and are not allowed on the floor or stairway of your apartment.

2. BEDROOMS WITH ONLY ONE WINDOW: You are not allowed to block a window with anything, for example: furniture, a fan, an air conditioner, etc., in any bedroom with only one window. In case of a fire or some other disaster, there must be a way to exit this room to the outside

3. WINDOW AIR CONDITIONERS: Any window air conditioner must have a faceplate cover; otherwise, the unit must be removed from the apartment, because it is considered a safety hazard.

4. SMOKE ALARMS: Federal Regulations requires a working smoke alarm in each level of your apartment and according to your lease you cannot tamper with or cover your smoke alarm at any time, for any reason. If you tamper with or cover your smoke alarm you will be charged any and all appropriate posted maintenance charges for this offense and you may receive a notice to terminate your lease. The HA may have a separate "smoke alarm" policy which must be agreed to and signed by the Tenant.

5. ELECTRICAL: All electrical panels/boxes/outlets must remain covered with switch plates and/or plug covers. It is also a violation to tamper with external/internal breaker or meter bases.

6. HOT WATER HEATERS: Due to a fire hazard, no items are to be placed on top of or around your hot water heater or in the closet where it is located.

7. DOOR LOCKS AND WINDOW LOCKS: All entrance door locks and window locks must function properly, in order to secure your apartment. Please report any problems with your door locks and/or window to the maintenance department.

8. HOUSEKEEPING DEFICIENCIES: Dirty dishes older than 24 hours, heavy grease, excessive food spillage, dirty floors, trash, severely unorganized, mattress not on bed frame, foul odors, other general dirtiness in apartment.

Jesup Housing Authority

CRIMINAL, DRUG TREATMENT, AND REGISTERED SEX OFFENDER CLASSIFICATION RECORDS MANAGEMENT POLICY

1.0 PURPOSE

In the course of its regular operations, the Jesup Housing Authority comes into possession of criminal records as well as records of drug treatment or registered sex offender status of both residents and applicants. While necessary to accomplish Housing Authority business, these records must be maintained securely and kept from improper use.

The Jesup Housing Authority may also be called upon to perform criminal record checks regarding applicants for, or tenants of, housing that receives project-based assistance in the jurisdiction of the Housing Authority. The authority shall maintain the records received for these residents or applicants in the manner prescribed by this policy. Such records will not be made available to the owner of the subject property, but will be used to make recommendations to the owner based on criteria supplied by the owner.

2.0 ACQUISITION

All adult applicants and residents shall complete the Jesup Housing Authority Authorization for Release of Police Records and Authorization of Release of Medical Records when they apply for housing. Through its cooperative agreement with the Wayne County E-911, the Housing Authority will request a check of local records as well as a National Crime Information Center check for a criminal history of any applicant. This check is done for the purpose of screening applicants for housing.

All requests for criminal records or records of drug treatment or registered sex offender status will direct the records to be sent to the supervisor of the applications office. Only this individual shall have access to the records received. He or she shall discuss the records with other Jesup Housing Authority employees only as required to make a housing decision.

3.0 MAINTENANCE

The Jesup Housing Authority will keep all criminal records or records of drug treatment or sex offender status that are received confidential. These records will be used only to screen applicants for housing or to pursue evictions. The records will not be disclosed to any person or other entity except for official use in the application process or in court proceedings. No copies will be made of the records except as required for official or court proceedings.

Criminal records or records of drug treatment or registered sex offender status will be kept in a file separate from other application or eviction information. These files will be maintained in a different cabinet that is locked and kept in a secure location. Only specified employees shall have access to this cabinet.

4.0 DISPOSITION

The records shall be destroyed once action is taken on the application for housing and any grievance hearing or court proceeding has been completed and the action is finalized. A notification of destruction will be maintained.

Regulations Concerning Outside Play Equipment

These regulations are being adopted for the benefit and well-being of all residents and are therefore considered to be a necessary and reasonable regulation promulgated by the Landlord. This policy shall therefore be considered a part of each and every tenant's lease.

The Housing Authority Board of Commissioners has determined that certain outdoor play equipment can become dangerous and even fatal if not properly supervised and maintained. Due to this fact, the Board of Commissioners is adopting regulations to prohibit or limit certain outdoor play equipment as listed below.

Gasoline operated outdoor play items such as go-carts, motorcycles, motor scooters, 3 wheel or 4 wheel ATVs, etc. **shall not be allowed** on housing authority property.

Swimming or Wading Pools-shall not be allowed to remain in the yard **without an adult being present**. When the swimming or wading pool is not being supervised by an adult, it must be emptied of all water and then properly stored inside the tenant's apartment.

Weight-lifting Equipment-shall not be allowed to remain in the yard or on the porch **without an adult being present**. When the weight-lifting equipment is not being used and supervised by an adult, it must be properly stored inside the tenant's apartment.

Swing Sets-**shall not be allowed** except in the case of written approval from the Management of the Housing Authority and then only with proof of the tenant obtaining a general liability policy in the amount of $500,000 with the Housing Authority of the City of Jesup named as an additional insured.

Trampolines-**shall not be allowed** except in the case of written approval from the Management of the Housing Authority and then only with proof of the tenant obtaining a general liability policy in the amount of $500,000 with the Housing Authority of the City of Jesup named as an additional insured.

Tenant must receive written approval from the Housing Authority before installing any outdoor play equipment including the items listed above that are allowed.

These regulations shall become effective October 1, 2010. Failure to abide by this policy may cause a tenant's lease to be terminated and the tenant evicted.

Jesup Housing Authority

327 Bay Acres Road Jesup, GA 31545
Phone (912) 427-2535 Fax (912) 427-3309
www.jesuphousingauthority.com

HOUSEKEEPING INSPECTION PROCEDURES

- Apartments should be checked monthly for blatant housekeeping issues. If there are apparent housekeeping issues, the apartment is added to the pest control list for the following month.
- During Monthly Pest Control, the JHA Rep. accompanying the Pest Control technician should take pictures of any apartment with blatant housekeeping issues. The work order notification letter for this follow-up pest control should also state that a general inspection will take place along with pest control service.
- File is checked for previous violations. If there are previous housekeeping violations with a Housekeeping Training Acknowledgement Form or notification letter, the lease is terminated. Proper documentation, including photographs, should be hand-delivered to the Admissions/Occupancy Coordinator. If there are not previous violations, follow instructions below.
- Letter sent out by Maintenance Administrator to resident for a housekeeping inspection by Director of Maintenance after date is confirmed with Dir. of Maint.
- Inspection is performed by Dir. of Maint. or other individual designated by Dir. of Maint.
- If resident passes inspection, no further action is needed. A letter is mailed to the resident indicating to them that they have passed the inspection but any future housekeeping violations will result in lease termination.
- If resident fails inspection, the failed inspection is turned into the Resident Services Coordinator who in turn sends a letter informing the resident of their failure and requirement to attend housekeeping training (DVD) at the JHA or their lease will be terminated. Residents should be given a period of at least two weeks notice to attend the training.
- If resident fails to attend the training by the deadline in the letter, the lease is terminated.
- After the resident attends training, they then sign a form that states they understand that they have failed a housekeeping inspection and any further failures due to housekeeping will result in lease termination.
- If a safety issue, such as trip hazards (cords) or blocked egress are found on PM's or any work order, a letter should be sent to the resident advising them of the specific problem and noting that failure to correct the issue will result in lease termination. A follow-up visit by our maintenance department is not required to verify correction of the issue. Instead, if the same safety issue is found after sending out a letter of notification, a lease termination is issued. Documentation for the lease termination should be hand-delivered to the Admissions/Occupancy Coordinator.

****All letters mailed out to residents should contain details that will answer any anticipated question they may have.****

Jesup Housing Authority

327 Bay Acres Road Jesup, GA 31545
Phone (912) 427-2535 Fax (912) 427-3309
www.jesuphousingauthority.com

RESIDENT INFORMATION MEETING

Date: 07/13/2010 - 5 Year Agency Plan

Facilitator: **Mark Watson**

- No Comments
- No challaged elements Mark Watson 7/15/10

Attendees

1A. Peggy Landon 15-A
2B. Rosa Spalding
3C. Kayla Edmondson
4D. Flowers Hustle
5E. Brad Houston
6F. Ollie Mae Floyd - 6A
7G. Queen Burston
8H. Samantha Mills
9I. _____
10J. _____
11K. _____
12L. _____
13M. _____
14N. _____
15O. _____
16P. _____
17Q. _____
18R. _____
19S. _____
20T. _____
21U. _____
22V. _____
23W. _____
24X. _____

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: b
a. contract
b. grant
c. cooperative agreement
d. loan
e. loan guarantee
f. loan insurance

2. Status of Federal Action: b
a. bid/offer/application
b. initial award
c. post-award

3. Report Type: a
a. initial filing
b. material change
For Material Change Only:
year _____ quarter _____
date of last report _____

4. Name and Address of Reporting Entity:
☑ Prime ☐ Subawardee
Tier _____, *if known*:
Jesup Housing Authority
327 Bay Acres Rd
Jesup GA 31545
Congressional District, *if known*: 4c 01

5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:
Congressional District, *if known*: 01

6. Federal Department/Agency:
HUD

7. Federal Program Name/Description:
2010 CFP Grant
CFDA Number, *if applicable*: _____

8. Federal Action Number, *if known*:

9. Award Amount, *if known*:
$ 348,480.00

10. a. Name and Address of Lobbying Registrant
(*if individual, last name, first name, MI*):
N/A

b. Individuals Performing Services (*including address if different from No. 10a*)
(*last name, first name, MI*):
N/A

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Signature: Mark A Wat
Print Name: Mark A. Watson
Title: Executive Director
Telephone No.: 912 427 2535 Date: 7/15/10

Federal Use Only:

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Standard Form LLL (Rev. 7-97)

Supporting Document
FY 2010-2014 Five Year Agency Plan
Housing Authority of the City of Jesup
Fiscal Year 10/01/2010- 09/30/2011

Violence Against Women Act

On January 5, 2006, President Bush signed the Violence Against Women Act into law as a Public Law 109-162. Section 603 of the law amends Section 5 A of the U.S. Housing Act (42 U.S.C. 1437c-1) to require five year and annual Agency Plans contain information regarding any goals, activities, objectives, policies or programs intended to support or assist victims of domestic violence, dating violence, sexual assault or stalking.

Section 606 and 607amend the Section 8 and public housing sections of the U.S. Housing Act (42 U.S.C. 1737f and 1437d) to protect certain victim of criminal domestic violence, dating violence, sexual assault or stalking- as well as members of the victims' immediate families- from losing HUD-assisted housing as a consequence of the abuse of which of which they were the victim.

Based on the statutory requirements, the PHA provides each public housing participant with a brochure advising what to do should they become victims of the Violence Against Woman Act. This brochure is also provided to new admissions to the public housing program. The PHA will comply with the requirements of the Violence Against Woman Act by assisting such applicants and/or participants who also meet the definition of a "family," are income eligible, have at least one family member who is a U.S. citizen or has an eligible immigration status, pass criminal background screening, have no outstanding debt to the PHA and meet all other PHA screening criteria.

In addition, the Housing Authority of the City of Jesup staff, as managing agents, will respond immediately to any reports of domestic violence from their tenants. The local law enforcement will be called and our investigator will follow-up on the incident. Our staff will work closely with the tenant and the family to find suitable alternative shelter or other safe housing and provide follow-up, as needed. In fact, we provide a housing preference for families involved in domestic violence. Our main objective is to prevent the family from experiencing any further harm. We also work closely with the local programs that provide assistance in the area of domestic violence and we will work with the District Attorney's office, as needed, to assist in combating domestic violence in our community.

NOTE: There have been no official reports of domestic violence against woman since enactment of the law on January 5, 2006.