

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

PHA Plans

5 Year Plan for Fiscal Years 2005 – 2009

CFP Five Year Plan 2009-2012

Annual Plan for Fiscal Year 2008

The Housing Authority City of Thomaston, Georgia
ga247v01

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Thomaston Housing Authority

PHA Number: GA247

PHA Fiscal Year Beginning: 07/2008

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
- PHA local 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
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the 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)

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers.
 - Continue to reduce public housing vacancies by utilizing effective maintenance procedures for unit turn-around time. (on-going)
 - Leverage private or other public funds to create additional housing opportunities.
 - Acquire or build units or developments.
 - Other (list below) **Study feasibility to build or acquire units and confer with the City of Thomaston as to applicability of additional housing units for area, to include conversion or (0) bedrooms. (on-going)**
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management. (PHAS score) **The THA was declared troubled in FY 2006 based on the Physical Inspection Score (PASS).**
 - Improve voucher management. (SEMAP score)

- Increase customer satisfaction. **(on-going) Increase rating on RASS by 10% over 5 year period.**
 - Concentrate on efforts to improve specific management functions **specifically, to have more efficient unit inspections. (on-going)**
 - Renovate or modernize public housing units. **Utilize 60% of Annual Capital Funds for unit improvement. (on-going)**
 - Demolish or dispose of obsolete public housing.
 - Provide replacement public housing.
 - Provide replacement vouchers.
 - Other: (list below)
- PHA Goal: Increase assisted housing choices **(THA does not have assisted housing).**
Objectives:
- Provide voucher mobility counseling.
 - Conduct outreach efforts to potential voucher landlords.
 - Increase voucher payment standards.
 - Implement voucher homeownership program.
 - Implement public housing or other homeownership programs.
 - Implement public housing site-based waiting lists.
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments **promote working families. (on-going)**
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
 - Implement public housing security improvements by **continuing to work with the local police department to have concentrated officers and physical security measures in place. (on-going)**
 - Designate developments or buildings for particular resident groups. (elderly, persons with disabilities)
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families.
- Provide or attract supportive services to improve assistance recipients' employability. **(on-going) The THA offers on-site self-sufficiency classes. The THA also conducted a comprehensive resident needs assessment which has been reviewed for inclusion of services into the Annual Plan.**
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. **(on-going)**
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability. **Continue existing procedures. (on-going)**
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability. **Continue existing procedures. (on-going)**
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. **Continue existing procedures. (on-going)**
- Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2008

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Thomaston Housing Authority (THA) has prepared the (FY 2008) Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility act (QHWRA) of 1998 and the Final Rule for the Public Housing Agency Plans as published in the Federal Register on October 21, 1999.

The focus of the FY 2008 Annual Plan for the THA will be to continue to implement the activities and programs outlined in the Five Year Plan (FY 2005-2009) and remove the “troubled designation”. The THA was declared “troubled” based on a failed PASS Score. Subsequently a change in personnel has resulted in a more thorough and comprehensive maintenance program. The THA has received a Memorandum of Agreement (MOA) from HUD to address the findings received. The THA submitted the first MOA monthly report in February 2008 and will continue to submit the reports to HUD until all findings have been cleared.

Priorities for FY 2008 will include:

- (1) Remove the THA from the HUD “Troubled List”. The THA was declared “Sub-Standard Physical” by HUD based on a score of 17 out of 30.
- (2) Pursue resident initiative opportunities. The THA will continue to promote and provide resident programs that enhance Family Self-Sufficiency (FSS) initiatives. In FY 2003 a duly-elected city-wide Resident Council was created in accordance with the CFR 964 Regulations. The Resident Council will continue serve as a true “partner” with the THA in ensuring that the goals and objectives of FY 2008 are collaborative initiatives. While the THA will not dictate any programs to the Residents they will assist with technical support to ensure adherence to all HUD

- requirements pursuant to the CFR 964 Regulations. The Resident Council was incorporated as a nonprofit on 07/16/2004. Resident Council meetings are held monthly with an average attendance of 40 persons representing all three (3) developments. The Resident Council will hold elections for Officers in FY 2008. The THA completed a Resident Needs Assessment in March 2008 as per MOA requirement. The needs assessment will serve as the basis for resident initiatives to be pursued in the FY08 Annual Plan.
- (2) Continue to pursue an aggressive marketing strategy for occupancy of all housing units in inventory and pursue viable asset revitalization strategies.
 - (3) Continue to promote a motivational work environment where the talents of employees are maximized and each employee is recognized as a significant contributor conducive to achieving a “high-performer” housing authority environment.
 - (4) Reduce crimes at the THA developments through utilization of effective community policing strategies and enhancement of the partnership agreement established with the Thomaston Police Department. Workshops are held with the police quarterly to ensure that the Officers working the THA properties are knowledgeable of all rules and regulations they are assisting with enforcing.
 - (5) Strengthen existing partnerships with local, state and government agencies to facilitate a comprehensive cadre of supportive service provisions for residents.
 - (6) Reduce maintenance overhead cost by implementing effective preventive strategies.
 - (7) Ensure that the THA has zero deficiencies with regards to maintenance and operations.
 - (8) Implement effective administrative policies designed to facilitate a “high performer” status.
 - (9) Provide comprehensive training seminars designed to provide Residents, Staff and Commissioners with the additional support needed for effective service delivery. Commissioner and Staff training will continue to be held in FY08.
 - (10) Create Section 3 initiatives and employment opportunities in which the housing and service delivery options to residents will also be improved.

It is the intent of the Thomaston Housing Authority to deliver comprehensive, affordable housing services to the residents of the city of Thomaston. A total upgrade of the Agency through new leadership initiatives has promoted public housing in Thomaston as “housing of desire” versus “housing of last resort”.

The Thomaston Housing Authority created new goals and objectives in the (FY 2005-2009) based on the objectives established in the original (FY 2000-2004) Five-Year Plan. Statutory requirements of the QWHRA have been implemented and certain discretionary policies are now in effect.

The FY 2008 Annual Plan includes a statement related to housing needs, financial resources, policies, rent determination, capital improvements, demolition and/or disposition, designation of public housing for elderly families or families with disabilities or elderly families and families with disabilities, violence against women strategy,

conversion of public housing, homeownership, safety and crime prevention and civil rights.

The Thomaston Resident Advisory Board, residents, other assisted families, the Board of Commissioners, local government officials and representatives of other local public and private sector entities were provided an opportunity to participate in the preparation of the Public Housing Agency Plan thereby, ensuring that the FY 2008 Plan is a culmination of collective efforts.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	3
1. Housing Needs	7
2. Financial Resources	13
3. Policies on Eligibility, Selection and Admissions	14
4. Rent Determination Policies	22
5. Operations and Management Policies	26
6. Grievance Procedures	28
7. Capital Improvement Needs	28
8. Demolition and Disposition	30
9. Designation of Housing	31
10. Conversions of Public Housing	32
11. Homeownership	33
12. Community Service Programs	35
13. Crime and Safety	39
14. Pets (Inactive for January 1 PHAs)	41
15. Civil Rights Certifications (included with PHA Plan Certifications)	45
16. Audit	45
17. Asset Management	46
18. Other Information	46
A. Resident Advisory Board Recommendations	
B. Description of Election Process for Residents on the PHA Board	
C. Statement of Consistency with the Consolidated Plan	
D. Other Information Required by HUD (Criterion for Identifying a Substantial deviation to the PHA Plan	
ga247a01 Attachment A	Deconcentration and Income Mixing Certification and Deconcentration Plan
ga247b01 Attachment B	Recommendations and Comments from Resident Advisory Board

ga247c01 Attachment C	FY 2008 Capital Fund Program Annual Statement
ga247d01 Attachment D	FY 2007 Capital Fund Program Annual Statement
ga247e01 Attachment E	FY 2006 Capital Fund Program Annual Statement
ga247f01 Attachment F	FY 2005 Capital Fund Program Annual Statement
ga247g01 Attachment G	FY 2004 Capital Fund Program Annual Statement
ga247h01 Attachment H	Capital Fund Program 5 Year Plan for Modernization
ga247i01 Attachment I	Voluntary Conversion
ga247j01 Attachment J	Organizational Chart
ga247k01 Attachment K	Violence Against Women Procedure
ga247l01 Attachment L	Operating Budget
ga247m01 Attachment M	Audit

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. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2008 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2009-2012 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
✓	Fair Housing Documentation: 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
✓	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the methodology 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
✓	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	Public housing management and maintenance policy documents, including policies for the prevention or	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	eradication of pest infestation (including cockroach infestation)	
✓	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
✓	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
✓	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
✓	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
✓	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
✓	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
✓	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
✓	Follow up plan to Resident Survey Results RASS	On file at PHA

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

The Thomaston Housing Authority (THA) has reviewed the Consolidated Plan of the Jurisdiction of Thomaston, Georgia, and all information included in the Housing Authority Five-Year Plan and FY 2008 Annual Summary is consistent with the goals and objectives of the referenced document.

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Locatio-n
Income <= 30% of AMI	529	4	3	3	3	4	4
Income >30% but <=50% of AMI	334	4	3	3	3	4	3
Income >50% but <80% of AMI	197	3	3	3	3	3	3
Elderly	353	3	2	3	3	2	2
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2001 City of Thomaston, Georgia

- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list is being purged			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	128		29
Extremely low income <=30% AMI	89	69.53	
Very low income (>30% but <=50% AMI)	32	25.0	
Low income (>50% but <80% AMI)	7	5.47	
Families with children	65	50.78	
Elderly families	7	5.47	
Families with Disabilities	21	16.41	
Race/ethnicity African/American	105	82.03	
Race/ethnicity White	23	17.97	

Housing Needs of Families on the Waiting List			
Waiting list is being purged			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	61	48%	
2 BR	39	30%	
3 BR	19	15%	
4 BR	6	5%	
5 BR	3	2%	
5+ BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing 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**, and the Agency’s reasons for choosing this strategy.

Need: Shortage of affordable housing for all eligible populations

In the upcoming year, the Thomaston Housing Authority (THA) will be continuing to direct concentrated efforts to maximizing the number of affordable units available to the Agency by (1) reducing the number of vacancies, (2) reducing the turnaround time for routine vacancies, and (3) marketing to groups under represented on the waiting list in comparison to the availability of units. Family Self-sufficiency initiatives (FSS) have been implemented as increasing resident mobility is a priority. The THA offers on-site GED and basic life skills classes. A housekeeping training class is being offered and is required attendance for all residents who fail housekeeping inspections. This class will also be mandatory for all incoming applicants. The THA will also pursue homeownership opportunities for residents through the establishment of partnerships with public and private enterprise. The components of this strategy were developed in consultation with the Resident Advisory Board, and other public/private non-profit housing agencies and reflects the Housing Authority’s mission of utilizing all available resources as efficiently as possible to accomplish its overall mission.

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below) **Continue to maximize the number of affordable units available**

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance. The THA has participated in funding opportunities with partnership agencies.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below) **Preference will be extended to elderly families**

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
Preference will be given to disabled and handicapped persons

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing

capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund (100%) funding level (based on first quarter increments deposited)	757,415.00	Operations
b) Public Housing Capital Fund FY07 amt received	466,281.00	Modernization
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY 06	144,293.31	CFP Modernization
FY 07	231,281.00	CFP Modernization
3. Public Housing Dwelling Rental Income Estimated FY 2008		
Rental Income	830,928.00	Operations
4. Other income (list below)	42,415.00	
Excess Utilities	11,243	Operations
Interest Income	31,172	Operations
Other Income	0	Operations
5. Non-federal sources (list below)		
Total resources	2,472,613.31	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
3
 - When families are within a certain time of being offered a unit: (state time)
 - Other: (describe)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
 - Rental history
 - Housekeeping
 - Other (describe) **1. Previous financial obligation history**
- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an authorized source)

(2) Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list
 - Sub-jurisdictional lists
 - Site-based waiting lists
 - Other (describe)
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
 - PHA development site management office
 - Other (list below)

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**
1. How many site-based waiting lists will the PHA operate in the coming year? **None**
 2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
 3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
 4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
 - Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
 - Emergencies (**Fire and Flood**)
 - Overhoused
 - Underhoused

- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

1. Working families not living in Thomaston, Georgia

2. Single Person Occupancy: Elderly, Disabled, and Displaced persons

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

(1) Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- (1) Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
(2) Working families not living in Thomaston, Georgia
(1) Single person occupancy: Elderly, Disabled, and Displaced persons

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

5. Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

6. Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8 Not Applicable

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
 - Other (list below)

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

- a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second

priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)

- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

Fair Market Value Real Estate Assessments

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA’s payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard?
(select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached. **ga247j01 Attachment J**
- A brief description of the management structure and organization of the PHA follows:
 The Housing Authority Staff consists of an Executive Director; Operations/Finance Director; Resident Services/Occupancy Specialist; Maintenance Supervisor, Maintenance Mechanics 1, II and III; Maintenance Assistant; Clerk Generalists/Administrative Assistant; Youth Program Coordinator; Youth Program Assistant; Comp Mod Coordinator; Social Worker; and General Administrative Assistant. All positions report directly to the Executive Director with the exception of the Maintenance Mechanics and Maintenance Assistants who report directly to the Maintenance Supervisor and the Youth Assistant reports to the Youth Services Coordinator.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	288	22
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	288	22
Other Federal Programs(list		

individually)		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Management

Admissions & Continued Occupancy Policy; Personnel Policy; Procurement Policy; Pet Policy; Lease & Grievance Policy; Community Service Policy: Authorization to Sign Checks; Authorization to Transfer Funds; Capitalization Policy; Disposition Policy; Investment Policy; and Maintenance Plan. Women Against Violence Policy

Maintenance

Preventive Maintenance Contract (annually for service)
 Painting Contract (when applicable)
 Pest Control Contract (including cockroaches)
 Vendors List Procedures

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-

based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment: **ga247c01 Attachment C**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment: **ga247h 01 Attachment H**

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: 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 component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
	Occupancy by only the elderly <input type="checkbox"/>
	Occupancy by families with disabilities <input type="checkbox"/>
	Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	
	Approved; included in the PHA's Designation Plan <input type="checkbox"/>
	Submitted, pending approval <input type="checkbox"/>
	Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. If approved, will this designation constitute a (select one)	
	<input type="checkbox"/> New Designation Plan
	<input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	
	<input type="checkbox"/> Part of the development
	<input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)
2. Activity Description:
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	

<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for

each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. 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 component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 09/2000

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>GED, Adult Basic Education and Tutorial</i>	15	<i>anyone can participate</i>	<i>Flint River Technical College</i>	<i>PHA</i>
FSS Readiness Classes	50	anyone can participate	PHA Main Office	PHA
FICA Program Grant	40 youth	anyone youth can participate (6-19)	Family Youth Children’s Alliance Program/Upson County Board of Education	PHA youth

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	35 (04/01/08)
Section 8	N/A	N/A

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

<h3>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</h3>
--

As a result of the Quality Housing and Work Responsibility Act (QHWRA) passed by Congress in 1988, and the FY 2003 Omnibus Appropriations Act signed into law by the President on February 20, 2003 mandates that HUD implements and enforces the community service requirement for all non-exempt adult (ages 18 years and older), public housing residents to participate in eight (8) hours of community service and/or economic self-sufficiency activities per month.

The THA is complying with the requirement by classifying the following persons as exempt from this requirement if verified by the Housing Authority:

- 1) Is 62 years of age or older;

- 2) Is a blind or disabled individual defined under section 216 (i) (1) or 1614 of the Social Security Act (42 USC 416(i) (1); 1382c) and who is unable to comply with this section, or is a primary caretaker of such individual;
- 3) Is engaged in a work activity (as such term is defined in section 407 (d) of the Social Security Act (42 USC 607(d), as in effect on and after July 1,1997);
- 4) Meets the requirement for being exempted from having to engaged in work activity under the state program fund i.e. TANF (welfare program) under part a of title IV of the Social Security Act (42 USC 601 et seg.) or under any other welfare program of the state in which the public housing agency is located, including a state- administered welfare to- work program; or
- 5) Is in a family receiving assistance under a state program funded under part a or title IV of the social security act (42 USC 601 et seg) or under any other welfare program of the state in which public housing agency is located, including a state administered welfare-to-work program and has not been found by the state or other administering entity to be in non-compliance with such program.

Community service meetings were held to inform all residents of the requirement. All residents will be required to sign a new lease or lease addendum which will stipulate the conditions and for compliance with this requirement. Each adult member of the household will be provided with a copy of the community service policy, a list of pre-approved activities and programs, and a certification form. Each year, not less than 30 days prior to the end of the 12-month lease term you will be required to submit all documentation certifying your compliance with the community service program.

If a resident fails to comply with the requirement and provide the required documentation your lease will not be renewed. At the time of review and determination of non-compliance, the Housing Authority will offer the resident one chance to remedy the situation. Partnership agreements have been established with the Workforce Development Office to assist with the placement and monitoring of this component. The Community Service Initiative for the THA is as follows:

SERVICE REQUIREMENT

As a condition of the program initiative, each adult resident of public housing shall, if participating:

- 1) Contribute 8 hours per month of community service (does not include political activities); or
- 2) Participate in an economic self-sufficiency program for 8 hours per month; or
- 3) Perform 8 hours per month of combined community service and economic self-sufficiency.

COMMUNITY SERVICE :

Community Service is defined as the performance of volunteer work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities.

QUALIFIED COMMUNITY SERVICE ORGANIZATION AND ACTIVITIES

As a convenience to covered residents, the Housing Authority will develop, post on the Authority's bulletin boards and provide to covered residents a list of qualified organizations (and activities) that have agreed to work with resident in helping them satisfy their community service requirement. Residents are not limited to the published list and are encouraged to identify other organizations and activities. To ensure compliance with this community service policy, residents should seek the Housing Authority's approval prior to volunteering for organizations or performing activities not included on the published list. It is the Housing Authority's policy to provide great latitude in approving community service organizations and activities.

SIGNED CERTIFICATIONS

The Housing Authority management staff will provide signed certifications of any community service activities administered by the Authority. In a similar manner, organizations other than the Authority, who administer qualifying activities must provide signed certifications. The Housing Authority will provide residents with certification forms which the residents will present to the organization administering the qualifying activities for certification approval and signatures. The person(s) approved for signing the certifications will give one copy to the resident, keep one copy, The Authority will file the form in each of the participating resident's file.

The following list of qualified service organizations and activities is presented as a convenience to covered residents. Covered residents are not limited to the following list and are encouraged to identify other organizations and activities.

Organizations

- Thomaston Housing Authority
- City of Thomaston, Georgia
- Upson County
- Department of Health and Human Services
- Upson County Health Department
- Upson County Schools
- Local Hospitals

Activities

- Volunteer services to any qualified organization
- Self-sufficiency activities such as education, training and self-improvement classes
- Housing Authority or City Volunteer Trash Pick-up Day
- Participation in monthly resident programs as presented by the Housing Authority

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

1. Street level drug trade

2. Congregate activity

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

1. Which developments are most affected? (list below)

Triune Village

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

1. Concentration of on-site law enforcement

2. Community Policing Initiatives

2. Which developments are most affected? (list below)

Triune Village

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

Triune Village

C. Additional information as required by PHDEP/PHDEP Plan

Not Applicable

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

PET POLICY

I. Purpose

In accordance with 24 CFR Part 960 and 24 CFR Part 5, the Housing Authority of Thomaston, Georgia will permit residents to own and keep common household pets in their apartment. This policy sets forth the conditions and guidelines under which pets will be permitted.

The purpose of the policy is to ensure that pet ownership will not be injurious to persons or property, or violate the rights of all residents to clean, quiet, and safe surroundings.

Common Household Pets are Defined as Follows:

Birds: Including canary, parakeet, finch and other species that are normally kept caged; birds of prey are not permitted.

Fish: Tanks or aquariums are not to exceed 20 gallons in capacity. Poisonous or dangerous fish are not permitted. Only one (1) tank or aquarium is permitted per apartment.

Dogs: Not to exceed twenty (20) pounds at time of maturity. All dogs must be neutered or spayed. Dogs of the following categories to include pit bulls and rotweilers are not allowed.

Cats: All cats must be neutered or spayed and declawed.

Exotic pets such as snakes, monkeys, rodents, etc. are not allowed.

II. **Registration**

Every pet must be registered with the Housing Authority of Thomaston, Georgia's management prior to moving the pet into the unit and updated annually thereafter. Registration requires the following:

- A. A certificate signed by a licensed veterinarian, or a state or local authority empowered to inoculate animals (or designated agent of such authority), stating that the animal has received all inoculations required by the state and local law, if applicable (dogs, cats).
- B. Proof of current license, if applicable (dogs, cats).
- C. Identification tag bearing the owner's name, address, and phone number (dogs, cats).
- D. Proof of neutering/spaying and/or declawing, if applicable (dogs, cats).
- E. Photograph (no smaller than 3x5) of pet or aquarium.
- F. The name, address, and phone number of a responsible party that will care for the pet if the owner becomes temporarily incapacitated.
- G. Fish - size of tank or aquarium must be registered.

III. **Licenses and Tags**

Every dog and cat must wear the appropriate local animal license, a valid rabies tag and a tag bearing the owner's name, address and phone number. All licenses and tags must be current.

IV. **Density of Pets**

Only one (1) dog or cat will be allowed per apartment. Only two (2) birds will be allowed per apartment. The Housing Authority of Thomaston, Georgia only will give final approval on type and density of pets.

V. **Visitors and Guests**

No visitor or guest will be allowed to bring pets on the premises at anytime. Residents will not be allowed to Pet Sit or House a Pet without fully complying with this policy.

Feeding or caring for stray animals is prohibited and will be considered keeping a pet without permission.

VI. **Pet Restraints**

- A. All dogs must be on a leash when not in the owner's apartment. The leash must be no longer than three (3) feet.
- B. Cats must be in a caged container or on a leash when taken out of the owner's apartment.
- C. Birds must be in a cage when inside of the resident's apartment or entering or leaving the building.

VII. **Liability**

Residents owning pets shall be liable for the entire amount of all damages to the Housing Authority of Thomaston, Georgia premises caused by their pet and all cleaning, spraying for fleas and deodorizing required because of such pet. Pet owners shall be strictly liable for the entire amount of any injury to the person or property of other residents, staff or visitors of the Housing Authority of Thomaston, Georgia caused by their pet, and shall indemnify the Housing Authority of Thomaston, Georgia for all costs of litigation and attorney's fees resulting from such damage. Pet liability insurance can be obtained through most insurance agents and companies.

VIII. **Sanitary Standards and Waste Disposal**

- A. Litter boxes must be provided for cats with use of odor-reducing chemicals.
- B. Fur-bearing pets must wear effective flea collars at all times or the owner must apply, on a regular basis, a topical flea and tick control product such as Frontline®, "Advantage", or other similar product. Should extermination become necessary, cost of such extermination will be charged to pet owner.
- C. Pet owners are responsible for immediate removal of the feces of their pet and shall be charged in instances where damages occur to Authority property due to pet or removal of pet feces by staff.
 - (i) All pet waste must be placed in a plastic bag and tied securely to reduce odor and placed in designated garbage container and/or trash compactor.

- (ii) Residents with litter boxes must clean them regularly. Noncompliance may result in removal of the pet. The Housing Authority of Thomaston, Georgia reserves the right to impose a mandatory twice weekly litter box cleaning depending on need. Litter box garbage shall be placed in a plastic bag and deposited outside the building in the garbage container and/or trash compactor.
- D. All apartments with pets must be kept free of pet odors and maintained in a clean and sanitary manner. Pet owner's apartments may be subject to inspections once a month.

IX. General Rules

The resident agrees to comply with the following rules imposed by the Housing Authority of THOMASTON, GEORGIA:

- A. The pet owner agrees to arrange for routine check-ups for his pet with a veterinarian, provide preventive medication for heartworm disease and other diseases as prescribed by the veterinarian, and care for the pet if he or she is ill.
- B. No pet shall be tied up anywhere on Authority property and left unattended for any amount of time.
- C. Pet owners will be required to make arrangements for their pets in the event of vacation or hospitalization.
- D. Dog houses are not allowed on Authority property.

X. Pet Rule Violation and Pet Removal

- A. If it is determined on the basis of objective facts, supported by written statement, that a pet owner has violated a rule governing the pet policy, the Housing Authority of Thomaston, Georgia shall serve a notice of pet rule violation on the pet owner. Serious or repeated violations may result in pet removal or termination of the pet owner's tenancy, or both.
- B. If a pet poses a nuisance such as excessive noise, barking, or whining which disrupts the peace of other residents, owner will remove the pet from premises upon request of management within 48 hours. Nuisance complaints regarding pets are subject to immediate inspections.
- C. If a pet owner becomes unable either through hospitalization or illness to care for the pet, and the person so designated to care for the pet in the pet owner's absence refuses or is unable physically to care for the pet, the Housing Authority of Thomaston, Georgia can choose to remove the pet. The Authority accepts no responsibility for pets so removed.

XI. Rule Enforcement

Violation of these pet rules will prompt a written notice of violation. The pet owner will have seven (7) days to correct the violation or request an informal hearing at which time the Authority's Grievance Procedure will be followed.

XII. Grievance

Management and resident agree to utilize the Grievance Procedure described in the Lease Agreement to resolve any dispute between resident and management regarding a pet.

XIII. Pet Damage Deposit

A "Pet Deposit" will be required for dogs and cats only, however, all pet owners must comply with registration rules for all other pets. The "Pet Deposit" must be paid in advance and is to be used to pay reasonable expenses directly attributable to the presence of the pet in the development including (but not limited to) the cost of repairs and replacements to, and fumigation of, the resident's dwelling unit. The amount of the "Pet Damage Deposit" will be \$100.00. This money may be paid in increments of no less than \$25.00 per month.

Pet deposits will be placed in an account of the type required under applicable State or local law for pet deposits, or rental security deposits if applicable. THA will comply with such applicable law as to retention of the deposit, interest, and return of the deposit or portion thereof to the resident, and any other applicable requirements.

XIV. Exceptions

This policy does not apply to animals that are used to assist persons with disabilities. This exclusion applies to animals that reside in the development, as well as animals used to assist persons with disabilities that visit the development. Pets used for the purpose of aiding residents with disabilities must have appropriate certification. The Authority shall maintain a list of agencies that provide and/or train animals to give assistance to individuals with disabilities.

RESIDENT

DATE

THA STAFF

DATE

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment: **ga247b01 Attachment B**
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot (will utilize)
 Other: (describe)
The current person appointed as a resident commissioner is Tammy Lyons and was appointed by the Mayor.

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
 Any head of household receiving PHA assistance
 Any adult recipient of PHA assistance
 Any adult member of a resident or assisted family organization
 Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
 Representatives of all PHA resident and assisted family organizations
 Other (list)
The representative was selected by the Mayor of the City of Thomaston

C. 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: City of Thomaston, 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 the initiatives contained in the Consolidated Plan. (list below)

The Consolidated Plan for the City of Thomaston Chapter 6 Housing Element identifies needs for housing based on the lack of availability that is affordable within the City. The Plan identifies pocketed areas where new affordable construction would be a priority as single-family homeownership opportunities are not as impacted within the areas surrounding the THA housing developments.

The Plan indicates that the available housing types available in both Thomaston and Upson County are diversified and the trend in the future appears to be directed toward an increase in the availability of multi-family housing. The local vacancy rate is much lower in Upson County, Thomaston and Yatesville than it is in the rest of the state. The amount of available housing in Upson County is much more limited as compared to the state average, because developers have not over built the area. Therefore, the end result is a much more healthy vacancy rate for Upson County as compared to the rest of the state. The assessment of data indicates the following needs: encourage developers to meet the market demand for new homes and rental property. Compared to the rest of the state the local housing cost in Thomaston, Yatesville and Upson County are much smaller as compared to the rest of the state. This fact is attributed to the cost of real estate in Atlanta and the surrounding area has skyrocketed over the past fifteen years thereby driving the state figures up.

The City of Thomaston prioritizes programs and activities that support the issues outlined in the Consolidated Plan. Through the administration of Public Housing Program (Conventional) the Thomaston Housing Authority (THA) administers and maintains units of affordable rental housing in the community. Further, through its modernization program, the THA maintains these units to a high standard, which helps assure that the City has quality affordable rental dwellings

available for residents needing government subsidized housing. The primary goal for the Consolidated Plan is to develop viable communities by providing decent housing, a suitable living environment, and expanding economic opportunities for the low and moderate income persons.

The THA has diligently worked to extend and strengthen partnerships with government, private and local sector for the availability of quality affordable housing and supportive services.

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Consolidated Plan for Thomaston, Georgia supports the THA Five-Year Plan (FY 2005-2009) and Annual Plan for FY 2008 by collaborating on the goals and partnerships established to create a commitment for providing affordable housing opportunities. The Consolidated Plan furthermore, has specifically identified that distressed communities within the City will require improved coordination between resources to address the goals and objectives established. Strategies that affirmatively further fair-housing are utilized to ensure that all residence of the City receive a safe and comfortable living environment. These commitments are components of the THA Five-Year Plan as they are grounded in the mission statement of the Agency.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

The Housing Authority of Thomaston, Georgia in the submission of the FY 2005-2009 Five Year and FY 2008 Annual Plan has not deviated or significantly amended the goals and objectives established through the original, FY 2000-2004 Five-Year Plan. The THA will consider the following to be changes in the Agency Plan necessary and sufficient to require a full review by the Resident Advisory Board and by the City for a public hearing before a corresponding change in the Agency Plan can be adopted. A significant deviation or alteration would have included the following:

1. Any alteration of the Authority's *Mission Statement*;
2. Any change or amendment to a stated Strategic Goal;
3. Any change or amendment to a stated Strategic Objective except in a case where the change results from the objective having been met;
4. Any introduction of a new Strategic Goal;
5. Any alteration in the Capital Fund Program Annual Plan that affects expenditure greater than \$50,000 of the CFP Annual Budget for that year.
6. Changes to rent or admissions policies or organization of the waiting list;
7. Additions of work items (items not included in the current Annual Statement or 5-Year Plan) or change in use of replacement reserve funds under the Capital Fund that affects expenditure greater than \$50,000 of the CFP Annual Budget for that year.

8. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

In setting the above criteria, the Thomaston Housing Authority intends by “Strategic Goal” specifically those items under those headings in its 5-Year Plan. Because the Annual Plan already requires annual review by the Resident Advisory Board and by Public Hearing, the Authority believes this annual process sufficient to meet the spirit of the *Quality Housing and Work Responsibility Act of 1998*. It expects that changes to the Annual Plan will be primarily administrative in nature. It believes, however, as shown in item #5 above, that significant changes in its planned modernization expenditures should be subject to a resident/public process.

The Thomaston Housing Authority has also reviewed the requirements set out in HUD Notice PIH 99-51. It here incorporates the several additional criteria established by HUD for “substantial deviation” or “significant amendment or modification” to its Agency Plan. The THA will also consider the following events to require a public process before amending such changes to its Agency Plan. The Thomaston Housing Authority acknowledges that an exception will be made by HUD to compliance with the above criteria for any of the above changes that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Thomaston Housing Authority did not have any significant changes to the FY 2007 Annual Plan based on the criteria established as referenced for a significant alteration or deviation.

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

All certifications have been forwarded to HUD as per regulation. Certifications forwarded include:

- HUD Form 50070
- HUD Form 50071
- HUD Form LLL
- PHA Certification of Compliance with the PHA Plans and related regulations
- State Certification

Attachments

Use this section to provide any additional attachments referenced in the Plans.

LIST OF ATTACHMENTS

ga247a01 Attachment A	Deconcentration and Income Mixing Certification and Deconcentration Plan
ga247b01 Attachment B	Recommendations and Comments from Resident Advisory Board
ga247c01 Attachment C	FY 2008 Capital Fund Program Annual Statement
ga247d01 Attachment D	FY 2007 Capital Fund Program Annual Statement
ga247e01 Attachment E	FY 2006 Capital Fund Program Annual Statement
ga247f01 Attachment F	FY 2005 Capital Fund Program Annual Statement
ga247g01 Attachment G	FY 2004 Capital Fund Program Annual Statement
ga247h01 Attachment H	Capital Fund Program 5 Year Plan for Modernization
ga247i01 Attachment I	Voluntary Conversion
ga247j01 Attachment J	Organizational Chart
ga247k01 Attachment K	Violence Against Women Procedure
ga247l01 Attachment L	Operating Budget
ga247m01 Attachment M	Audit

DECONCENTRATION POLICY

1. Introduction

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires that the Authority adopt policies and procedures governing the deconcentration of very low-income families and income mixing as required by section 10(a)(3)(B) of the 1937 Housing Act. To implement this requirement, the Authority will compare the relative incomes of each family development.

Each covered development of the Thomaston Housing Authority (THA) was analyzed as pertains to average incomes above or below 85% to 115% of the average incomes of all the developments. The goal of this policy is to create mixed-income communities and lessen the concentration of very low-income families within the Authority's public housing developments through admissions practices designed to bring I higher income tenants to lower income developments and lower income tenants into higher income developments.

The Deconcentration Policy is intended to work in conjunction with the Authority's annual income targeting requirements. The Policy requires the 40% of all new admissions to public housing developments during a fiscal year must be residents whose household income, at the time of admission, is equal to or lower than 30% of the Area Median Income. This "income targeting" requirement is separate from the Deconcentration Policy, which is comparative in nature.

2. Definitions

The following definitions are provided in order to clearly and define the affected developments and families under this Deconcentration Policy.

PHA-Wide Average Household Income: The average annual household income of all residents of all developments with more than 50% of its occupants being families with children.

Development Average Household Income: The average annual household income of all residents of a specific development with more than 50% of its occupants being families with children.

Higher Income Development: A development where the Development Average Household Income is greater than 120% of the PHA-Wide Average Household Income.

Lower Income Development: A development where the Development Average Household Income is less than 80% of the PHA-Wide Average Household Income.

Higher Income Family: A family whose annual household income is greater than 120% of the PHA-Wide Average Household Income.

Lower Income Family: A family whose annual household income is less than 80% of the PHA-Wide Average Household Income.

3. Testing

In order to achieve and maintain deconcentration, the Authority will calculate the PHA-Wide Average Household Income for all developments with 50% or more of its occupants being families with children on at least an annual basis. At the same time, the Authority will calculate the Development Average Household Income for each development with 50% or more of its occupants being families with children. The results shall be documented as follows:

- a) If the Development Average Household Income for a family development of more than 100 units is greater than 120% of the PHA-Wide Average Household Income, then that development shall be identified as a Low-Income Development.
- b) If the Development Average Household Income for a family development of more than 100 units is less than 80% of the PHA-Wide Average Household Income, then that development shall be identified as a Low-Income Development.

Testing can be run more frequently to determine the effectiveness of various initiatives employed to achieve deconcentration.

1. Corrective Action

Once a development has been identified as a High-Income Development or a Low-Income Development, the Authority will define and communicate specific procedures to be employed with the goal of achieving deconcentration. It is the goal of the Authority to generally increase the level of income for residents of public housing, create more stratified developments, and obtain agency self sufficiency, therefore; the Deconcentration Policy shall not be employed to be counterproductive to that goal. In addition, the policy will, under no circumstances, be employed through steering or in any way reducing the choice in residence of the individual family.

In order to correct a concentrated development, the Authority will, to the greatest extent possible, provide incentives to promote a Lower-Income Family to select a Higher-

Income Development and to promote a Higher-Income Family to select a Lower-Income Development.

Procedures to be employed in the development of a corrective action plan include:

- a) Incentives to select particular developments
- b) Payment Plans for deposits
- c) Flexibility in move-in dates

It is Thomaston Housing Authority's Policy to provide for Deconcentration of poverty and encourage income mixing by bringing higher income families into higher income developments. Towards this end, we will skip families on the waiting list to reach each other families with a lower or higher income. We will accomplish this in uniform and non-discriminating manner.

The Thomaston Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and Deconcentration incentives to implement.

The Thomaston Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the Deconcentration goal and/or the income-targeting goal.

The Thomaston Housing Authority will contact the family first by telephone to make the unit offer. If the family cannot be reached by telephone, the family will be notified of a unit offer via first class mail. The family will be given three (3) business days from the date the letter was mailed to contact the Thomaston Housing Authority regarding the offer.

The family will be offered the opportunity to view the unit. After the opportunity to view the unit, the family will have 24 hours to accept or reject the unit. This verbal offer and the family's decision must be documented in the tenant file. If the family rejects the offer of the unit, the Thomaston Housing Authority will send the family a letter documenting the offer and the rejection.

ga247b01: ATTACHMENT B

**RECOMMENDATIONS AND COMMENTS FROM RESIDENT
ADVISORY BOARD**

The Resident Advisory Board is comprised of the Officers of the City-Wide Resident Council. The Resident Council represents all residents from each of the Thomaston Housing Authority three (3) developments. Officers were elected in accordance with the 964 Federal Regulations governing Resident Councils. The Officers elected for a Two Year Term are:

President: Marilyn Dixon
Secretary: Carolyn Harris (recently deceased)
Treasurer: Carolyn Smith
(ELECTIONS will be held in April or May 2008)

The Resident Advisory Board assisted the THA with the review and drafting the FY 2005-2009 Five Year and the FY 2008 Annual Plan. Meetings were held and all residents of the developments were invited to participate and share in the decision making process. Inputs and suggestions were strongly encouraged.

Residents indicated that priority needs included porches, playgrounds and a basketball goal at Lincoln Park Circle, Triune Village: additional curfew for children, playground update, and more activities for youth; Drake Apartments: more playgrounds, increased security lighting, additional resident programs,

As the majority of the items referenced were already included in the Five Year Optional Plan and slated for implementation in FY 2009 –2012, and many of the activities are already under contract therefore, the FY 2008 Plan did not need to be revised after final resident comments.

ga247c01 Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Thomaston, GA		Grant Type and Number Capital Fund Program Grant No: GA06P24750108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	90,000			
3	1408 Management Improvements	80,000			
4	1410 Administration	43,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	10,458			
10	1460 Dwelling Structures	217,823			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	466,281.00			
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	45,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	466,281.00			

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

PHA Name: Housing Authority of the City of Thomaston, GA		Grant Type and Number: CFP Grant Number GA06P24750108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Devel/Number Name/HA Wide Activities	Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	OPERATIONS	1406						
	Operations		1	90,000				
	SUBTOTAL			90,000				
PHA Wide	MANAGEMENT IMPROVEMENTS	1408						
	Add additional Police Services/Security		1	45,000				
	.Resident/Staff and Commissioner Training		1	20,000				
	Software Updates//Technical Assistance		1	15,000				
	SUBTOTAL			80,000				
PHA Wide	ADMINISTRATION	1410						
	Modernization Coordinator		1	18,000				
	Compliance Monitor/Technical Assistance		1	25,000				
	SUBTOTAL			43,000				
PHA Wide	FEES & COSTS							
	A&E Fees and Costs		1	25,000				
	SUBTOTAL			25,000				

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

PHA Name: Housing Authority of the City of Thomaston, GA		Grant Type and Number: CFP Grant Number GA06P24750108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Devel/Number HA Wide- Activities	Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	SITE IMPROVEMENT	1450						
PHA-WIDE 247 1-3	Landscaping Playgrounds Security Equipment		1 2	10,458 0 0				
	SUBTOTAL			10,458				
	DWELLING STRUCTURES	1460						
247-1-2-3 247-1	Replace Windows and Doors Security Screens Painting Exterior HVAC (0 & 1 Bedrooms)		1 1	0 0 0 102,823				
	SUBTOTAL			217,823				
	TOTAL			466,281				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: The Housing Authority of the City of Thomaston, GA			Grant Type and Number Capital Fund Program No: GA06P24750108 Replacement Housing Factor No:				Federal FY of Grant: 2008
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	09/30/10			09/30/12			
GA247-1	09/30/10			09/30/12			
GA247-2	09/30/10			09/30/12			
GA247-3	09/30/10			09/30/12			

ga247d01 Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Thomaston, GA		Grant Type and Number Capital Fund Program Grant No: GA06P24750107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement No. 1 effective April 2008 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	90,000	90,000	90,000	0
3	1408 Management Improvements	80,000	80,000	80,000	0
4	1410 Administration	43,000	43,000	43,000	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000	40,000	12,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement	60,000	15,000	15,000	
10	1460 Dwelling Structures	143,281	188,281	10,000	1,535.48
11	1465.1 Dwelling Equipment—Nonexpendable	10,000	10,000		0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	466,281	466,281	235,000	1,535.48
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	45,000	45,000	45,000	0
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	133,281	133,281	10,000	1,535.48

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

PHA Name: Housing Authority of the City of Thomaston, GA		Grant Type and Number: CFP Grant Number GA06P24750107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Devel/Number Name/HA Wide Activities	Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	OPERATIONS	1406						
	Operations		1	90,000	90,000	90,000	0	In Progress
	SUBTOTAL			90,000	90,000	90,000	0	
PHA Wide	MANAGEMENT IMPROVEMENTS	1408						
	Add additional Police Services/Security		1	45,000	45,000	45,000	0	In Progress
	.Resident/Staff and Commissioner Training		1	20,000	20,000	20,000	0	In Progress
	Software Updates//Technical Assistance		1	15,000	15,000	15,000	0	In Progress
	SUBTOTAL			80,000	80,000	80,000	0	
PHA Wide	ADMINISTRATION	1410						
	Modernization Coordinator		1	18,000	18,000	18,000	0	In Progress
	Compliance Monitor/Technical Assistance		1	25,000	25,000	25,000	0	In Progress
	SUBTOTAL			43,000	43,000	43,000	0	
PHA Wide	FEES & COSTS							
	A&E Fees and Costs		1	25,000	25,000	0	0	Not Started
	Unit Viability Needs Assessment			15,000	15,000	12,000	0	In Progress
	SUBTOTAL			40,000	40,000	12,000	0	

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

PHA Name: Housing Authority of the City of Thomaston, GA		Grant Type and Number: CFP Grant Number GA06P24750107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Devel/Number HA Wide- Activities	Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	SITE IMPROVEMENT	1450						
PHA-WIDE 247 1-3	Landscaping		1	15,000	15,000	0	0	Not Started
	Parking lots, concrete repair to all grounds		2	25,000	0	0	0	Deleted
	Sewer lines			20,000	0	0	0	Deleted
	SUBTOTAL			60,000	15,000	0	0	
	DWELLING STRUCTURES	1460						
247-1-2-3	Security Screens		1	22,823	0	0	0	Deleted
247-1	HVAC (0 & 1 Bedrooms)		1	100,000	145,000	10,000	1,535.48	In Progress
	Painting		1	10,458	10,458	0	0	Deleted
	SUBTOTAL			143,281	188,281	10,000	1,535.48	
	DWELLING EQUIPMENT	1465.1						
	Ranges and Refrigerators		1	10,000	10,000	0	0	Not Started
	SUBTOTAL			10,000	10,000	0	0	
	TOTAL			466,281	466,281	235,000	1,535.48	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: The Housing Authority of the City of Thomaston, GA			Grant Type and Number Capital Fund Program No: GA06P24750107 Replacement Housing Factor No:				Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	09/30/09			09/30/11			
GA247-1	09/30/09			09/30/11			
GA247-2	09/30/09			09/30/11			
GA247-3	09/30/09			09/30/11			

ga247e01 Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Thomaston, GA		Grant Type and Number Capital Fund Program Grant No: GA06P24750106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement #1 effective April 16, 2007 based on fungeability <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	90,000	90,000	31,535.30	0
3	1408 Management Improvements	83,000	83,000	83,000	47,602.98
4	1410 Administration	43,000	43,000	43,000	18,750.01
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000	25,000	21,126.70	7,069.65
8	1440 Site Acquisition				
9	1450 Site Improvement	35,338	35,338	35,338	32,527.50
10	1460 Dwelling Structures	167,485	180,952.00	15,000	14,123.22
11	1465.1 Dwelling Equipment—Nonexpendable	12,000	12,000	12,000	12,000
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	455,823	469,290.00	241,000	132,073.36
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	48,000	48,000	48,000	48,000
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	56,000	56,000	56,000	56,000

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

PHA Name: Housing Authority of the City of Thomaston, GA		Grant Type and Number: CFP Grant Number GA06P24750106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Devel/Number Name/HA Wide Activities	Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	OPERATIONS	1406						
	Operations		1	90,000	90,000	31,535.30	0	In progress
	SUBTOTAL			90,000	90,000	31,535.30	0	
PHA Wide	MANAGEMENT IMPROVEMENTS	1408						
	Add additional Police Services/Security		1	48,000	48,000	48,000	21,525.00	In progress
	.Resident/Staff and Commissioner Training		1	20,000	20,000	20,000	10,471.67	In progress
	Software Updates//Technical Assistance		1	15,000	15,000	15,000	15,606.31	In progress
	SUBTOTAL			83,000	83,000	83,000	47,602.98	
PHA Wide	ADMINISTRATION	1410						
	Modernization Coordinator		1	18,000	18,000	18,000	0	Not Started
	Compliance Monitor/Technical Assistance		1	25,000	25,000	25,000	18,750.01	In progress
	SUBTOTAL			43,000	43,000	43,000	18,750.01	
PHA Wide	FEES & COSTS							
	A&E Fees and Costs		1	25,000	25,000	21,126.70	7,069.65	In progress
	SUBTOTAL			25,000	25,000	21,126.70	7,069.65	

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

PHA Name: Housing Authority of the City of Thomaston, GA		Grant Type and Number: CFP Grant Number GA06P24750106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Devel/Number HA Wide- Activities	Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	SITE IMPROVEMENT	1450						
PHA-WIDE 247 1-3	Landscaping		1	10,000	35,338	35,338	32,527.50	In Progress
	Playgrounds		2	10,338	0	0	0	Deleted
	Sewers			10,000	0	0	0	Deleted
	SUBTOTAL			35,338	35,338	35,338	32,527.50	
	DWELLING STRUCTURES	1460						
247-1-2-3	Kitchen and Bathroom Cabinets		1	41,000	24,373.48	0	0	Not Started
247-1-2-3	Re-Tiling		1	30,000	13,467	2,100	2,100	In Progress
247-1-2-3	Painting (Exteriors)		1	40,485	27,000	0	0	Not Started
247-2	Roofing		1	56,000	13,000	12,900	12,023.22	In Progress
	HVAC (0 & 1 Bedrooms) (move to FY04)			0	103,111.52	0	0	Moved from Fy04
	Doors and Windows from FY 04							
	SUBTOTAL			167,485	180,952	15,000	14,123.22	
	DWELLING EQUIPMENT	1465.1						
	Ranges and Refrigerators		1	12,000	12,000	12,000	12,000	Completed
	SUBTOTAL			12,000	12,000	12,000	12,000	
	TOTAL			455,823	469,290	241,000	132,073.36	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: The Housing Authority of the City of Thomaston, GA			Grant Type and Number Capital Fund Program No: GA06P24750106 Replacement Housing Factor No:				Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	09/30/08			09/30/10			
GA247-1	09/30/08			09/30/10			
GA247-2	09/30/08			09/30/10			
GA247-3	09/30/08			09/30/10			

NOTE: A Budget Revision was completed for FY 2006 and FY 2004. Doors and Windows were allocated in FY 2004, Line Item 1460 Dwelling Structures in the amount of \$103,111.52 remaining. This activity has been in litigation (HUD has been notified) and is in the process of being totally resolved. Therefore, based on fungibility procedures, the THA moved the line item for HVAC Heaters 1460 Dwelling Structures in 247-2 from FY 2006 to FY 2004 and increased the total allocated to include the entire amount set-aside in FY 2004 for the doors and windows which was moved to FY 2006. This revision provided the THA with the opportunity to begin a needed activity and complete the tasks.

ga247f01 Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Thomaston, GA		Grant Type and Number Capital Fund Program Grant No: GA06P24750105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement No. 1 (3/31/06) No. 2 (10/17/06) No. 3 (10/22/07) No. 4 (12/18/07) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12/31/07 <input checked="" type="checkbox"/> Final Performance and Evaluation Report: All funds expended by 12/31/07					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$96,000	\$96,000	\$96,000	\$96,000
3	1408 Management Improvements	\$83,000	\$83,000	\$83,000	\$83,000
4	1410 Administration	\$27,099	\$2,290.02	\$2,290.02	\$2,290.02
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$25,000	\$13,221.60	\$13,221.60	\$13,221.60
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$111,882.73	\$148,470.11	\$148,470.11	\$148,470.11
11	1465.1 Dwelling Equipment—Nonexpendable	\$15,000	\$15,000	\$15,000	\$15,000
12	1470 Nondwelling Structures	\$107,356.27	\$107,356.27	\$107,356.27	\$107,356.27
13	1475 Nondwelling Equipment	\$15,000	\$15,000	\$15,000	\$15,000
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$480,338.00	\$480,338.00	\$480,338.00	\$480,338.00
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	\$48,000	\$48,000	\$48,000	48,000
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$10,000	\$10,000	\$10,000	10,000

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Thomaston, GA		Grant Type and Number: CFP Grant Number GA06P24750105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	OPERATIONS							
	Operations	1406	288	\$96,000	\$96,000	\$96,000	\$96,000	Completed
	SUBTOTAL							
				\$96,000	\$96,000	\$96,000	\$96,000	
PHA Wide	MANAGEMENT IMPROVEMENTS							
	Add additional Police Services/Security	1408	288	\$48,000	\$25,682.62	\$25,682.62	\$25,682.62	Completed
	.Resident/Staff and Commissioner Training			\$10,000	\$23,735.28	\$23,735.28	\$23,735.28	Completed
	Compliance Monitor			\$25,000	\$31,229.95	\$31,229.95	\$31,229.95	Completed
	Technical Assistance			0	\$2,352.15	\$2,352.15	\$2,352.15	
	SUBTOTAL			\$83,000	\$83,000	\$83,000	\$83,000	
PHA Wide	ADMINISTRATION							
	Modernization Coordinator General Administrative services	1410	288	\$27,099	\$1,511.62 778.40	\$1,511.62 778.40	\$1,511.62 778.40	Completed
	SUBTOTAL			\$27,099	\$2,290.02	\$2,290.02	\$2,290.02	
PHA Wide	FEES & COSTS							
	A&E Fees and Costs			\$25,000	\$13,221.60	\$13,221.60	\$13,221.60	Completed
	SUBTOTAL			\$25,000	\$13,221.60	\$13,221.60	\$13,221.60	

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

PHA Name: Housing Authority of the City of Thomaston, GA		Grant Type and Number: CFP Grant Number GA06P24750105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	DWELLING STRUCTURES							
247-1	Roofing	1460	200 & 38	\$61,882.73	\$148,470.11	\$148,470.11	\$148,470.11	Completed
247-1 247-2	Kitchen and bathroom cabinets			0	0	0	0	
247-1 & 247-2	Heaters in 0 & 1 Bedrooms			\$50,000	0	0	0	Completed
247-2 & 247-3	Service window units			0	0	0	0	
247-1, 247- & 2247-3	Painting (fascia boards)			0	0	0	0	
	Painting Interiors			0	0	0	0	
	SUBTOTAL			\$111,882.73	\$148,470.11	\$148,470.11	\$148,470.11	
247-1 & 247-3	DWELLING EQUIPMENT	1465.1						
	Ranges and Refrigerators		X	\$15,000	\$15,000	\$15,000	\$15,000	Completed
	SUBTOTAL			\$15,000	\$15,000	\$15,000	\$15,000	
PHA-WIDE	NON-DWELLING STRUCTURE	1470						
	Maintenance Shop		1	\$107,356.27	\$34,156.80	\$34,156.80	\$34,156.80	Completed
	Roofing for Shop				\$73,199.47	\$73,199.47	\$73,199.47	Completed
	SUBTOTAL			\$107,356.27	\$107,356.27	\$107,356.27	\$107,356.27	
PHA-WIDE	NON-DWELLING EQUIPMENT							
	Replace PHA Maintenance Truck	1475	1	\$15,000	\$15,000	\$15,000	\$15,000	Completed
	SUBTOTAL			\$15,000	\$15,000	\$15,000	\$15,000	
	GRAND TOTAL			\$480,338	\$480,338	\$480,338	\$480,338	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: The Housing Authority of the City of Thomaston, GA			Grant Type and Number Capital Fund Program No: GA06P24750105 Replacement Housing Factor No:			Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	12/31/07	07/30/07	03/31/07	06/30/08	06/30/09	12/31/07	Work completed ahead of schedule
GA247-1	12/31/07	07/30/07	03/31/07	06/30/08	06/30/09	12/31/07	Work completed ahead of schedule
GA247-2	12/31/07	07/30/07	03/31/07	06/30/08	06/30/09	12/31/07	Work completed ahead of schedule
GA247-3	12/31/07	07/30/07	03/31/07	06/30/08	06/30/09	12/31/07	Work completed ahead of schedule

NOTE: This CFP table is being provided with the FY08 Annual Plan as funds were expended during the FY07 Fiscal year by 12/31/07 which is the reporting date. The final P/E has been forwarded to HUD for review and closeout.

ga247g01 Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Thomaston, GA		Grant Type and Number Capital Fund Program Grant No: GA06P24750104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement No.1 effective 08/05 (No.2. based on fungeability 04/13/07 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input checked="" type="checkbox"/> Final Performance and Evaluation Report: All funds expended by 12/31/07					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$90,000	\$90,000	\$90,000	\$90,000
3	1408 Management Improvements	\$83,000	\$83,000	\$83,000	\$83,000
4	1410 Administration	\$45,000	\$45,000	\$45,000	\$45,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$25,000	\$25,000	\$25,000	\$25,000
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$200,000	\$200,000	\$200,000	\$200,000
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$14,239	\$14,239	\$14,239	\$14,239
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$457,239	\$457,239	\$457,239	\$457,239
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance		\$48,000	\$48,000	\$48,000
24	Amount of line 21 Related to Security – Soft Costs	\$48,000	\$100,000	\$100,000	\$100,000
25	Amount of Line 21 Related to Security – Hard Costs	\$100,000	\$100,000	\$100,000	\$100,000
26	Amount of line 21 Related to Energy Conservation Measures	\$100,000	\$100,000	\$100,000	\$100,000

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

PHA Name: Housing Authority of the City of Thomaston, GA		Grant Type and Number: CFP Grant Number GA06P24750104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name HA-Wide Activities	Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds/Obl	Funds/Exp	
PHA Wide	OPERATIONS							
	Operations	1406	288	\$90,000	90,000	90,000	90,000	Completed
	SUBTOTAL							
				\$90,000	90,000	90,000	90,000	
PHA Wide	MANAGEMENT IMPROVEMENTS							
	Add additional Police Services/Security	1408	288	\$48,000	55,361.00	55,361.00	55,361.00	Completed
	.Resident/Staff and Commissioner Training			\$35,000	27,639.00	27,639.00	27,639.00	Completed
	SUBTOTAL							
				\$83,000	83,000	83,000	83,000	
PHA Wide	ADMINISTRATION							
	Modernization Coordinator	1410	288	\$25,000	15,833.38	15,833.38	15,833.38	Completed
	Compliance Monitor/Technical Assistance	1410	288	\$20,000	29,166.62	29,166.62	29,166.62	Completed
	SUBTOTAL							
				\$45,000	\$45,000	\$45,000	\$45,000	
PHA Wide	FEES & COSTS							
	A&E Fees and Costs			\$25,000	17,279.15	17,279.15	17,279.15	Completed
	Annual Plan Update			2,530.99	7,720.85	7,720.85	7,720.85	Completed
	SUBTOTAL							
				\$25,000	25,000	25,000	25,000	
	DWELLING STRUCTURES							

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Thomaston, GA		Grant Type and Number: CFP Grant Number GA06P24750104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name HA-Wide Activities	Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds/Obl	Funds/Exp	
247-1 & 247-3	Replace Windows, Screens, and Doors PHASE II (Windows, screens and doors were all included in same contract without a specific breakdown as to unit price for each category. (Move to FY06 based on fungeability)	1460	200 & 38	\$200,000 (see above as 247-1 & 3 are included together in contract)	96,888.48	96,888.48	96,888.48	Completed
247-1	HVAC Heaters & Air (Move from FY06) Based on fungeability			0	103,111.52	103,111.52	103,111.52	Completed
	SUBTOTAL			\$200,000	\$200,000	\$200,000	96,888.48	
	NON-DWELLING EQUIPMENT							
PHA-WIDE	Replace PHA Maintenance Trucks	1475	1	\$14,239	\$14,239	\$14,239	\$14,239	Completed
	SUBTOTAL			\$14,239	\$14,239	\$14,239	\$14,239	
	GRAND TOTAL			\$457,239	\$457,239	\$457,239	\$457,239	

NOTE: A Budget Revision was completed for FY 2006 and FY 2004. Doors and Windows were allocated in FY 2004, Line Item 1406 Dwelling Structures in the amount of \$103,111.52 remaining. This activity is in litigation (HUD has been notified) and may not be resolved within the next fiscal year. Therefore, based on fungeability procedures, the THA moved the remaining funds for line item HVAC Heaters 1460 Dwelling Structures in 247-2 from FY 2006 to FY 2004 and increase the total allocated to include the entire amount set-aside in FY 2004 for the doors and windows was moved to FY 2006. This revision provided the THA with the opportunity to begin a needed activity and complete the tasks.

NOTE: This CFP table is being provided with the FY08 Annual Plan as funds were expended during the FY07 Fiscal year by 12/31/07 which is the reporting date. The final P/E has been forwarded to HUD for review and closeout.

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: The Housing Authority of the City of Thomaston, GA			Grant Type and Number Capital Fund Program No: GA06P24750104 Replacement Housing Factor No:			Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	12/31/06	08/31/06	08/31/06	06/30/07	06/30/08	12/31/07	Change in activity based on litigation and fungeability
GA247-1	12/31/06	08/31/06	08/31/06	06/30/07	06/30/08	12/31/07	Change in activity based on litigation and fungeability
GA247-2	12/31/06	08/31/06	08/31/06	06/30/07	06/30/08	12/31/07	Change in activity based on litigation and fungeability
GA247-3	12/31/06	08/31/06	08/31/06	06/30/07	06/30/08	12/31/07	Change in activity based on litigation and fungeability

GA247-1=200 Units; GA247-2=50 Units; GA247-3=38 Units

BASED ON FUNDING LEVEL RECEIVED IN FY 2007 DUE TO HUD ESTIMATED BUDGET REDUCTIONS

Capital Fund Program Five-Year Action Plan Part I: Summary						
PHA Name: Housing Authority of the City of Thomaston					<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant:2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant:2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant:2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant:2012 PHA FY: 2012	
	Annual Statement					
PHA WIDE 1406		Operations \$90,000	Operations \$90,000	Operations \$90,000	Operations \$90,000	Operations \$90,000
PHA-WIDE 1408		Management Imp. \$80,000	Management Imp. \$80,000	Management Imp. \$80,000	Management Imp. \$80,000	Management Imp. \$73,000
PHA-WIDE 1410		Administration \$43,000	Administration \$43,000	Administration \$43,000	Administration \$43,000	Administration \$43,000
PHA-WIDE 1430		Fees and Costs \$30,000	Fees and Costs \$30,000			
GA 247-1-2-3 1450		Site Improvements \$98,000	Site Improvements \$55,000	Site Improvements \$75,000	Site Improvements \$70,000	Site Improvements \$70,000
GA247-1-2-3 1460		Dwelling Structures \$125,281	Dwelling Structures \$110,458	Dwelling Structures \$80,458	Dwelling Structures \$130,281	Dwelling Structures \$130,281
Ga-247-1-2-3 1465				Dwelling Equipment \$10,000	Dwelling Equipment \$30,000	Dwelling Equipment \$30,000
PHA-WIDE 1470			Non-Dwelling Equipment \$13,000			
PHA WIDE 1475			Development Activities \$44,823	Development Act/ Reconfiguration of Units \$57,823	Development Act/ Reconfiguration of Units	Development Act/ Reconfiguration of Units
PHA WIDE 1499			Reconfiguration of Units	Reconfiguration of Units		
CFP Funds Listed for 5-year planning		466,281	466,281	466,281	466,281	466,281
Replacement Housing Factor Funds						

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year: 2 FY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA-WIDE 1406	Operations	90,000	PHA-WIDE 1406	Operations	90,000
	PHA-WIDE 1408	Management Imp. Security Resident/Staff/ Com. Training Computer Updates	80,000 45,000 20,000 15,000	PHA-WIDE 1408	Management Imp. Security Resident/Staff and Comm. Training Computer Updates	80,000 45,000 20,000 15,000
Annual	PHA-WIDE 1410	Administration Mod Coordinator Compliance Monitor	43,000 18,000 25,000	PHA-WIDE 1410	Administration Mod Coordinator Compliance Monitor	43,000 18,000 25,000
	PHA-WIDE 1430	Fees & Costs A & E	30,000 30,000	PHA-WIDE 1430	Fees & Costs A & E	30,000 30,000
Statement	GA 247 1-2-3 1450 GA 247 1-3 1450 GA 247 1-2-3 1450 GA 247 1-2-3 1450	Site Improvements Landscaping Playgrounds Security Equip Sewer Lines	98,000 30,000 10,000 18,000 40,000	GA 247 1-2-3 1450 GA 247 1--3 1450 GA 247 1-2-3 1450	Site Improvements Landscaping Playgrounds Sec. Equip	55,000 30,000 10,000 15,000
	GA 247 1-2-3 GA 247-1-2-3 GA 247-1-2-3	Dwelling Structures Bathrooms & Kit. Cab. Roofing Replace Window Security Screens HVAC (0-1 Br)	125,281 20,000 60,000 34,823 10,458	GA 247 1-2-3 1460 GA 247 1-2-3 1460 GA 247 1-2-3 1460	Dwelling Structures Tile Kitchen /Cabinet Renov. Painting Int./Exterior HVAC Servicing	110,458 30,000 20,000 30,000 30,458
				PHA-WIDE 1475	Non-Dwelling Equip. Maintenance Equip.	13,000 13,000
				PHA-WIDE 1499	Development Activities Reconfiguration of (0)Bedroom Units	44,823 44,823
Total CFP Estimated Cost			466,281	Total CFP Estimated Cost		466,281

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year: 4 FY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FY Grant: 2012 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA-WIDE 1406	Operations	90,000	PHA-WIDE 1406	Operations	90,000
PHA-WIDE 1408	Management Imp. Security Resident/Staff/ Com. Train. Computer Updates	80,000 45,000 20,000 15,000	PHA-WIDE 1408	Management Imp. Security Resident/Staff and Comm. Training Computer Updates	73,000 45,000 13,000 15,000
PHA-WIDE 1410	Administration Mod Coordinator Compliance Monitor	43,000 18,000 25,000	PHA-WIDE 1410	Administration Mod Coordinator Compliance Monitor	43,000 18,000 25,000
PHA-WIDE 1430	Fees & Costs A & E	30,000 30,000	PHA-WIDE 1430	Fees & Costs A & E	30,000 30,000
GA 247 1-2-3 1450 GA 247 1--3 1450	Site Improvements Landscaping Concrete Repair Sewer/Drain lines	75,000 30,000 25,000 20,000	GA 247 1-2-3 1450 GA 247 1--3 1450	Site Improvements Landscaping Concrete Repair Sewer/Drain lines	70,000 30,000 30,000 10,000
GA 247 1-2-3 1460 GA 247 1-2-3 1460 GA 247 1-2-3 1460	Dwelling Structures Roofing HVAC & HVAC Ser. Painting Int/Ext.	80,458 30,000 30,458 20,000	GA 247 1-2-3 1460 GA 247 1-2-3 1460 GA 247 1-2-3 1460	Dwelling Structures Painting Int/Ext. Kitchen Cabinets Tile Roofing HVAC/ & Service	100,000 20,000 20,000 15,000 25,000 20,000
			GA 247 1-2-3 1465	Dwelling Equipment Ranges, Refrigerators, Hot Water Heaters	15,000
PHA-WIDE 1465	Dwelling Equip. Ranges /Refrigerators	10,000	PHA-WIDE 1470	Non-Dwelling Struc. Recreation Building	30,281
PHA-WIDE 1499	.Development Activities	57,823 Reconfiguration of (0)Bedroom Units	PHA-WIDE 1475	.Non-Dwelling Equip Maintenance Vehicle	15,000
Total CFP Estimated Cost	466,281		Total CFP Estimated Cost		466,281

ga247i01 Attachment I: Voluntary Conversion

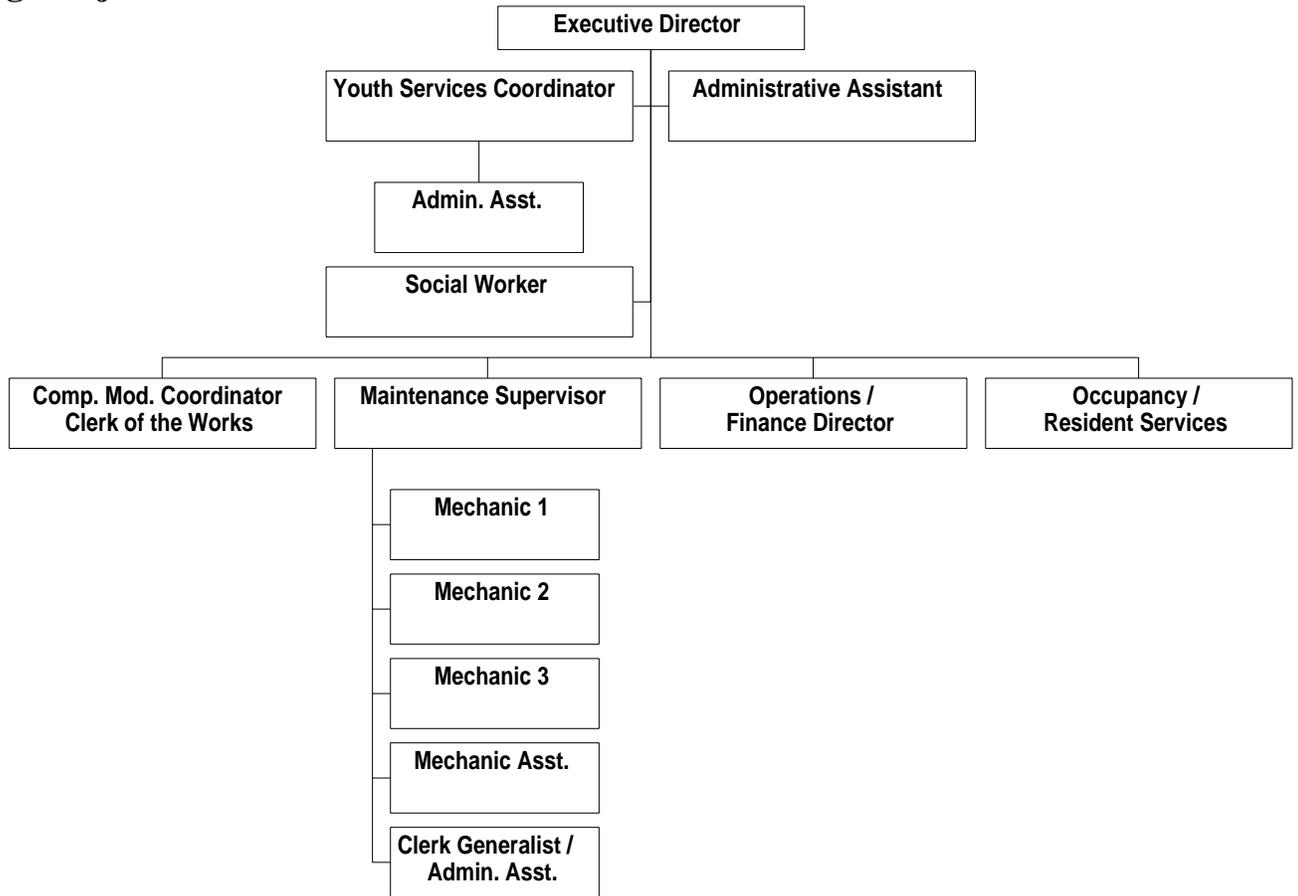
Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?
ALL
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **NONE**
- c. How many Assessments were conducted for the PHA's covered developments?
One for Project.
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **N/A**

Development Name	Number of Units

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

ga247j01 Attachment J



ga247k01 Attachment K

The Thomaston Housing Authority (THA) in compliance with SEC. 603. PUBLIC HOUSING AUTHORITY PLANS REPORTING REQUIREMENT will provide the following statement for compliance with the Violence against Women Act.

STATEMENT OF GOALS.—The THA has amended the 5-year plan to include:

The THA as a public housing agency is committed to ensuring the implementation of the goals, objectives, policies, or programs that will enable the housing authority to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. To implement this initiative, the THA in partnership with community service agencies to include local law enforcement has begun offering classes and workshops designed to foster an awareness of violence against women and community resources available to address the problem.

Also, because Section 606 of VAWA requires the issuance of a “HUD approved certification form” for victims of abuse to use in the event that a PHA or Section 8 owner requests (as they may under the Act) that a victim of abuse certify that the alleged incidents of abuse are bona fide; the THA is developing such a form. In the interim, the THA will accept other types of certifications from alleged victims.

ga247L01 Attachment L OPERATING BUDGET

Thomaston Housing Authority June 30, 2009			AMP # 1 [X] Original	Triune
FDS No.	Acct. No.	Description	Requested Budget Estimates	
			PHA Estimates	
			PUM	Budget
Ordinary Maintenance and Operation:				
94100	4410	Labor	\$61.12	\$122,730
94500	4431	Employee Benefits - Maintenance	\$8.08	\$16,223
94200	4420	Materials	\$46.41	\$93,191
94300	4430	Contract Costs	\$38.84	\$77,991
9400	Total	Ordinary Maintenance & Operation Expense	\$154.45	\$310,134
Protective Services:				
370	3110	Labor	\$0.00	\$0
380	3120	Materials	\$0.00	\$0
390	3190	Contract Costs	\$0.00	\$0
400	Total	Protective Service Expense	\$0.00	\$0
Insurance:				
96110	4510	Property	\$28.07	\$56,358
96120		General Liability	\$0.00	\$0
96130		Worker's Comp.	\$6.72	\$13,500
96140		Other Insurance	\$1.15	\$2,300
96100	Total	Insurance Expense	\$35.94	\$72,158
General Expense:				
96200	4590	Other General Expense	\$0.10	\$200
96210		Compensated Absences	(\$0.30)	(\$600)
96300	4520	Payments in Lieu of Taxes	\$5.98	\$12,000
96400	4570	Collection Losses	\$5.55	\$11,147
96800	4530	Terminal Leave Payments	\$0.50	\$1,000
96000	Total	General Expense	\$11.83	\$23,747
96900		Total Operating Expense	\$432.48	\$1,015,957
97000		Cash Flow From Operations	\$36.33	\$109,226
Nonroutine Expenditures:				
97100	4610	Extraordinary Maintenance	\$0.75	\$1,500
	7520	Replacement of Nonexpendable Equipment	\$0.75	\$1,500
	7540	Property Betterments and Additions	\$0.00	\$0
	Total	Nonroutine Expenditures	\$1.50	\$3,000
	Total	Operating Expenditures	\$433.98	\$1,018,957
		Residual Receipts	\$34.83	\$106,226
Other Financial Items				
10091		Inter AMP Excess Cash Transfer In	\$0.00	\$0
10092		Inter AMP Excess Cash Transfer Out	\$0.00	\$0
10093		Transfers from Program to AMP	\$0.00	\$0
10094		Transfers from AMP to Program	\$0.00	\$0
70610		HUD Grants-Capital Contributions	\$0.00	\$0
		Total Other Financial Items	\$0.00	\$0
10000		Net Cash Flow (available for transfer to reserves)	\$34.83	\$106,226

HOUSING AUTHORITY OF THE CITY OF THOMASTON

**FINANCIAL STATEMENTS
&
SUPPLEMENTAL INFORMATION**

YEAR ENDED JUNE 30, 2007

Henderson CPA Firm, LLC

**HOUSING AUTHORITY OF THE CITY OF THOMASTON
TABLE OF CONTENTS
YEAR ENDED JUNE 30, 2007**

	<u>Page</u>
Management's Discussion and Analysis.....	1-4
Independent Auditor's Report	5
Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Governmental Auditing Standards</i>	6-7
Report on Compliance with Requirements Applicable to Each Major Program and Internal Control over Compliance in Accordance with OMB Circular A-133.....	8-9
Statement of Net Assets – Enterprise Fund.....	10
Statement of Revenues, Expenses, and Changes in Fund Net Assets – Enterprise Fund.....	11
Statement of Cash Flows – Enterprise Fund	12
Notes to Financial Statements	13-18
Schedule of Expenditures of Federal Awards.....	19
Schedule of Findings and Questioned Costs.....	20
Independent Accountant's Report on Applying Agreed-Upon Procedure	21-22
Financial Data Schedule	23-24

HOUSING AUTHORITY OF THE CITY OF THOMASTON
MANAGEMENT'S DISCUSSION & ANALYSIS
JUNE 30, 2007

Management's Discussion and Analysis

The Management's Discussion and Analysis (the MDA) is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of Housing Authority of the City of Thomaston, (the Authority) financial activity, (c) identify changes in the Authority financial position (its ability to address the next and subsequent year challenges), and (d) identify issues or concerns. This will now be presented at the front of each year's financial statements.

Since the MDA is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the financial statements, which follow this section.

Financial Highlights

- Net assets at June 30, 2007, decreased to \$3,254,758. Since the Authority engages only in business-type activities, the decrease is all in the category of business-type net assets. Net assets were \$3,345,157 for 2006.
- The business-type activities operating revenue at June 30, 2007, decreased to \$1,599,586. Total operating revenue was \$1,637,245 for 2006.
- The total operating expenses of all programs for June 30, 2007, increased to \$1,985,685. Total operating expenses were \$1,973,918 for 2006.
- Total capital grant contributions at June 30, 2007, increased to \$191,938. Total capital grant contributions were \$89,825 for 2006.

Overview of the Financial Statements

The financial statements included in this annual report are those of a special-purpose government engaged in a business-type activity.

This MD&A is intended to serve as an introduction to the Authority's basic financial statements.

The following statements are included:

- Statement of Net Assets – reports current financial resources (short-term expendable resources) with capital assets and long-term obligations.
- Statement of Revenue, Expenses, and Changes in Fund Net Assets - reports operating and nonoperating revenue, by major source along with operating and nonoperating expenses and capital contributions.
- Statement of Cash Flows – reports cash flows from operating, investing, capital, non-capital activities.

Programs

Conventional Public Housing – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income (as defined in the HUD regulations).

Capital Fund Grants – The Authority's capital funds are received from the Federal Government through a formula driven computation. These funds are used to upgrade our facilities at various developments to give our residents the decent and safe living environment they need. Each year's grant funds must be entirely obligated within two years of inception of the grant, and entirely expended within four years.

FINANCIAL ANALYSIS

Statement of Net Assets

The following table focuses on the net assets and the change in net assets of the primary government as a whole.

TABLE 1 – STATEMENT OF NET ASSETS

	<u>2007</u>	<u>2006</u>	<u>Variance</u>	<u>%Change</u>
Current Assets	\$ 815,945	\$ 755,119	\$ 60,826	8.06%
Capital Assets, Net	<u>2,589,925</u>	<u>2,690,013</u>	<u>(100,088)</u>	-3.72%
Total Assets	<u>\$ 3,405,870</u>	<u>\$ 3,445,132</u>	<u>\$ (39,262)</u>	-1.14%
Current Liabilities	\$ 135,683	\$ 82,544	\$ 53,139	64.38%
Noncurrent Liabilities	<u>15,429</u>	<u>17,431</u>	<u>(2,002)</u>	-11.49%
Total Liabilities	<u>151,112</u>	<u>99,975</u>	<u>51,137</u>	51.15%
Net Assets:				
Invested in Capital Assets	2,589,925	2,690,013	(100,088)	-3.72%
Unrestricted	<u>664,833</u>	<u>655,144</u>	<u>9,689</u>	1.48%
Total Net Assets	<u>3,254,758</u>	<u>3,345,157</u>	<u>(90,399)</u>	-2.70%
Total Liabilities & Net Assets	<u>\$ 3,405,870</u>	<u>\$ 3,445,132</u>	<u>\$ (39,262)</u>	-1.14%

MAJOR FACTORS AFFECTING THE STATEMENT OF NET ASSETS:

Current assets increased by \$60,826 due to a decrease in operating expenses, excluding depreciation expense and capital grant funding from the prior year.

Noncurrent assets decreased by \$100,088 due to normal depreciation offset by construction work completed and construction in process.

Current liabilities increased by \$53,139 due to an increase in vendors payable, tenant security deposit liability and accrued PILOT liability from the prior year.

Noncurrent liabilities decreased by \$2,002 due to a decrease in non-current accrued compensated absences from the prior year.

TABLE 2 – STATEMENTS OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

The following schedule compares the revenue and expenses for the current and previous fiscal years. The Housing Authority is engaged only in Business-Type Activities.

	<u>2007</u>	<u>2006</u>	<u>Variance</u>	<u>%Change</u>
Operating Revenues				
Rental Income	\$ 830,928	\$ 820,981	\$ 9,947	1.21%
Federal Grants	757,415	804,410	(46,995)	-5.84%
Other	<u>11,243</u>	<u>11,854</u>	<u>(611)</u>	-5.15%
Total Operating Revenues	1,599,586	1,637,245	(37,659)	-2.30%
Operating Expenses				
Administration	473,047	309,502	163,545	52.84%
Tenant Services	51,241	61,444	(10,203)	-16.61%
Utilities	411,742	480,949	(69,207)	-14.39%
Maintenance	507,183	568,228	(61,045)	-10.74%
General	143,994	262,827	(118,833)	-45.21%
Depreciation	<u>398,478</u>	<u>290,968</u>	<u>107,510</u>	36.95%
Total Operating Expenses	<u>1,985,685</u>	<u>1,973,918</u>	<u>11,767</u>	0.60%
Operating Income (loss)	(386,099)	(336,673)	(49,426)	14.68%
Nonoperating revenues (expenses):				
Interest Revenue	31,172	22,902	8,270	36.11%
Capital Contributions	<u>191,938</u>	<u>89,825</u>	<u>102,113</u>	113.68%
Total Nonoperating Activity	223,110	112,727	110,383	97.92%
Change in Net Assets	(162,989)	(223,946)	60,957	-27.22%
Prior Period Adjustments	72,590	-	72,590	
Beginning Net Assets	<u>3,345,157</u>	<u>3,569,103</u>	<u>(223,946)</u>	-6.27%
Ending Net Assets	<u>\$ 3,254,758</u>	<u>\$ 3,345,157</u>	<u>\$ (90,399)</u>	-2.70%

MAJOR FACTORS AFFECTING THE STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS:

Current net assets decreased by \$162,989 as opposed to decreasing by \$223,946 in the prior year due to an increase in total revenue that was higher than the increase operating expenses had during the fiscal year.

The Housing Authority suffered an operating loss of \$386,099 including non-cash depreciation expense of \$398,478 versus an operating loss of \$336,673 and depreciation expense of \$290,968 in prior year.

Total operating revenue decreased by \$37,659 to \$1,599,586 due to a decrease in operating subsidy received from federal awards.

Total operating expenses increased by \$11,767 to \$1,985,685 due to an increase in administration and depreciation expense.

Total nonoperating revenues and expenses increased by \$110,383 due to a nonoperating loss of \$223,110 due to an increase in capital grant federal awards received and interest revenue.

Capital contributions increased by \$102,113 to \$191,938 due to an increase in capital grant federal awards received.

CAPITAL ASSETS

As of June 30, 2007, investment in capital assets for its business-type activities was \$2,589,925 net of accumulated depreciation. This investment in capital assets includes land, buildings, improvements, equipment and construction in progress.

Major capital asset purchases during the current fiscal year included the following:

- 2006 F-150 Pickup Truck; Roofing modernization to the housing units

Major capital asset disposals during the current fiscal year included the following:

- 1995 Ford Truck and Tommy Lift gate for truck

ECONOMIC FACTORS

Significant economic factors affecting the Housing Authority are as follows:

- Federal funding of the Department of Housing and Urban Development.
- Local labor supply and demand, which can affect salary and wage rates.
- Local inflation, recession and employment trends, which can affect resident incomes and therefore the amount of rental income.
- Inflationary pressure on utility rates, supplies and other costs.

FINANCIAL CONTACT

This financial report is designed to provide a general overview of the finances for all those with an interest in the Housing Authority finances. Questions concerning any of the information provided in this report or request for additional information should be addressed to Ms. Teresa McKissick, Executive Director, Housing Authority of the City of Thomaston, 706-647-7420.

Henderson CPA Firm, LLC

2200 Riverchase Center, Suite 604; Birmingham, AL 35244

P: 205-982-0992 F: 205-982-0997

To the Board of Commissioners
Housing Authority of the City of Thomaston

Independent Auditor's Report

We have audited the accompanying basic financial statements of the Housing Authority of the City of Thomaston (the "Authority"), as of and for the year ended June 30, 2007, as listed in the table of contents. These financial statements are the responsibility of the Authority's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority, as of June 30, 2007, and the changes in its financial position and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated January 28, 2008, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in assessing the results of our audit.

The management's discussion and analysis on pages 1 through 4 are not a required part of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the Authority's basic financial statements. The accompanying supplemental information, which includes the Financial Data Schedule (FDS), is presented for purposes of additional analysis, and is not a required part of the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is also not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Henderson CPA Firm, LLC
January 28, 2008

Henderson CPA Firm, LLC

2200 Riverchase Center, Suite 604; Birmingham, AL 35244

P: 205-982-0992 F: 205-982-0997

To the Board of Commissioners
Housing Authority of the City of Thomaston

Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

We have audited the basic financial statements of the Housing Authority of the City of Thomaston (the "Authority"), as of and for the year ended June 30, 2007, and have issued our report thereon dated January 28, 2008. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A *control deficiency* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *significant deficiency* is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Authority's financial statements that is more than inconsequential will not be prevented or detected by the Authority's internal control.

A *material weakness* is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Authority's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to Management of the Authority in a separate letter dated January 28, 2008.

This report is intended solely for the information and use of the audit committee, management, others within the entity and the Office of Housing and Urban Development and is not intended to be and should not be used by anyone other than these specified parties.

Henderson CPA Firm, LLC
January 28, 2008

Henderson CPA Firm, LLC

2200 Riverchase Center, Suite 604; Birmingham, AL 35244

P: 205-982-0992 F: 205-982-0997

To the Board of Commissioners
Housing Authority of the City of Thomaston

Report on Compliance with Requirements Applicable to Each Major Program and Internal Control
over Compliance in Accordance with OMB Circular A-133

Compliance

We have audited the compliance of the Housing Authority of the City of Thomaston (the "Authority"), with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 *Compliance Supplement* that are applicable to each of its major federal programs for the year ended June 30, 2007. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the Authority's compliance with those requirements.

In our opinion, the Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended June 30, 2007.

Internal Control Over Compliance

The management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with the requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A *control deficiency* in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect on a timely basis noncompliance with a type of compliance requirement of a federal program. A *significant deficiency* is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the Authority's internal controls.

A *material weakness* is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the Authority's internal controls.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of the audit committee, management, others within the entity, the Office of Housing and Urban Development and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Henderson CPA Firm, LLC
January 28, 2008

Housing Authority of the City of Thomaston
Statement of Net Assets
Enterprise Fund
June 30, 2007

ASSETS

Current Assets:

Unrestricted cash and cash equivalents	\$ 160,245
Restricted cash and cash equivalents	38,720
Investments	552,323
Receivables, net	1,617
Prepays and other assets	<u>63,040</u>
Total current assets	<u>815,945</u>

Noncurrent assets:

Capital assets:

Land	133,006
Building and equipment	8,320,747
Construction in progress	347,365
Less accumulated depreciation	<u>(6,211,193)</u>
Capital assets, net	<u>2,589,925</u>
Total noncurrent assets	<u>2,589,925</u>

Total assets	<u><u>\$ 3,405,870</u></u>
--------------	----------------------------

LIABILITIES

Current liabilities:

Accounts payable	\$ 23,143
Accrued liabilities	33,852
Intergovernmental payables	39,143
Tenant security deposits	39,349
Other current liabilities	<u>196</u>
Total current liabilities	<u>135,683</u>

Noncurrent liabilities:

Compensated absences	<u>15,429</u>
Total noncurrent liabilities	<u>15,429</u>

Total liabilities	<u><u>151,112</u></u>
-------------------	-----------------------

NET ASSETS

Invested in capital assets, net of related debt	2,589,925
Unrestricted	<u>664,833</u>
Total net assets	<u>3,254,758</u>

Total Liabilities & Net Assets	<u><u>\$ 3,405,870</u></u>
--------------------------------	----------------------------

The accompanying notes are an integral part of these financial statements.

Housing Authority of the City of Thomaston
Statement of Revenues, Expenses, and Changes in Net Assets
Enterprise Fund
For Year Ended June 30, 2007

Operating revenues	
Rental income	\$ 830,928
Federal grants	757,415
Other	<u>11,243</u>
Total operating revenues	<u>1,599,586</u>
Operating expenses	
Administration	473,047
Tenant services	51,241
Utilities	411,742
Maintenance	507,183
General	143,994
Depreciation	<u>398,478</u>
Total operating expenses	<u>1,985,685</u>
Operating Income (loss)	(386,099)
Nonoperating revenues (expenses):	
Interest revenue	<u>31,172</u>
Income (loss) before contributions	(354,927)
Capital contributions	<u>191,938</u>
Change in net assets	<u>(162,989)</u>
Total net assets - beginning of the year	3,345,157
Prior period adjustments	<u>72,590</u>
Total net assets - beginning of the year, as restated	<u>3,417,747</u>
Total net assets - end of the year	<u><u>\$ 3,254,758</u></u>

The accompanying notes are an integral part of these financial statements.

Housing Authority of the City of Thomaston
Statement of Cash Flows
Enterprise Fund
For Year Ended June 30, 2007

CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from tenants	\$ 828,653
Federal Grants	757,415
Other receipts	11,243
Payments to suppliers	(1,028,446)
Payments to or on behalf of employees	<u>(491,512)</u>
Net cash provided (used) by operating activities	<u>77,353</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Sale (purchases) of capital assets	(225,800)
Capital Contributions	<u>213,204</u>
Net cash provided (used) by capital financing activities	<u>(12,596)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest revenue	31,172
Proceeds from sale (purchase) of investments	<u>(2,323)</u>
Net cash provided (used) by investing activities	<u>28,849</u>
Net increase (decrease) in cash and cash equivalents	93,606
Balances - beginning of the year	<u>105,359</u>
Balances - end of the year	<u><u>\$ 198,965</u></u>
Reconciliation of income (loss) to net cash provided (used) by operating activities	
Operating income (loss)	\$ (386,099)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:	
Depreciation Expense	398,478
Change in assets and liabilities:	
Receivable, net	14,448
Prepays and other assets	(611)
Accounts payable	17,460
Intergovernmental payables	6,689
Deferred revenue	(7,987)
Other liabilities	196
Accrued liabilities	31,561
Compensated absences	(2,002)
Tenant security deposits	<u>5,220</u>
Net cash provided (used) by operating activities	<u><u>\$ 77,353</u></u>

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF THE CITY OF THOMASTON
NOTES TO FINANCIAL STATEMENTS
FOR YEAR ENDED JUNE 30, 2007

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Housing Authority of the City of Thomaston (the “Authority”) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority has previously implemented GASB Statement 34, *Basic Financial Statements – and Management’s Discussion and Analysis – for State and Local Governments*. Certain significant changes in the statements are as follows: The financial statements will include a Management’s Discussion and Analysis (MD&A) section providing an analysis of the Authority’s overall financial position and results of operations.

The Authority is a Special-Purpose Government engaged only in business-type activities and therefore, presents only the financial statements required for enterprise funds, in accordance with GASB Statement 34, paragraph 138. For these governments, basic financial statements and required supplemental information consist of:

- Management Discussion and Analysis (MD&A)
- Enterprise fund financial statements consisting of –
 - * Statement of Net Assets
 - * Statement of Revenues, Expenses and Changes in Fund Net Assets
 - * Statement of Cash Flows
- Notes to financial statements
- Required supplemental information other than MD&A

The Authority has multiple programs which are accounted for in one enterprise fund, which is presented as the “enterprise fund” in the basic financial statements. Significant Authority policies are described below.

A. The Reporting Entity

The Authority was established as a tax-exempt quasi-governmental entity under the United States Housing Act of 1937 for the purpose of providing affordable housing to low and moderate income families in Upson County, Georgia. The governing body of the Authority is composed of a 5 member appointed Board. The Mayor appoints the Board of Commissioners, who in turn hires the Executive Director. The Authority is governed by its charter and by-laws, state and local laws and Federal regulations. The Board is responsible for the establishment and adoption of policy. The execution of such policy is the responsibility of the Authority’s management. The Authority has no component units.

B. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The Authority’s financial statements are accounted for on the flow of economic resources management focus using the accrual basis of accounting. The accounting objectives are a determination of net income, financial position, and changes in cash flow.

All assets and liabilities associated with a Proprietary Fund’s activities are included on the Statement of Net Assets. Proprietary Fund net assets are segregated into Invested in Capital Assets, Net of Related Debt, Restricted Net Assets and Unrestricted Net Assets. Revenues are recognized when they are earned and expenses are recognized when incurred. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with a proprietary fund’s principal ongoing operations. The principal operating revenues of the Proprietary funds are rental charges to tenants and operating subsidy grants from HUD. Operating expenses for Proprietary funds include the cost of administrative expenses,

HOUSING AUTHORITY OF THE CITY OF THOMASTON
NOTES TO FINANCIAL STATEMENTS
FOR YEAR ENDED JUNE 30, 2007

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

maintenance expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. The Authority applies restricted resources to fund restricted costs and unrestricted resources to fund unrestricted costs.

Pursuant to GASB Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities that use Proprietary Fund Accounting*, the Authority applies all applicable GASB pronouncements as well as FASB Statements and Interpretations, APB Opinions, and ARB's issued on or before November 30, 1989, unless those pronouncements conflict with or contradicts GASB pronouncements.

The Authority has previously adopted GASB Statement No. 33, *Accounting and Financial Reporting for Nonexchange Transactions*. In accordance with this statement, the Authority accounted for all grants that qualify as non-exchange transactions, recognizing receivables and revenues when all applicable eligibility requirements are met. In addition, capital contributions are recorded on the Statement of Revenues, Expenses and Changes in Net Assets after income before capital contributions and before changes in net assets.

Generally accepted accounting principles for state and local governments requires that resources be classified for accounting and reporting purposes into the following three net asset categories:

- *Invested in capital assets, net of related debt* – Capital assets, net of accumulated depreciation and outstanding principal balances of debt attributable to the acquisition, construction or improvement of those assets.
- *Restricted* – Net assets whose use by the Authority is subject to externally imposed stipulations that can be fulfilled by actions of the Authority pursuant to those stipulations or that expire by the passage of time. Such assets include assets restricted for capital acquisitions and debt service.
- *Unrestricted* – Net assets that are not subject to externally imposed stipulations. Unrestricted net assets may be designated for specific purposes by action of management or the Authority Board or may otherwise be limited by contractual agreements with outside parties.

C. Cash, Cash Equivalents and Investments

Cash and cash equivalents include cash on hand, demand deposits and money market accounts. For purposes of the statement of cash flows, the Authority considers all highly liquid investments available for current use with an initial maturity of three months or less to be cash equivalents. The carrying amounts reported on the balance sheet approximate fair values because of the short maturities of those investments.

D. Receivables

Receivables include amounts from tenants for rental of housing units. All receivables are current and due within one year. Receivables are reported net of an allowance for uncollectible accounts. Allowances are reported when accounts are proven to be uncollectible. At June 30, 2007, the allowance account is \$3,000 based on the Authority's estimates.

E. Restricted Assets and Liabilities

Debt covenants, HUD regulations, and inter-local agreements restrict the use of certain assets. Restricted assets are offset by related liabilities in accordance with their liquidity.

HOUSING AUTHORITY OF THE CITY OF THOMASTON
NOTES TO FINANCIAL STATEMENTS
FOR YEAR ENDED JUNE 30, 2007

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

F. Inventories

Inventories are accounted for under the consumption method and recorded at the lower of cost or market. Materials and supplies are recorded as inventories when purchased and as expenditures when used.

G. Prepaids

Prepaids represent payments made to vendors for services that will benefit beyond June 30, 2007.

H. Capital Assets

Capital assets include property, furniture, equipment and machinery. Capital assets with initial, individual costs that equal or exceed \$5,000 and estimated useful lives of over one year are recorded as capital assets. Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets is included as part of the capitalized value of the assets constructed. Construction in Progress consists of capital improvements funded by Modernization grant programs. Capital assets are depreciated using the straight line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings & Improvements	15-30
Improvements other than buildings	15-30
Furniture, equipment, and machinery	3-7

I. Compensated Absences

The Authority's policy allows each employee to accumulate up to 240 vacation hours and be paid for them upon separation. Time accrued beyond that is forfeited unless exception is granted by the Board of Commissioners. The majority of employees utilize their annual accrual of vacation and sick leave during the year accrued. The Authority records compensated absences in the period they are earned and uses a systematic allocation process to allocate between short-term and long-term liability classification.

J. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

HOUSING AUTHORITY OF THE CITY OF THOMASTON
NOTES TO FINANCIAL STATEMENTS
FOR YEAR ENDED JUNE 30, 2007

NOTE 2 – CASH DEPOSITS AND INVESTMENTS

Cash and investments may be invested in the following HUD-approved vehicles:

- Direct obligations of the federal government backed by the full faith and credit of the United States;
- Obligations of government agencies;
- Securities of government sponsored agencies;
- Demand and savings deposits; and,
- Time deposits and repurchase agreements.

At June 30, 2007, cash was in bank deposits or money market funds that were insured or collateralized with securities held by the Authority or by its agent in the Authority's name. The investments were in certificates of deposit.

Interest Rate Risk – The Authority's formal investment policy does not specifically address the exposure to this risk.

Credit Risk - The Authority's formal investment policy does not specifically address credit risk. Credit risk is generally evaluated based on the credit ratings issued by nationally recognized statistical rating organizations.

Custodial Credit Risk – The Authority's policy is to limit credit risk by adherence to the list of HUD permitted investments, which are backed by the full faith and credit of or a guarantee of principal and interest by the U.S. Government.

Concentration of Credit Risk – The Authority's investment policy does not restrict the amount that the Authority may invest in any one issuer.

NOTE 3 – CAPITAL ASSETS

A. Changes in Capital Assets

Capital asset activity for the year ended June 30, 2007 was as follows:

	Beginning Balance	Prior Period Adjustments	Beginning Balance, as Restated	Additions	Decreases	Reclassifications	Ending Balance
Land	\$ 133,006	\$ -	\$ 133,006	\$ -	\$ -	\$ -	\$ 133,006
Buildings and improvements	7,777,667	-	7,777,667	-	-	353,820	8,131,487
Equipment	190,691	-	190,691	15,000	(16,431)	-	189,260
Construction in process	417,795	91,452	509,247	191,938	-	(353,820)	347,365
Totals, at historical cost	<u>8,519,159</u>	<u>91,452</u>	<u>8,610,611</u>	<u>206,938</u>	<u>(16,431)</u>	<u>-</u>	<u>8,801,118</u>
Less accumulated depreciation for:							
Buildings and improvements	(5,671,313)	-	(5,671,313)	(391,555)	-	11,229	(6,062,868)
Equipment	(157,833)	-	(157,833)	(6,923)	16,431	(11,229)	(148,325)
Total accumulated depreciation	<u>(5,829,146)</u>	<u>-</u>	<u>(5,829,146)</u>	<u>(398,478)</u>	<u>16,431</u>	<u>-</u>	<u>(6,211,193)</u>
Capital assets, net	<u>\$ 2,690,013</u>	<u>\$ 91,452</u>	<u>\$ 2,781,465</u>	<u>\$ (191,540)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,589,925</u>

HOUSING AUTHORITY OF THE CITY OF THOMASTON
NOTES TO FINANCIAL STATEMENTS
FOR YEAR ENDED JUNE 30, 2007

B. Net Capital Assets

The following is a summary of net capital assets as shown on the statement of net assets:

Land	\$	133,006
Buildings and improvements		8,131,487
Equipment		189,260
Construction in progress		347,365
		8,801,118
Less: accumulated depreciation		(6,211,193)
Capital assets, net	\$	2,589,925

C. Capital Contributions

The Authority receives capital grants from HUD. The Authority recognized \$191,938 in capital contributions for the fiscal year ended June 30, 2007.

D. Construction Commitments

At June 30, 2007, the Authority had one uncompleted construction contract. The remaining commitment on this contract was \$33,340.

NOTE 4 – LONG TERM DEBT

Long term debt at June 30, 2007 consisted of the following:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Accrued Compensated Absences	\$18,431	-	(2,002)	\$16,429
Total Debt	18,431	-	-	16,429
Less: Current Portion	(1,000)	-	-	(1,000)
Long Term Debt	<u>\$17,431</u>	-	<u>(2,002)</u>	<u>\$15,429</u>

NOTE 5 – PENSION PLAN (DEFINED CONTRIBUTION)

The Authority provides pension benefits for its employees through an annuity pension plan, which is administered by *LaFayette Life*. The plan was adopted by the Board of Commissioners in 1969. Only the Board has the authority to approve any amendments to the plan. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Employees are eligible for the plan after ninety days of service and are not required to participate in the plan. The Authority is required to contribute an amount equal to 13% of each employee's annual income. During the past year, Authority contributions to the plan were \$41,327. Employees are not required to make, nor do they make, any contributions to the plan.

HOUSING AUTHORITY OF THE CITY OF THOMASTON
NOTES TO FINANCIAL STATEMENTS
FOR YEAR ENDED JUNE 30, 2007

NOTE 6 – RISK MANAGEMENT

The Authority is exposed to various risks of losses related to torts; theft of, or damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority has mitigated this risk by participating in a risk retention pool and obtaining insurance coverage from commercial insurance companies. Premiums paid for insurance coverage are recorded as expenses of the funds affected. Insurance coverage provided includes property and casualty, general liability, fidelity bond, and workers compensation. During the current or subsequent period there were no claims made or paid that were not covered by the Authority's insurance provider.

NOTE 7 – CONCENTRATION OF RISK

The Housing Authority receives most of its funding from HUD. These funds and grants are subject to modification by HUD depending on availability of funding.

NOTE 8 – COMMITMENTS AND CONTINGENCIES

A. Grants

Amounts received or receivable from HUD are subject to audit and adjustment by grantor agencies. If expenses are disallowed as a result of these audits, the claims for reimbursement to the grantor agency would become a liability of the Authority. In the opinion of management, any such adjustments would not be significant.

NOTE 9 – PRIOR PERIOD ADJUSTMENTS

Invested in capital assets, net of related debt has been increased \$91,452 to correct prior period errors in construction in process. Unrestricted net assets had an \$18,862 prior period adjustment decreasing the balance to correct a prior period error in tenant rental revenue. This resulted in a net prior period adjustment to increase overall net assets \$72,590. The events had no effect on current year income.

HOUSING AUTHORITY OF THE CITY OF THOMASTON
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR YEAR ENDED JUNE 30, 2007

<u>Federal Grantor/Program Title</u>	<u>Federal CFDA Number</u>	<u>Federal Expenditures</u>
Low Rent Public Housing	14.850	610,443
Capital Fund	14.872	<u>338,910</u>
Total		<u>\$ 949,353</u>

Note A – Basis of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Housing Authority of the City of Thomaston and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

HOUSING AUTHORITY OF THE CITY OF THOMASTON
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR YEAR ENDED JUNE 30, 2007

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued: Unqualified

Internal control over financial reporting:
Material weakness(es) identified? Yes x No

Significant deficiencies identified that are not
considered to be material weaknesses? Yes x None Reported

Noncompliance material to financial statements noted? Yes x No

Federal Awards

Internal control over major programs:
Material weakness(es) identified? Yes x No

Significant deficiencies identified that are not
considered to be material weaknesses? Yes x None Reported

Type of auditor's report issued on compliance for
major programs: Unqualified

Any audit findings disclosed that are required to be
reported in accordance with section 510(a) of
Circular A-133? Yes x No

Identification of major programs:
U.S. Department of Housing and Urban Development
CFDA #14.872 - Capital Fund Program

Dollar threshold used to distinguish between Type A
and Type B programs: \$300,000

Auditee qualified as low-risk auditee? x Yes No

Section II - Financial Statement Findings

None

Section III - Federal Award Findings and Questioned Costs

None

Henderson CPA Firm, LLC

2200 Riverchase Center, Suite 604; Birmingham, AL 35244

P: 205-982-0992 F: 205-982-0997

To the Board of Commissioners
Housing Authority of the City of Thomaston

Independent Accountant's Report on Applying Agreed-Upon Procedure

We have performed the procedure described in the second paragraph, which was agreed to by the Housing Authority of the City of Thomaston (the "Authority") and the U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), solely to assist them in determining whether the electronic submission of certain information agrees with related hard copy documents. The Authority is responsible for the accuracy and completeness of the electronic submission. This agreed upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedure is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedure described below either for the purpose for which this report has been requested or for any other purpose.

We compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed documents listed in the "Hard Copy Documents" column. The results of the performance of our agreed-upon procedure indicate agreement or non-agreement of electronically submitted information and hard copy documents as shown in the chart below.

We were engaged to perform an audit in accordance with OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, for the Authority as of and for the year ended June 30, 2007, and have issued our reports thereon dated January 28, 2008. The information in the "Hard Copy Documents" column was included within the scope, or was a by-product, of that audit. Further, our opinion on the fair presentation of the Authority's Financial Data Schedule (FDS) dated January 28, 2008, was expressed in relation to the basic financial statements of the Authority taken as a whole.

A copy of the reporting package required by OMB Circular A-133, which includes the auditor's reports, is available in its entirety from the Authority. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

This report is intended solely for the information and use of the Authority and the U.S. Department of Housing and Urban Development, REAC, and is not intended to be and should not be used by anyone other than these specified parties.

Procedure	UFRS Rule Information	Hard Copy Documents	Agrees	Does Not Agree
1	Balance Sheet and Revenue And Expense	Financial Data Schedule, all CFDA's	X	
2	Footnotes	Footnotes to audited basic financial statements	X	
3	Type of opinion on FDS	Auditor's supplemental Report on FDS	X	
4	Audit findings narrative	Schedule of Findings and Questioned Costs	X	
5	General Information	OMB Data Collection Form	X	
6	Financial Statement Report information	Schedule of Findings and Questioned Costs, Part 1 and OMB Data Collection Form	X	
7	Federal program report Information	Schedule of Findings and Questioned Costs, Part 1 and OMB Data Collection Form	X	
8	Federal agencies required to receive reporting package	OMB Data Collection Form	X	
9	Basic financial statements and auditor's reports required to be submitted electronically	Basic financial statements (inclusive of auditor reports)	X	

Henderson CPA Firm, LLC
January 28, 2008

HOUSING AUTHORITY OF THE CITY OF THOMASTON
 FINANCIAL DATA SCHEDULE
 FOR YEAR ENDED JUNE 30, 2007

PHA: GA247 FYED: 06/30/2007

Line Item No.	Account Description	Low Rent Public Housing	Public Housing Capital Fund Program	Total
111	Cash - Unrestricted	\$160,245	\$0	\$160,245
114	Cash - Tenant Security Deposits	\$38,720	\$0	\$38,720
100	Total Cash	\$198,965	\$0	\$198,965
126	Accounts Receivable - Tenants - Dwelling Rents	\$4,617	\$0	\$4,617
126.1	Allowance for Doubtful Accounts - Dwelling Rents	\$-3,000	\$0	\$-3,000
120	Total Receivables, net of allowances for doubtful accounts	\$1,617	\$0	\$1,617
131	Investments - Unrestricted	\$552,323	\$0	\$552,323
142	Prepaid Expenses and Other Assets	\$63,040	\$0	\$63,040
150	Total Current Assets	\$815,945	\$0	\$815,945
161	Land	\$133,006	\$0	\$133,006
162	Buildings	\$8,131,487	\$0	\$8,131,487
164	Furniture, Equipment & Machinery - Administration	\$161,400	\$27,860	\$189,260
166	Accumulated Depreciation	\$-6,207,121	\$-4,072	\$-6,211,193
167	Construction In Progress	\$0	\$347,365	\$347,365
160	Total Fixed Assets, Net of Accumulated Depreciation	\$2,218,772	\$371,153	\$2,589,925
180	Total Non-Current Assets	\$2,218,772	\$371,153	\$2,589,925
190	Total Assets	\$3,034,717	\$371,153	\$3,405,870
312	Accounts Payable <= 90 Days	\$23,143	\$0	\$23,143
321	Accrued Wage/Payroll Taxes Payable	\$3,673	\$0	\$3,673
322	Accrued Compensated Absences - Current Portion	\$1,000	\$0	\$1,000
333	Accounts Payable - Other Government	\$39,143	\$0	\$39,143
341	Tenant Security Deposits	\$39,349	\$0	\$39,349
345	Other Current Liabilities	\$196	\$0	\$196
346	Accrued Liabilities - Other	\$29,179	\$0	\$29,179
310	Total Current Liabilities	\$135,683	\$0	\$135,683
354	Accrued Compensated Absences - Non Current	\$15,429	\$0	\$15,429
350	Total Noncurrent Liabilities	\$15,429	\$0	\$15,429
300	Total Liabilities	\$151,112	\$0	\$151,112
508	Total Contributed Capital	\$0	\$0	\$0
508.1	Invested in Capital Assets, Net of Related Debt	\$2,218,772	\$371,153	\$2,589,925
511	Total Reserved Fund Balance	\$0	\$0	\$0
511.1	Restricted Net Assets	\$0	\$0	\$0
512.1	Unrestricted Net Assets	\$664,833	\$0	\$664,833
513	Total Equity/Net Assets	\$2,883,605	\$371,153	\$3,254,758
600	Total Liabilities and Equity/Net Assets	\$3,034,717	\$371,153	\$3,405,870
703	Net Tenant Rental Revenue	\$718,541	\$0	\$718,541
704	Tenant Revenue - Other	\$112,387	\$0	\$112,387
705	Total Tenant Revenue	\$830,928	\$0	\$830,928
706	HUD PHA Operating Grants	\$610,443	\$146,972	\$757,415
706.1	Capital Grants	\$0	\$191,938	\$191,938
711	Investment Income - Unrestricted	\$31,172	\$0	\$31,172
715	Other Revenue	\$11,243	\$0	\$11,243

700	Total Revenue	\$1,483,786	\$338,910	\$1,822,696
911	Administrative Salaries	\$168,518	\$0	\$168,518
912	Auditing Fees	\$8,131	\$0	\$8,131
914	Compensated Absences	\$-2,002	\$0	\$-2,002
915	Employee Benefit Contributions - Administrative	\$83,848	\$0	\$83,848
916	Other Operating - Administrative	\$67,580	\$146,972	\$214,552
921	Tenant Services - Salaries	\$13,892	\$0	\$13,892
923	Employee Benefit Contributions - Tenant Services	\$3,494	\$0	\$3,494
924	Tenant Services - Other	\$33,855	\$0	\$33,855
931	Water	\$72,479	\$0	\$72,479
932	Electricity	\$131,938	\$0	\$131,938
933	Gas	\$143,591	\$0	\$143,591
938	Other Utilities Expense	\$63,734	\$0	\$63,734
941	Ordinary Maintenance and Operations - Labor	\$147,627	\$0	\$147,627
942	Ordinary Maintenance and Operations - Materials and Other	\$108,140	\$0	\$108,140
943	Ordinary Maintenance and Operations - Contract Costs	\$102,856	\$0	\$102,856
945	Employee Benefit Contributions - Ordinary Maintenance	\$76,515	\$0	\$76,515
961	Insurance Premiums	\$90,895	\$0	\$90,895
963	Payments in Lieu of Taxes	\$39,143	\$0	\$39,143
964	Bad Debt - Tenant Rents	\$13,956	\$0	\$13,956
969	Total Operating Expenses	\$1,368,190	\$146,972	\$1,515,162
970	Excess Operating Revenue over Operating Expenses	\$115,596	\$191,938	\$307,534
971	Extraordinary Maintenance	\$72,045	\$0	\$72,045
974	Depreciation Expense	\$395,692	\$2,786	\$398,478
900	Total Expenses	\$1,835,927	\$149,758	\$1,985,685
1010	Total Other Financing Sources (Uses)	\$0	\$0	\$0
1000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$-352,141	\$189,152	\$-162,989
1102	Debt Principal Payments - Enterprise Funds	\$0	\$0	\$0
1103	Beginning Equity	\$2,915,788	\$429,369	\$3,345,157
1104	Prior Period Adjustments, Equity Transfers and Correction of Errors	\$319,958	\$-247,368	\$72,590
1120	Unit Months Available	3,456	0	3,456
1121	Number of Unit Months Leased	3,350	0	3,350