

CEDARTOWN HOUSING AUTHORITY, CEDARTOWN, GA

Table of Contents

	<u>Tab Number</u>
FY2010 Agency Plan Annual Update	1
FY2010 Capital Fund Program Annual Statement and Five-Year Plan	2
FY2009 Capital Fund Program Performance and Evaluation Report	3
FY2008 Capital Fund Program Performance and Evaluation Report	4
FY2007 Capital Fund Program Performance and Evaluation Report	5
Organizational Chart	6
Other Information	7
Fiscal Audit	8

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

1.0	PHA Information PHA Name: _____ PHA Code: _____ PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): _____				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: _____				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.				

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <ul style="list-style-type: none"> (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

Cedartown Housing Authority

FY2010 Agency Plan Annual Update

Section 5.0 Through 10.0

Table of Contents

5.0 Five-Year Plan

5.1	Mission Statement	6
5.2	Goals and Objectives	6

6.0 PHA Plan Update

1.	Eligibility, Selection and Admissions Policies	8
2.	Financial Resources	14
3.	Rent Determination Policies	14
4.	Operations and Management Policies	16
5.	Grievance Procedures	17
6.	Designated Housing for Elderly and Disabled Families	17
7.	Community Service and Self-Sufficiency	18
8.	Safety and Crime Prevention	18
9.	Pets	19
10.	Civil Rights Certifications	19
11.	Fiscal Year Audit	20
12.	Asset Management	20
13.	Violence Against Women Act (Activity Description included)	20

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers

(a)	Hope VI or Mixed Finance Modernization or Development	21
(b)	Demolition and/or Disposition	22
(c)	Conversion of Public Housing	22
(d)	Homeownership	22
(e)	Project-Based Vouchers	22

8.0 Capital Improvements

8.1	FY2010 Capital Fund Annual Statement and Five-Year Plan	22
8.2	Capital Fund Performance and Evaluations Reports	22
8.3	Capital Fund Financing Program	23

9.0 Housing Needs

9.1	Strategies for Addressing Needs	23
-----	---------------------------------	----

10.0 Other Information

(a)	Progress in Meeting Goals and Objectives	25
(b)	Substantial Deviation and Significant Amendment	27
(c)	Memorandum of Agreement	27

5.0 Five-Year Plan

5.1 Mission Statement

The Housing Authority of the City of Cedartown is a leader in providing affordable housing for all income levels. Our mission is to continue in this role through effective management, collaboration with community service providers and the citizens of Polk County to ensure that our residents achieve their highest potential and our families become productive members of our community.

5.2 Goals and Objectives

Goal: Expand the supply of assisted housing

Objective

- Reduce public housing vacancies: Increase average occupancy rate to 96%

Goal: Improve the quality of assisted housing

Objectives

- Improve public housing management : (PHAS score)
Attain High Performer Status
- Increase customer satisfaction: Review Resident Assessment and Satisfaction Survey and implement strategies to improve low scores.
- Renovate or modernize public housing units: Use Capital Fund Program to renovate public housing units.

Goal: Provide and improved living environment

Objectives

- Implement public housing security improvements:
Review current security program and develop or adjust strategies to improve.

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
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Goal: Ensure equal opportunity and affirmatively further fair housing
Objective

- Continue to follow Federal Regulations concerning the Admissions and Continued Occupancy (ACOP) of Public Housing

6.0 PHA Plan Update

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.

All elements have been revised since the last submission

- (b) Identify where the 5-Year and Annual Plan may be obtained by the public

The FY2010 Agency Plan will be available for review at the Cedartown Housing Authority's Main Office which is located at 344 West Avenue in Cedartown, Georgia

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

Public Housing

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)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

Eligibility verification is completed when a application is received.

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)

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 NCIC-authorized source)

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 "Assignment"

1. How many site-based waiting lists will the PHA operate in the coming year? Six (6)

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? Six (6)

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)

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:

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
- 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)?
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)

Elderly single applicants over other single applicants at Grayfield Apartments (GA025-6).

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.

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 1 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
- 1 Other preference(s) (list below)

Elderly single applicants over other single applicants at Grayfield Apartments (GA025-6).

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

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)

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:

2. Financial Resources

The table below lists Cedartown Housing Authority's anticipated financial resources, such as PHA Operating, Capital and other anticipated Federal resources available to the Agency, as well as tenant rents and other income available to support the public housing program in Fiscal Year 2010.

Funding Source	Amount	Use
FY2010 Operating Fund	\$ 712,800.00	PH Operations
FY2010 Capital Fund Program	\$ 476,537.00	PH Modernization
FY2009 Capital Fund Program	\$ 476,537.00	PH Modernization
FY2008 Capital Fund Program	\$ 303,875.80	PH Modernization
FY2007 Capital Fund Program	\$ 0.00	PH Modernization
Public Housing Dwelling Rent	\$ 477,888.00	PH Operations
FY2009 ARRA Fund Program	\$ 0.00	PH Operations
Total	\$2,447,637.80	

NOTE: The Capital Fund amounts for FY2007, FY2008 and FY2009 are the unobligated amounts as of 3/31/2010

3. Rent Determination

Public Housing

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)

Expenses related to the purchase of job related safety uniforms and shoes (must be worn by employee) and equipment (not to exceed \$200.00 per family per year).

e. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the change result in a 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)

- f. 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?

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)

4. Operations and Management

PHA Management Structure

An organization chart showing the Cedartown Housing Authority's management structure and organization is included at attachment ga025h02.

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	304	110
Section 8 Vouchers	N/A	N/A
Other Federal Programs (list individually)	N/A	N/A

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)

- Admissions and Continue Occupancy Policy
- Pet Policy
- Grievance Policy
- Personnel Policy
- Maintenance Policy
- Procurement Policy
- Dwelling Lease
- Community Service Policy

5. PHA Grievance Procedures

Cedartown Housing Authority's Grievance Procedure for Public Housing is included with attachment ga025102.

6. Designated Housing for Elderly and Disabled Families

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?

7. Community Service and Self-Sufficiency

To comply with Federal Regulations, the Cedartown Housing Authority has adopted a Community Service Requirement for those public housing residents who are able to work but are not currently employed. The Community Service Policy is included with attachment ga025j02.

8. Safety and Crime Prevention

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)

2. What information or data did the PHA use 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)

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

GA025-1, GA025-2, GA025-3

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)

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

GA025-1, GA025-2, GA025-3

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)

GA025-1, GA025-2, GA025-3

9. Pets

The Authority has adopted a Pet Policy which outlines the rules and regulations to owning a pet in public housing. The Pet Policy is included with attachment ga025i02.

10. Civil Rights

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

11. Fiscal Audit

The Fiscal Audit for the Year ended September 30, 2009 is attached to the Agency Plan as attachment ga025m02.

12. Asset Management

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?

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)

13. Violence Against Women Act Information

The Cedartown Housing Authority is striving to fully comply with all requirements of the Violence Against Women Act (VAWA).

First, the Authority will not deny admission to an applicant who has been a victim of domestic violence, dating violence, or stalking. The applicant must comply with all other admission requirements.

Also, the Authority will not terminate the assistance to a victim of domestic violence, dating violence, or stalking based solely on an incident or threat of such activity. The Authority still retains the right to terminate assistance for other criminal activity or good cause.

All information provided by an applicant or tenant regarding VAWA will be held in strict confidence and will not be shared with any other parties, unless required by law.

The Housing Authority has already put a victim of domestic violence admissions preference in place. This preference allows an applicant who has been a victim of domestic violence to move to the top of the waiting list for housing.

To make sure all applicants are aware of the Violence Against Women Act, the Housing Authority notifies all applicants of the information included in the Act during the application process.

VAWA Activity Description

The Cedartown Housing Authority works with Our House, a shelter for victims of domestic violence. We also partner with Court Appointed Special Advocates (CASA), The Haven Group, and Club Hero to prevent domestic violence, dating violence, sexual assault, or stalking and/or counseling victims. The Cedartown Housing Authority has preferences in place that ensure domestic violence victims are moved to the top of the waiting list on all our properties. All these activities work together to help ensure prompt housing to these victims and make certain they maintain housing.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development

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:

(b) Demolition and/or Disposition

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?

(c) Conversion of Public Housing

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?

(d) Homeownership

Public Housing

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).

(e) Project-Based Vouchers

The Cedartown Housing Authority does not have a Housing Choice Voucher Program and therefore, will not use Project-Based Vouchers in the upcoming Fiscal Year.

8.0 Capital Improvements

8.1 Capital Fund Annual Statement/Performance and Evaluation Report

See attachments:

ga025b02 – FY2010 CFP Annual Statement
ga025c02 – FY2009 CFRG Performance and Evaluation Report
ga025d02 – FY2009 CFP Performance and Evaluation Report
ga025e02 – FY2008 CFP Performance and Evaluation Report
ga025f02 – FY2007 CFP Performance and Evaluation Report

8.2 Capital Fund Program Five-Year Plan

See attachment:

Ga025b02 – FY2010-2014 CFP Five-Year Plan

8.3 Capital Fund Financing Program (CFFP)

The Cedartown Housing Authority will not use the Capital Fund Financing program in the upcoming Fiscal Year.

9.0 Housing Needs

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	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	319	5	5	5	3	4	4
Income >30% but <=50% of AMI	184	4	4	4	3	3	3
Income >50% but <80% of AMI	134	3	3	3	3	2	3
Elderly	135	3	3	3	4	2	3
Families with Disabilities	184	3	4	4	5	4	4
White	319	3	3	3	3	3	3
Black	205	3	3	3	3	3	3
Hispanic	193	3	3	3	3	3	3

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:
- 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)

9.1 Strategy for Addressing Housing Needs

Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy1: Maximize the number of affordable units available to the PHA within its current resources by:

- 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
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

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

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

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Adopt rent policies to support and encourage work

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

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

- Affirmatively market to local non-profit agencies that assist families with disabilities

Reasons for Selecting Strategies

- Funding constraints
- Staffing constraints
- Influence of the housing market on PHA programs

10.0 Additional Information

(a) Progress in Meeting Goals and Objectives

Goal: Expand the supply of assisted housing

Objectives

- Reduce public housing vacancies: Increase average occupancy rate to 96%

Progress: The goal of maintaining a 96% average occupancy rate has been reached. The current occupancy rate is 97%.

The Authority's staff has also worked hard to reduce the amount of days units are vacant between move-outs and move-ins.

Goal: Provide an improved living environment

Objectives

- Implement public housing security improvements: Review current security program and develop or adjust strategies to improve

Progress: On an on-going basis, the Authority investigates issues as they arise to develop a strategy for addressing the problem

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
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Progress: The Authority offers many programs covering various subjects including developing resumes and how to dress for an interview.

The Department of Labor provides the housing Authority with a list of jobs for the residents on a regular basis.

The Authority works with other providers such as Source and Area Agency on Aging which runs errands, provides cleaning services, and brings meals to residents who are in need of those services.

Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives

- Continue to follow HUD prescribed guidelines in the admission to and occupancy of public housing

Progress: Authority staff continues to follow all Federal Regulations pertaining to admission and occupancy of public housing.

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviation from the 5-Year Plan:

A "Substantial Deviation" from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority's Goals and Objectives. This includes changing the Authority's Goals and Objectives.

Significant Amendment or Modification to the Annual Plan:

A "Significant Amendment or modification" to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items over \$50,000 (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

(c) Memorandum of Agreement

The Cedartown Housing Authority does not have a Memorandum of Agreement with the U.S. Department of Housing and Urban Development at this time.

**Annual Statement /
Performance and Evaluation Report
Part I: Summary
CFP/CFPRHF**

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

PHA Name: **The Housing Authority of the City of Cedartown**

Capital Fund Grant Number
GA06P100501-10

FY of Grant Approval
2010

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number(rev. no. :)
 Performance and Evaluation Report for Program Year Ending _____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1408 Operations (May not exceed 20% of line 20)	50,000.00	0.00	0.00	0.00
3	1408 Management Improvements-Soft Costs	8,000.00	0.00	0.00	0.00
	Management Improvements-Hard Costs	0.00	0.00	0.00	0.00
4	1410 Administration	60,376.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	21,000.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	10,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	239,162.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	33,000.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	20,000.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	35,000.00	0.00	0.00	0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)	476,537.00	0.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security-Soft Costs	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security-Hard Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
26	Collateralization Expenses or Debt Service	0.00	0.00	0.00	0.00

(1) To be completed for the Performance and Evaluation Report or a Revised Annual (2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date
[Signature] 10/22/10

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Annual Statement / Performance and Evaluation Report
Part II: Supporting Pages
CFP/CFPRHF

PHA Name: The Housing Authority of the City of Cedartown		Capital Fund Grant Number: GA06P100501-10	FFY of Grant Approval: 2010					
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA Wide	Operations -Operating Subsidy Total for Account 1406	1406	20%	\$50,000.00 \$50,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
PHA Wide	Management Improvements -Administrative and Management Staff Training -Maintenance Staff Skills Training Total for Account 1408	1408	LS	\$5,000.00 \$3,000.00 \$8,000.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	
PHA Wide	Administration Executive Director Salary & Benefits (25%) Director of Maintenance/Modernization Work Control Technician/Receptionist Salary Total for Account 1410	1410	LS	\$35,000.00 \$15,425.00 \$9,950.00 \$60,375.00	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00	
PHA Wide	Fees & Costs -A & E Fees -LBP/Abatement Testing Total for Account 1430	1430	LS	\$21,000.00 \$0.00 \$21,000.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	
PHA Wide	Non-Dwelling Equipment -Upgrade Computer Hardware Total for Account 1475	1475	8	\$20,000.00 \$20,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
PHA Wide	Contingency -Contingency for Construction Total for Account 1502	1502	3%	\$35,000.00 \$35,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.
 Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
GA 025-123 Eastview Homes	Site Improvements -Landscape (025-1)	1450	85 units	\$10,000.00	\$0.00	\$0.00	\$0.00	
			\$10,000.00	\$0.00	\$0.00	\$0.00		
	Subtotal 1450							
GA 025-06 Grayfield Apartments	Dwelling Structures Install Security Screens (025-1)	1460	54 units	\$108,162.00	\$0.00	\$0.00	\$0.00	
			\$108,162.00	\$0.00	\$0.00	\$0.00		
	Subtotal 1460							
GA 025-06 Grayfield Apartments	Dwelling Equipment Refrigerators 025-3 Stoves 025-3	1465	56 units	\$18,000.00	\$0.00	\$0.00	\$0.00	
			\$15,000.00	\$0.00	\$0.00	\$0.00		
	Subtotal 1465							
	Total GA 025-123			\$151,162.00	\$0.00	\$0.00	\$0.00	
	Dwelling Structures Install Central Heat and Air Install New Tile Flooring Install New Top Rail on Elevators	1460	25 units	\$75,000.00	\$0.00	\$0.00	\$0.00	
			\$50,000.00	\$0.00	\$0.00	\$0.00		
	Subtotal 1460		2	\$6,000.00	\$0.00	\$0.00	\$0.00	
	Total GA 025-06			\$131,000.00	\$0.00	\$0.00	\$0.00	
	Grand Total			\$476,537.00	\$0.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.
Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
CFP/CFPRHF

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

PHA Name: **The Housing Authority of the City of Cedartown** Capital Fund Grant Number: **GA06P100501-10** FFY of Grant Approval: **2010**

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Actual (2)	
1406	9.14.2012			9.14.2014	
1408	9.14.2012			9.14.2014	
1410	9.14.2012			9.14.2014	
1430	9.14.2012			9.14.2014	
1475	9.14.2012			9.14.2014	
1502	9.14.2012			9.14.2014	
GA 025-123, Eastview Homes	9.14.2012			9.14.2014	
GA 025-6, Greyfield Apartments	9.14.2012			9.14.2014	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.
 Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Capital Fund Five Year Action Plan

Part 1: GAO6P100501-08 Summary
PHA Name: Cedartown Housing Authority

Development Number/Name/HA-Wide	Annual Year 1 Statement	Original Five Year Plan				Revision Number ()
		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	
GA 025-123, Eastview Homes		\$243,200.00	\$278,600.00	\$303,000.00	\$298,000.00	
GA 025-48, Scattered Sites		\$0.00	\$0.00	\$0.00	\$0.00	
GA 025-6, Greyfield Apartments		\$50,000.00	\$0.00	\$18,162.00	\$0.00	
B. Physical Improvements Subtotal (1450/1460/1465)		\$293,200.00	\$278,600.00	\$321,162.00	\$298,000.00	
C. Management Improvements (1408)		\$9,000.00	\$9,000.00	\$9,000.00	\$7,000.00	
D. HA-Wide Nondwelling Structures and Equipment (1470/1475)		\$13,962.00	\$28,562.00	\$4,000.00	\$26,112.00	
E. Administration (1410)		\$60,375.00	\$50,375.00	\$54,375.00	\$45,425.00	
F. Other (1406/1430/1492/1495)		\$55,000.00	\$75,000.00	\$58,000.00	\$75,000.00	
G. Contingency (1502)		\$45,000.00	\$35,000.00	\$30,000.00	\$25,000.00	
H. Demolition (1485)		\$0.00	\$0.00	\$0.00	\$0.00	
I. Replacement Reserves (1490)		\$0.00	\$0.00	\$0.00	\$0.00	
J. Development Activities (1499)		\$0.00	\$0.00	\$0.00	\$0.00	
K. Total CFP Funds		\$476,537.00	\$476,537.00	\$476,537.00	\$476,537.00	
L. Total Non-CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00	
M. Grand Total		\$476,537.00	\$476,537.00	\$476,537.00	\$476,537.00	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year 2 FFY Grant: GA06P100501-11 PHA FY: 2011	Activities for Year 3 FFY Grant: GA06P100501-12 PHA FY: 2012	Activities for Year 4 FFY Grant: GA06P100501-13 PHA FY: 2013	Activities for Year 5 FFY Grant: GA06P100501-14 PHA FY: 2014
Operations		Operations		
-Operating Subsidy	\$ 50,000.00	-Operating Subsidy	\$ 50,000.00	\$ 50,000.00
Total for Account 1406	\$ 50,000.00	Total for Account 1406	\$ 50,000.00	\$ 50,000.00
Management Improvements		Management Improvements		
-Administrative and Management Staff Training	\$ 5,000.00	-Administrative and Management Staff Training	\$ 5,000.00	\$ 5,000.00
-Maintenance Staff Skills Training	\$ 4,000.00	-Maintenance Staff Skills Training	\$ 4,000.00	\$ 4,000.00
Total for Account 1408	\$ 9,000.00	Total for Account 1408	\$ 9,000.00	\$ 9,000.00
Administration		Administration		
Executive Director Salary & Benefits (25%)	\$ 35,000.00	Executive Director Salary & Benefits (25%)	\$ 25,000.00	\$ 25,000.00
Director of Maintenance/Modernization Salary & Benefits (25%)	\$ 15,425.00	Director of Maintenance/Modernization Salary & Benefits (25%)	\$ 15,425.00	\$ 15,425.00
Work Control Technician/Receptionist Salary & Benefits (25%)	\$ 9,950.00	Work Control Technician/Receptionist Salary & Benefits (25%)	\$ 9,950.00	\$ 9,950.00
Total for Account 1410	\$ 60,375.00	Total for Account 1410	\$ 50,375.00	\$ 50,375.00
Fees & Costs		Fees & Costs		
-A & E Fees	\$ 5,000.00	-A & E Fees	\$ 25,000.00	\$ 25,000.00
Total for Account 1430	\$ 5,000.00	Total for Account 1430	\$ 25,000.00	\$ 25,000.00
Contingency		Contingency		
-Contingency for Construction	\$ 45,000.00	-Contingency for Construction	\$ 35,000.00	\$ 35,000.00
Total for Account 1502	\$ 45,000.00	Total for Account 1502	\$ 35,000.00	\$ 35,000.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year 2 FFY Grant: GA06P100501-11	Activities for Year 3 FFY Grant: GA06P100501-12
GA 025-123 Eastview Homes		
Site Improvements	1450	1460
Landscaping (025-2 & 3)	100 units	\$ 12,000.00
Replace Sidewalks (025-2)	44 units	\$ 80,000.00
Sub-Total 1450		\$ 150,800.00
Dwelling Structures		
Replace Water Heaters	98 units	\$ 58,800.00
Replace Screen Doors	152 units	\$ 92,400.00
Sub-Total 1460		\$ 92,400.00
Total GA025-123		\$ 243,200.00
GA 025-6 Grayfield Apartments		
Dwelling Structures		
Update Elevator Equipment to Code	2 units	\$ 25,000.00
Install Filter for Inlet Water	1 ea	\$ 10,000.00
Install New Hot Water Tanks	2 ea	\$ 15,000.00
Sub-Total 1460		\$ 50,000.00
Total GA025-6		\$ 50,000.00
PHA-Wide		
Non-Dwelling Equipment		
Maintenance Tools & Equipment to Include HVAC Pump, Saw, Hammer Drill,	1475	
Compressor, Drain Machine (sm & lg), Pipe Horn, Gas Detector, Refrigerant Detector		\$ 8,962.00
-Upgrade Computer Hardware		\$ 5,000.00
Sub-Total 1475		\$ 13,962.00
GRAND TOTAL		\$ 476,537.00
GA 025-123 Eastview Homes		
Dwelling Structures		
Replace Central Heat and Air (25-1)		\$ 245,000.00
Replace Water Heaters (25-3)		\$ 33,600.00
Sub-Total 1460		\$ 278,600.00
PHA-Wide		
Non-Dwelling Equipment		
Replace lawn mowers	2	\$ 23,562.00
-Upgrade Computer Hardware		\$ 5,000.00
Sub-Total 1475		\$ 28,562.00
GRAND TOTAL		\$ -

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 4		Activities for Year 5	
Operations		Operations	
-Operating Subsidy	\$ 40,000.00	-Operating Subsidy	\$ 45,000.00
Total for Account 1406	\$ 40,000.00	Total for Account 1406	\$ 45,000.00
Management Improvements		Management Improvements	
-Admin and Management Staff Training	\$ 5,000.00	-Admin and Management Staff Training	\$ 4,000.00
-Maintenance Staff Skills Training	\$ 4,000.00	-Maintenance Staff Skills Training	\$ 3,000.00
Total for Account 1408	\$ 9,000.00	Total for Account 1408	\$ 7,000.00
Administration		Administration	
Executive Director Salary & Benefits (25%)	\$ 30,000.00	Executive Director Salary & Benefits (25%)	\$ 25,000.00
Director of Maintenance/Modernization Salary & Benefits (25%)	\$ 14,425.00	Director of Maintenance/Modernization Salary & Benefits (25%)	\$ 15,425.00
Work Control Technician/Receptionist Salary & Benefits (25%)	\$ 9,950.00	Work Control Technician/Receptionist Salary & Benefits (25%)	\$ 5,000.00
Total for Account 1410	\$ 54,375.00	Total for Account 1410	\$ 45,425.00
Fees & Costs		Fees & Costs	
-A & E Fees	\$ 18,000.00	-A & E Fees	\$ 30,000.00
Total for Account 1430	\$ 18,000.00	Total for Account 1430	\$ 30,000.00
Non-Dwelling Equipment		Contingency	
-Upgrade Computer Hardware	\$ 4,000.00	-Contingency for Construction	\$ 25,000.00
Total for Account 1475	\$ 4,000.00	Total for Account 1502	\$ 25,000.00
Contingency			
-Contingency for Construction	\$ 30,000.00		
Total for Account 1502	\$ 30,000.00		

Annual Statement/Performance and Evaluation Report

Recovery Fund Program (RFP) Part I: Summary

PHA Name: Housing Authority of the City of Cedartown

Grant Type and Number
 Recovery Fund Program Grant No: GA06S02550109
 Replacement Housing Factor Grant No:

Federal FY of Grant: 2009

Original Annual Statement | Reserve for Disasters/Emergencies | Revised Annual Statement/Revision Number(rev. no. 2) | Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CPP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$17,375.00	\$17,375.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$10,000.00	\$40,820.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$608,400.00	\$577,580.00	\$0.00	\$0.00
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)	\$635,775.00	\$635,775.00	\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Signature of Executive Director and Date

[Signature] 8/22/10

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**Annual Statement/Performance and Evaluation Report
Recovery Fund Program (RFP)**

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Cedar town

Grant Type and Number

Recovery Fund Program Grant No: GA06S02550109

Federal FY of Grant: 2009

Replacement Housing Factor Grant No:

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	Administration Exec. Dir. Salary and Benefits	1410		\$8,000.00	\$8,000.00	\$0.00	\$0.00	
PHA WIDE	Dir. of Maintenance/Modernization Salary and Benefits	1410		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
PHA WIDE	Work Control Technician/Receptionist Salary and Benefits	1410		\$4,375.00	\$4,375.00	\$0.00	\$0.00	
				Subtotal 1410	\$17,375.00	\$0.00	\$0.00	
	Fees and Costs A & E Fees	1430		\$10,000.00	\$40,820.00	\$0.00	\$0.00	
				Subtotal 1430	\$10,000.00	\$0.00	\$0.00	
	Dwelling Structures Replace roofing	1460	17 Bldgs	\$174,704.00	\$136,374.00	\$0.00	\$0.00	Pulled from 2009 CRP 5 Yr Plan
				Subtotal 1460	\$174,704.00	\$0.00	\$0.00	
	Dwelling Structures Replace roofing	1460	13 Bldgs	\$0.00	\$104,282.00	\$0.00	\$0.00	Pulled from 2009 CRP 5 Yr Plan
				Subtotal 1460	\$0.00	\$0.00	\$0.00	
	Dwelling Structures Replace roofing	1460	11 Bldgs	\$230,000.00	\$88,242.00	\$0.00	\$0.00	Pulled from 2009 CRP 5 Yr Plan
				Subtotal 1460	\$230,000.00	\$0.00	\$0.00	
	Dwelling Structures Replace roofing	1460	13 Bldgs	\$0.00	\$104,286.00	\$0.00	\$0.00	Pulled from 2009 CRP 5 Yr Plan
				Subtotal 1460	\$0.00	\$0.00	\$0.00	

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Cedartown

Grant Type and Number
 Capital Fund Program Grant No: GA06P02550109
 Replacement Housing Factor Grant No:

Federal FY of Grant: 2009

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$50,000.00	\$50,000.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$26,000.00	\$26,000.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$21,000.00	\$21,000.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$369,537.00	\$369,537.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$10,000.00	\$10,000.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$476,537.00	\$476,537.00	\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Signature of Executive Director and Date

[Handwritten Signature] 3/27/10

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

Part II: Supporting Pages

Development Number Name/HIA-Wide Activities	General Description of Major Work Categories	Grant Type and Number		Quantity	Total Estimated Cost		Federal FY of Grant: 2009		Status of Work
		Capital Fund Program Grant No.	Replacement Housing Factor Grant No.		Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Operations Operating Fund	1406	LS		\$50,000.00	\$50,000.00	\$0.00	\$0.00	
	Subtotal 1406				\$50,000.00	\$50,000.00	\$0.00	\$0.00	
	Administration Exec. Dir. Salary and Benefits (not more than 25%)	1410	LS		\$10,000.00	\$10,000.00	\$0.00	\$0.00	
PHA-Wide	Dir. of Maintenance/Modernization Salary and Benefits (not more than 25%)	1410	LS		\$10,000.00	\$10,000.00	\$0.00	\$0.00	
PHA-Wide	Work Control Technician/Receptionist Salary and Benefits (not more than 25%)	1410	LS		\$6,000.00	\$6,000.00	\$0.00	\$0.00	
	Subtotal 1410				\$26,000.00	\$26,000.00	\$0.00	\$0.00	
	Fees and Costs Architectural and Engineering Fees & Costs	1430	LS		\$21,000.00	\$21,000.00	\$0.00	\$0.00	
	Subtotal 1430				\$21,000.00	\$21,000.00	\$0.00	\$0.00	
GA025-6	Dwelling Structures Replace Central Heat and Air System	1460			\$369,537.00	\$369,537.00	\$0.00	\$0.00	
	Subtotal 1460				\$369,537.00	\$369,537.00	\$0.00	\$0.00	
	Contingency Contingency for construction	1502	LS		\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	Subtotal 1502				\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	Capital Fund Program Grant Total				\$476,537.00	\$476,537.00	\$0.00	\$0.00	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
Signature of Executive Director and Date

(2) To be completed for the Performance and Evaluation Report.
Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Cedartown
 Grant Type and Number: Capital Fund Program Grant No: GA06P02550108
 Replacement Housing Factor Grant No: Federal FY of Grant: 2008

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
	Total Estimated Cost				
	Total Actual Cost				
1	Total non-CFP Funds				
2	1406 Operations	\$97,600.00	\$97,600.00	\$97,600.00	\$97,600.00
3	1408 Management Improvements	\$95,600.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$48,775.00	\$48,775.00	\$48,775.00	\$48,775.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$13,000.00	\$13,000.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$64,215.00	\$37,152.20	\$37,152.20	\$37,152.20
10	1460 Dwelling Structures	\$164,581.00	\$290,875.80	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
13	1475 Nondwelling Equipment	\$8,500.00	\$4,868.00	\$4,868.00	\$4,868.00
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)	\$502,271.00	\$502,271.00	\$198,395.20	\$198,395.20
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date:  3/22/10

Signature of Public Housing Director/Office of Native American Programs Administrator and Date:

**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 Cedartown		Grant Type and Number Capital Fund Program Grant No: GA06F02550108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008				Status of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	
	Operations							
PHA-Wide	Operating Fund	1406	LS	\$97,600.00	\$97,600.00	\$97,600.00	\$97,600.00	
	Subtotal 1406			\$97,600.00	\$97,600.00	\$97,600.00	\$97,600.00	
	Management Improvements							
PHA-Wide	Social Worker	1408	LS	\$56,320.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Resident Program Coordinator	1408	LS	\$24,070.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Police Officer	1408	LS	\$15,210.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1408			\$95,600.00	\$0.00	\$0.00	\$0.00	
	Administration							
PHA-Wide	Exec. Dir. Salary and Benefits (25%)	1410	LS	\$23,400.00	\$23,400.00	\$23,400.00	\$23,400.00	
PHA-Wide	Dir. of Maintenance/Modernization	1410	LS	\$15,425.00	\$15,425.00	\$15,425.00	\$15,425.00	
PHA-Wide	Work Control Technician/Receptionist	1410	LS	\$9,950.00	\$9,950.00	\$9,950.00	\$9,950.00	
	Subtotal 1410			\$48,775.00	\$48,775.00	\$48,775.00	\$48,775.00	
	Fees and Costs							
PHA-Wide	Agency Plan and Capital Fund Program Update	1430	LS	\$3,000.00	\$3,000.00	\$0.00	\$0.00	
	A&E Fees	1430		\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	Subtotal 1430			\$13,000.00	\$13,000.00	\$0.00	\$0.00	

Development Number/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	<u>Site Improvements</u> Landscaping and erosion control	1450	LS	\$5,000.00	\$3,624.63	\$3,624.63	\$3,624.63	
	Purchase and install swings and benches			\$59,215.00	\$33,527.57	\$33,527.57	\$33,527.57	
	Subtotal 1450			\$64,215.00	\$37,152.20	\$37,152.20	\$37,152.20	
	<u>Dwelling Structures</u>							
GA25-1 Cedar Valley	Replace roofing (Phase 1)	1460	LS	\$134,581.00	\$260,875.80	\$0.00	\$0.00	
GA025-6	Install tile flooring in apartments (Phase 6)	1460	10	\$30,000.00	\$30,000.00	\$0.00	\$0.00	
	Subtotal 1460			\$164,581.00	\$290,875.80	\$0.00	\$0.00	
	<u>Non-Dwelling Structures</u>							
GA025-6 Grayfield Apts.	Remodel Office to include- paint, countertops and floor tile	1470	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
	Subtotal 1470			\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
	<u>Non-Dwelling Equipment</u>							
	Maintenance Tools and Equipment to include table saw, sheet metal break & flammable liquid storage cabinet	1475	LS	\$8,500.00	\$4,868.00	\$4,868.00	\$4,868.00	
	Subtotal 1475			\$8,500.00	\$4,868.00	\$4,868.00	\$4,868.00	
	Capital Fund Program Grant Total			\$502,271.00	\$502,271.00	\$198,395.20	\$198,395.20	

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

PHA Name: Housing Authority of the City of Cedar town
 Grant Type and Number: GA06P025501-07
 Replacement Housing Factor Grant No.:
 Federal FY of Grant: 2007

Original Annual Statement Res for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$80,600.00	\$94,541.60	\$94,541.60	\$80,600.00
3	1408 Management Improvements	\$95,600.00	\$95,600.00	\$95,600.00	\$95,600.00
4	1410 Administration	\$48,775.00	\$48,775.00	\$48,775.00	\$48,775.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$3,000.00	\$60,574.26	\$60,574.26	\$2,500.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$10,000.00	\$9,667.77	\$9,667.77	\$4,993.14
10	1460 Dwelling Structures	\$228,733.00	\$97,317.37	\$97,317.37	\$19,793.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$6,000.00	\$6,232.00	\$6,232.00	\$6,232.00
13	1475 Nondwelling Equipment	\$0.00	\$60,000.00	\$60,000.00	\$0.00
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)	\$472,708.00	\$472,708.00	\$472,708.00	\$258,493.14
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Signature of Executive Director and Date: *[Signature]* 8/29/07

(2) To be completed for the Performance and Evaluation Report:

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

Part II: Supporting Pages

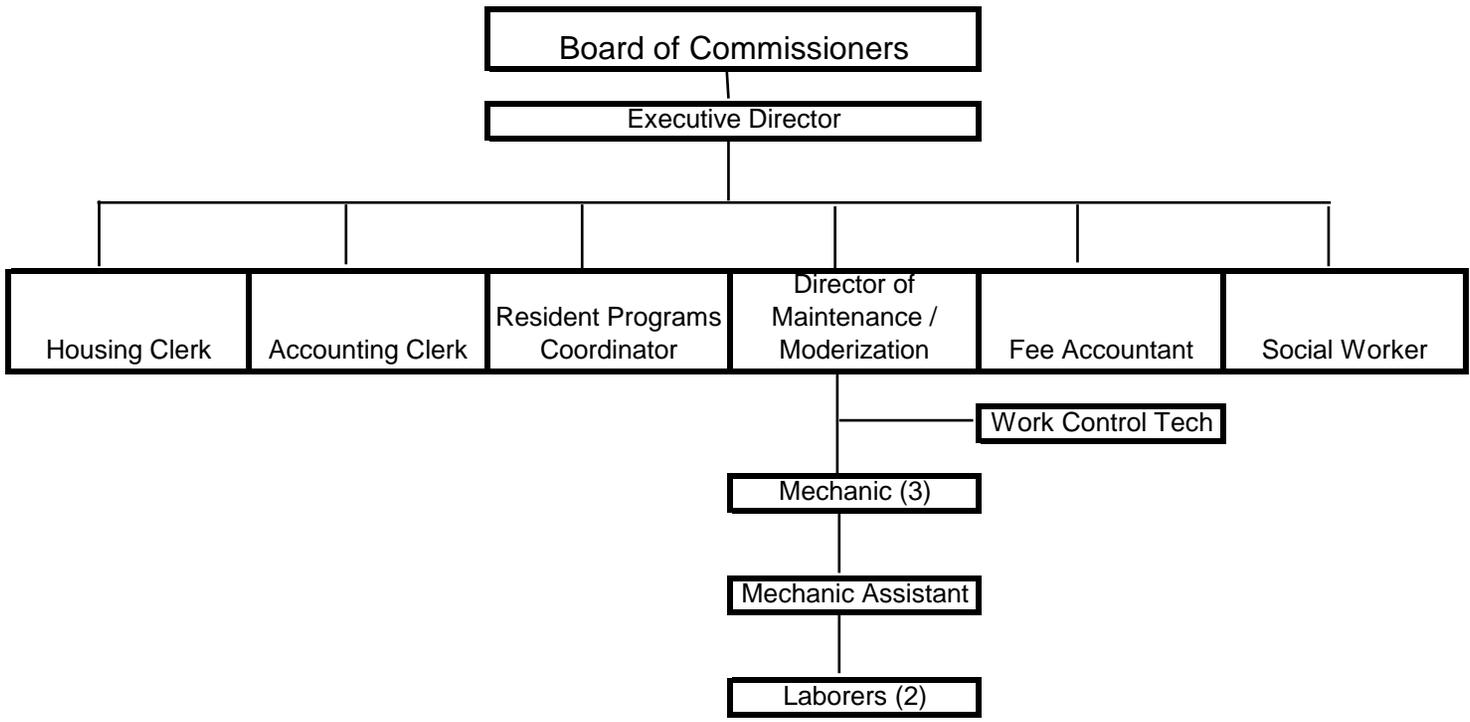
PHA Name: Housing Authority of the City of Cedarwown

Grant Type and Number
Capital Fund Program Grant No: GA06P02550107
Replacement Housing Factor Grant No:

Development Number/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations							
PHA-Wide	Operating Fund	1406	LS	\$80,600.00	\$94,541.60	\$94,541.60	\$80,600.00	
	Subtotal 1406			\$80,600.00	\$94,541.60	\$94,541.60	\$80,600.00	
	Management Improvements							
PHA-Wide	Social Worker	1408	LS	\$56,320.00	\$55,786.35	\$55,786.35	\$55,786.35	
PHA-Wide	Resident Program Coordinator	1408	LS	\$24,070.00	\$24,609.12	\$24,609.12	\$24,609.12	
PHA-Wide	Police Officer	1408	LS	\$15,210.00	\$15,204.53	\$15,204.53	\$15,204.53	
	Subtotal 1408			\$95,600.00	\$95,600.00	\$95,600.00	\$95,600.00	
	Administration							
PHA-Wide	Exec. Dir. Salary and Benefits (25%)	1410	LS	\$23,400.00	\$27,805.33	\$27,805.33	\$27,805.33	
PHA-Wide	Dir. of Maintenance/Modernization Salary and Benefits (25%)	1410	LS	\$15,425.00	\$13,361.76	\$13,361.76	\$13,361.76	
PHA-Wide	Work Control Technician/Receptionist Salary and Benefits (25%)	1410	LS	\$9,950.00	\$7,607.91	\$7,607.91	\$7,607.91	
	Subtotal 1410			\$48,775.00	\$48,775.00	\$48,775.00	\$48,775.00	
	Fees and Costs							
PHA-Wide	Agency Plan and Capital Fund Program Update	1430	LS	\$3,000.00	\$2,500.00	\$2,500.00	\$2,500.00	
GA025-6	A&E Fees and Costs			\$0.00	\$38,074.26	\$38,074.26	\$0.00	
	Subtotal 1430			\$3,000.00	\$60,574.26	\$60,574.26	\$2,500.00	

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Site Improvements							
PHA-Wide	Landscaping and erosion control	1450	LS	\$5,000.00	\$4,674.63	\$4,674.63	\$0.00	
	Purchase and install swings and benches			\$5,000.00	\$4,993.14	\$4,993.14	\$4,993.14	
	Subtotal 1450			\$10,000.00	\$9,667.77	\$9,667.77	\$4,993.14	
	Dwelling Structures							
GA25-1 Cedar Valley	Replace roofing (Phase 1)	1460	LS	\$188,733.00	\$0.00	\$0.00	\$0.00	
GA025-6 Grayfield Apts	Install tile flooring in apartments (Phase 6)	1460	10	\$30,000.00	\$86,325.37	\$86,325.37	\$8,801.00	
	Replace vent fans	1460	13	\$10,000.00	\$10,992.00	\$10,992.00	\$10,992.00	
	Subtotal 1460			\$228,733.00	\$97,317.37	\$97,317.37	\$19,793.00	
	Non-Dwelling Structures							
GA025-6 Grayfield Apts.	Install accessible door leading to administration office	1470	LS	\$6,000.00	\$6,232.00	\$6,232.00	\$6,232.00	
	Subtotal 1470			\$6,000.00	\$6,232.00	\$6,232.00	\$6,232.00	
	Non-Dwelling Equipment							
PHA-Wide	Purchase Maintenance Vehicles	1475	2	\$0.00	\$60,000.00	\$60,000.00	\$0.00	Pulled from 5 Yr Plan 2008 & 2011
				\$0.00	\$60,000.00	\$60,000.00	\$0.00	
	Capital Fund Program Grant Total			\$472,708.00	\$472,708.00	\$472,708.00	\$258,493.14	

CEDARTOWN HOUSING AUTHORITY
Organizational Chart



CEDARTOWN HOUSING AUTHORITY

PET POLICY

(This policy is not applicable to animals to aid the handicapped.)

I. Purpose

In compliance with Section 227 of Title II of the Housing and Urban-Rural Recovery Act of 1983, and with 24 CFR Parts 5, 243, 842, and 942, Final Rule, the Housing Authority will permit residents of housing projects built exclusively for occupancy by the elderly and persons with disabilities, to own and keep common household pets in their apartment. This policy sets forth the conditions and guidelines under which pets will be permitted. This policy is to be adhered to at all times.

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.

All residents that have registered their pet, paid the pet deposit and furnished the Housing Authority with all of the specified documents before June 1, 1997 shall have their pets grandfathered in and the statement in the pet rules concerning weight will not be applicable to their pet, however, all provisions of the Dwelling Lease and remaining provisions of the pet policy and/or pet rules will apply.

II. Pet Rules

The Housing Authority shall adopt rules for the keeping of pets by residents in keeping with the provisions of applicable Federal, State and local law. The pet rules are included in this policy as a reference.

III. Non-Discrimination

1. The Housing Authority shall not refuse to take the application of a qualified family because of the applicant's desire to own or keep a pet.
2. The Housing Authority shall not refuse to admit an applicant solely on the basis of the applicant's desire to own and keep a pet at their apartment.
3. The Housing Authority shall refuse to admit a pet owner if the pet will cause a serious threat to the health or safety of other residents. However, the pet owner may not be refused an apartment if he/she agrees not to keep the pet at their apartment.

IV. Special Provisions for Health and Safety of Non-Pet Owners

1. A "serious health problem" for non-pet owners shall be established when a resident (or parent/guardian) shall file with Management a certificate signed by a licensed physician indicating that exposure to the pet will cause an allergic reaction that will constitute such a threat. The certificate must describe the type of exposure (touch, same room, or same common area), duration of exposure which may be tolerated by the resident, types of animals which cause allergic reactions by the resident, types of animals which cause

allergic reactions and any other pertinent information. A resident who establishes such a health threat may move to a non-pet area.

2. A threat to the health or safety of any resident shall be established under the provisions of the following definition of "Nuisance".

Nuisance means any animal which trespasses on public or private property, or is vicious, or which molests passer-by, or passing vehicles, or which attacks other animals, or which causes unsanitary conditions or surroundings on another's property or which barks, howls, or whines in an excessive, continuous or untimely fashion or any animal in heat which is not confined. Any pet causing a nuisance shall be removed from the apartment and/or area.

V. Lease Provisions

The lease of all residents shall state that the residents are permitted to keep common household pets, in their dwelling units subject to the adopted pet rules and policies; shall incorporate by reference the pet rules promulgated by the Housing Authority; shall provide that the resident agrees to comply with these rules; and shall state the violation of the rules may be grounds for the removal of the pet, or termination of the pet owner's tenancy, or both in accordance with Federal Regulations and State and Local Laws.

VI. Emergencies

1. The Housing Authority shall request the immediate removal of a pet which has been determined to be vicious, or which shows symptoms of severe illness, or which demonstrates other threatening behavior.
2. Any pet may be removed from the apartment when the provisions of the lease, pet rules and pet policy have been violated.

The Housing Authority Grievance Procedure shall govern the removal of pets except in times of threat to the health or safety of residents or employees of management.

VII. Amendments to the Pet Rules and/or Pet Policy

Pet rules and/or policy may be amended by the following procedures outlined in 24 CFR 966.5 which states, "The PHA shall give at least 30 days written notice to each affected resident setting forth the proposed modification. The reasons therefore, and providing the resident an opportunity to present written comments which shall be taken into consideration by the PHA prior to the proposed modification becoming effective".

PET RULES FOR ALL APARTMENTS

I. Common Household Pets are Defined as Follows

- a) Dogs under 20 pounds when full grown
- b) Cats
- c) Fish commonly kept as pets
- d) Caged birds (not domestic fowl)
- e) Hamsters, gerbils, turtles and guinea pigs

II. Registration

Each pet owner shall register his/her pet with the Housing Authority prior to moving into the apartment or placing pet at the residence on a form provided by the Housing Authority. Pet registrations shall be updated at least annually at the time of annual re-examination. Initial and updated registrations shall include the following information:

- a) The name, address and phone number of the pet owner.
- b) The names, addresses and phone numbers of two adults who agree to assume full responsibility for the pet in the event of the owner's death or incapacity to care for the pet.
- c) A complete description of the pet stating the pet's age, type, weight, color and name.
- d) The name, address and phone number of the licensed veterinarian, or other state or local authority empowered to inoculate animals, who has on file the pet's inoculation records.
- e) A statement that the pet owner has read the pet rules of the Housing Authority and agrees to comply with them.

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. Sanitary Standards

- a) The pet owner is responsible for removing pet waste and disposing of ALL waste by wrapping it in a paper bag, or other sanitary container and placing it in the container provided by the resident, the Housing Authority, or the City or County for waste disposal. This includes waste deposited outside the apartment in pet designated areas. Residents of the Gray Field Apartments under no circumstances may deposit waste in the garbage chute.
- b) A \$20.00 charge shall be assessed each pet owner when it becomes necessary for the Housing Authority to remove the pet waste. Repeated violations shall be cause for removal of the pet, termination of the lease or both.
- c) Pets shall be confined to the immediate area of the owner's apartment and exit and entrance routes to and from the apartment (with the exception of Gray Field Apartments where the pet cannot be confined at the exit and entrance routes).
- d) The area designated for pet exercise shall be the immediate area of the owner's apartment and routes indicated above. For residents of the Gray Field Apartments, pets must be exercised in the Northeast Section of the yard area no less than two times per day. The

- resident must provide a tool or tools suitable for picking up waste from the pet and must place such waste in a securely sealed plastic bag and deposit same in the outside dumpster.
- e) Litter boxes (where applicable) constructed of a permanent material, preferably plastic, shall be reasonably odor free at all times and litter shall be changed at least twice each week. A scratching post must be provided by the resident for a cat.
 - f) Bottoms of cages containing birds, gerbils, hamsters or guinea pigs must be lined at all times with newspapers or other absorbent material. The cages must be cleaned daily, and waste must be tied securely in a plastic bag and disposed of in a proper container as stated above.
 - g) Dead fish and/or turtles must be removed promptly from an aquarium and disposed of in the same manner as provided above.

V. Inoculations

A current certificate signed by a registered veterinarian or other State or local Authority empowered to inoculate animals, stating that the animal has received all inoculations required by State and local laws shall be kept on file in the pet owner's file folder.

Inoculations shall be updated as prescribed by State and local laws. Evidence of current inoculations shall be displayed on appropriate tags attached to a pet collar and worn by the pet at all times.

VI. Leashing of Animals

Cats and dogs shall be on a leash or body harness no longer than six feet and fully in the owner's control while in common areas of the complex.

VII. Pet and Pet Areas

Animals shall not be allowed in the following areas designated "no pet areas": Community rooms, offices, maintenance areas, lobbies and elevators. Pets will be allowed under lease control of their owner's at the Gray Field Apartments in hallways and stairwells only for the purposes of entering and exiting the building.

VIII. Density of Pets

No pet owner shall own and keep in their apartment more than one pet (mammal) or more than one aquarium no larger than 20 gallons, or more than one birdcage no larger than 18'X18"X30" or more than two pet rodents.

IX. Pet Deposit

Owners of dogs and cats shall be required to pay a \$150.00 Pet Security Deposit and Fee. The Non-refundable fee will be \$75.00 and the Pet Damage Deposit shall be \$75.00. At move-out, the Pet Damage Deposit will be refunded to the resident, provided no damage has been done to the apartment by the pet, in which case the damage charges will be subtracted from the amount to be refunded. No prior application or deposit will be required for birds, fish, turtles, gerbils, hamsters, or guinea pigs; however, all provisions of the dwelling lease and remaining provisions of these Pet Rules will apply.

X. Capability of Pet Owner

Pet owners shall demonstrate the physical, mental and financial capability to care for a pet.

XI. Nuisance

Pets determined to be a nuisance shall be removed from the apartment. "Nuisance" shall be established by the wording in the Pet Policy.

XII. Owner's Responsibilities

- a) Pet owners shall assume full responsibility for any vicious or destructive act by the pet.
- b) Pet owners shall be responsible for abiding by all Federal, State and local laws and regulations as they may be changed from time to time.
- c) Pet owners agree to immediately remove a pet which has been determined to be vicious by management or the local authority, until such time as a decision may be reached by agreement or by a grievance hearing.

XIII. Removal of Pets

Pets must be removed when:

- a) A pet becomes vicious.
- b) A pet becomes a nuisance.
- c) The pet's owner becomes unable or unwilling to care for or control the pet.
- d) Federal, State and local laws and/or regulations are not met.

XIV. Exercise of Animals

Animals shall be exercised at least twice daily in the areas designated for exercise and deposit of waste.

XV. Non-Commercial Provisions

No pet shall be raised, bred, kept or trained for any commercial purposes.

XVI. Flea and Tick Treatment

If it becomes necessary for management to treat an apartment for fleas and/or ticks, the pet owner shall bear the cost of such treatment. Repeated flea problems shall be cause for the removal of the pet, termination of the lease, or both.

XVII. Standards of Pet Care

- a) Each mammal shall be spayed or neutered.
- b) No animal shall be left unattended in an apartment for more than 24 hours.
- c) Pet(s) not owned by the resident shall not be permitted in an apartment or on common areas of the complex.

XVIII. Documentation

The resident's file owning the mammal shall include the following documents:

- a) A registration form furnished by the Housing Authority properly and completely filled out and signed by the pet owner and witnessed by a representative of the Housing Authority.
- b) A certificate of current inoculation signed by a licensed veterinarian or other empowered state or local authority.
- c) Verification that the animal has been spayed or neutered.
- d) A copy of the pet rules signed by the pet owner and a representative of the Housing Authority with the date so signed.
- e) A current photograph of the mammal.
- f) A certificate or copy that all local licensing laws have been met.

XIX. Inspections

The Housing Authority will conduct additional apartment inspections as deemed necessary for all residents who have mammal pets.

I have read and fully understand this statement regarding the keeping of pets and I agree to abide by these provisions.

Signed _____
Resident

Witness:

_____ CHA Representative

_____ Date Signed

COMMUNITY SERVICE AND SELF SUFFICIENCY POLICY

A. Background

The Quality Housing and Work Responsibility Act of 1998 requires that all non-exempt (see definitions) public housing adult residents (18 years or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes or other activities that help an individual toward self sufficiency and economic independence. This is a requirement of the Public Housing Lease.

B. Definitions

Community Service – volunteer work which includes, but is not limited to:

- Work at a local institution including but not limited to: school, child care center, hospital, hospice, recreation center, senior center, adult day care center, homeless shelter, indigent feeding program, cooperative food bank, etc.;
- Work with a non-profit organization that serves PHA residents or their children such as: Boy Scouts, Girl Scouts, Boys and Girls Clubs, 4-H program, PAL, Garden Center, Community cleanup programs, beautification programs, other youth or senior organizations;
- Work at the Authority to help improve physical conditions;
- Work at the Authority to help with children's programs;
- Work at the Authority to help with senior programs;
- Helping neighborhood groups with special projects;
- Working through resident organization to help other residents with problems, serving as an officer in a Resident organization, serving on the Resident Advisory Board; and
- Caring for the children of other residents so they may volunteer.

NOTE: Political activity is excluded.

Self Sufficiency Activities – activities that include, but are not limited to:

- Job readiness programs;
- Job training programs;
- GED classes;
- Substance abuse or mental health counseling;
- English proficiency or literacy (reading) classes;
- Apprenticeships;
- Budgeting and credit counseling;
- Any kind of class that helps a person toward economic independence; and
- Full time student status at any school, college or vocational school.

- Provide names and contacts at agencies that can provide opportunities for residents, including disabled, to fulfill their Community Service obligations. (According to the Quality Housing and Work Responsibility Act, a disabled person who is otherwise able to be gainfully employed is not necessarily exempt from the Community Service requirement); and
- Provide in-house opportunities for volunteer work or self sufficiency programs.

C. The Authority will provide the family with exemption verification forms and Recording / Certification documentation forms and a copy of this policy at initial application and at lease execution.

D. The Authority will make the final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the Authority's Grievance Procedure if they disagree with the Authority's determination.

E. Noncompliance of family member:

- At least thirty (30) days prior to annual re-examination and/or lease expiration, the Authority will begin reviewing the exempt of non-exempt status and compliance of family members;
- If the Authority finds a family member to be noncompliant, the Authority will enter into a agreement with the noncompliant member and the Head of Household to make up the deficient hours over the next twelve (12) month period;
- If, at the next annual re-examination, the family member still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the noncompliant member agrees to move out of the unit;
- The family may use the Authority's Grievance Procedure to protest the lease termination.

CEDARTOWN HOUSING AUTHORITY

GRIEVANCE PROCEDURE

I. PURPOSE

This Grievance Procedure has been adopted to provide a forum and procedure for residents to seek the just, effective and efficient settlement of grievances against the Cedartown Housing Authority (CHA).

II. GOVERNING LAW

The law governing this procedure is section 6(k) of the U.S. Housing Act of 1937 (42 U.S.C. sec. 1437 d(k) as amended) and (24 CFR secs. 966.50-966.57).

III. APPLICABILITY

- a. HUD has issued a due process determination that the applicable laws of the State of Georgia require that residents be given the opportunity for a hearing in court which provides the basic elements of due process (as defined in Section IV below), before eviction from a dwelling unit. Therefore, CHA has elected to determine that this Grievance Procedure shall NOT be applicable to any termination of tenancy or eviction that involves:
 - (i) Any activity that threatens the health, safety or right to peaceful enjoyment of CHA's premises by other residents or other employees of CHA, or,
 - (ii) Any drug-related criminal activity on or off such premises, or,
 - (iii) Alcohol abuse that the CHA determines interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents.
- b. CHA's Grievance Procedure shall not be applicable to disputes between residents not involving CHA or to class grievances. The Grievance Procedure is not intended as a forum for initiating or negotiating policy changes between a group or groups of residents and CHA's Board of Commissioners.

IV. DEFINITIONS

- a. **CFR** is the Code of Federal Regulations, which contains the federal regulation governing this Grievance Procedure.
- b. **Complainant** is defined as any resident whose grievance is presented to the CHA or at the Project Management Office in accordance with this procedure.
- c. **Grievance** or **Complaint** is defined as any dispute with respect to CHA's action or failure to act in accordance with Lease requirements, or any CHA action or failure to act involving interpretation or application of CHA's regulations, policies, or procedures which adversely affects the rights, duties, welfare or status of the complainant.
- d. **Drug-related activity** is defined as the illegal manufacture, sale, distribution, use of possession with intent to manufacture, sale, distribute, or use of a controlled substance (as defined in sec. 102 of the Controlled Substances Act (21 U.S.C. sec 802), as from time to time amended.
- e. **Elements of due process:** The following procedural safeguards are required to be followed in an eviction action or a termination of tenancy in a state or local court:
 - (i) Adequate notice to the resident of the grounds for terminating the tenancy and for eviction;
 - (ii) Right of the resident to be represented by counsel;
 - (iii) Opportunity for the resident to refute the evidence presented by CHA, including the right to confront and cross examine witnesses and to present any affirmative legal or equitable defense which the resident may have;
 - (iv) A decision on the merits.
- f. **Hearing Officer** is defined as an impartial person selected in accordance with 24 CFR sec 966.55 and this Grievance Procedure to hear grievances and render decisions with respect thereto.
- g. **HUD** is the United States Department of Housing and Urban Development.
- h. **CHA** is The Cedartown Housing Authority (CHA), a public body corporate and politic organized and existing under the laws of the State of Georgia.
- i. **Notice** as used herein, the term notice shall unless otherwise specifically provided, mean written notice.
- j. **Resident organization** is defined as an organization of residents, which includes any resident management corporation.
- k. **Resident** shall mean the adult person (or persons) other than a live-in aide:

- (i) Who resides in the unit and who executed the lease with CHA as lessee of the dwelling unit, or, if no such person resides in the unit; or
- (ii) The person who resides in the unit, and who is the remaining head of the household of the resident family residing in the dwelling unit.

V. INCORPORATION IN LEASES

This Grievance Procedure shall be incorporated by reference in all leases between residents and CHA, whether or not so specifically provided in such leases.

VI. INFORMAL SETTLEMENT OF GRIEVANCES

- a. Any grievance shall be personally presented in writing, to the CHA's management office within seven calendar (7) days after the occurrence of the event giving rise to the grievance. One copy of the grievance shall be given to the resident and one retained in CHA's resident file. Grievances shall be reviewed by the person responsible for management of the complex in which the Complainant resides. As soon as the grievance is received, it shall be reviewed by the management of CHA to determine whether the exclusions in Section III above apply to the grievance. **Should one of the exclusions apply, the Complainant will be notified in writing that the matter raised is not subject to CHA's Grievance Procedure, with the reason therefor.**
- b. If the grievance is not determined by CHA to fall within one (1) of the three (3) exclusions mentioned in Section III above, then CHA will, within ten (10) business days after the initial presentation of the grievance, informally discuss the grievance with the Complainant or his representatives in an attempt to settle the grievance without the necessity of a formal hearing. If the informal settlement conference cannot occur at the time the grievance is initially presented by the Complainant, then the Complainant will be promptly notified in writing of the time and place for the informal settlement conference.
- c. Within ten (10) business days after the informal settlement conference, a summary of the informal discussion shall be prepared by CHA and a copy thereof shall be provided to the Complainant. The summary shall be in writing and specify the names of the participants in the discussion, the date of the discussion, the nature of the proposed disposition of the grievance, and the specific reasons for such disposition. This written summary will also specify the procedures by which the Complainant may obtain a formal hearing if not satisfied by the proposed disposition of the grievance. A copy of the written summary shall also be placed in Complainant's resident file.

VII. FORMAL GRIEVANCE HEARING

The following procedures apply to the request for a formal grievance hearing under this Grievance Procedure:

- a. If the Complainant is not satisfied with the results of the informal settlement conference, the Complainant must submit a written request for a formal hearing to the Central Office of CHA or the property office of resident's complex no later than five (5) business days after the date Complainant receives the summary of discussion delivered as required under Section VI above. Complainant's written request for a formal hearing must specify:
 - (i) The reasons for the grievance; and
 - (ii) The action or relief sought by the Complainant; and
 - (iii) If the Complainant so desires, a statement setting forth the times at which the Complainant will be available for a hearing during the next ten (10) business days; and
 - (iv) If the Complainant has failed to attend an informal discussion conference, a request that the hearing officer waive this requirement.
- b. If the Complainant fails to request a hearing within five (5) business days after receiving the written summary of the informal settlement conference, CHA's decision rendered at the informal hearing becomes final and CHA shall not thereafter be obligated to offer the Complainant a formal hearing, unless the Complainant can show good cause, in CHA's sole discretion, why he/she failed to proceed in accordance with this procedure.

VIII. SELECTION OF HEARING OFFICERS

- a. All grievance hearings shall be conducted by an impartial officer selected by the Authority in the manner described below:
 - (i) CHA Executive Director shall select one to two persons to act as hearing officers.
 - (ii) No member of CHA's Board of Commissioners or staff may be appointed as hearing officers in connection with the grievance contesting an action which was either made or approved by proposed appointee, or which was made or approved by a person under whom the proposed appointee works or serves as a subordinate.

- (iii) No person shall accept an appointment, if it becomes apparent that such person is not fully capable of impartiality. Persons who are designated to serve as hearing officers must disqualify themselves from hearing grievances that involve personal friends, relative, persons with whom they have any business relationship, or grievances in which they have some personal interest. Further, such persons are expected to disqualify themselves if the circumstances are such that a significant perception of partiality exists and is reasonable under the circumstances. If a Complainant or member of CHA staff fails to object to the designation of the hearing officer on the grounds of partiality, at the commencement or before the hearing, such objections are deemed to be waived, and may not thereafter be made.

IX. SCHEDULING OF HEARING

- a. A Complainant does not have a right to a formal grievance hearing unless the Complainant has satisfied the following prerequisites to such a hearing:
 - (i) The Complainant has requested a hearing in writing.
 - (ii) The Complainant has completed the informal settlement conference procedure or has requested a waiver for good cause.
 - (iii) If the matter involves the amount of rent which CHA claims is due under the Complainant's lease, the Complainant shall have paid to CHA an amount equal to the amount due and payable as of the first of the month preceding the month in which the complained of act or failure to act took place. And, in the case of situations in which hearings are, for any reason delayed, the Complainant shall thereafter, deposit the same amount of the monthly rent in an escrow account monthly until the complaint is resolved by decision of the hearing officer. Unless waived by CHA in writing, no waiver will be given by CHA except in cases of extreme and undue hardship to the Complainant, determined at the sole discretion of CHA.
- b. Upon Complainant's compliance with the prerequisites to hearing set forth above, a formal grievance hearing shall be scheduled by the hearing officer promptly for a time and place reasonably convenient to both the Complainant and CHA, no later than the tenth (10th) business day after Complainant has completed such compliance. If the appointed hearing officer is not able to agree upon a date and time convenient, they shall immediately so inform CHA.

A written notification specifying the time, place, and the procedures governing the hearing shall be delivered to the Complainant and the appropriate CHA official, who, unless otherwise designated, shall be the Executive Director of CHA.

X. PROCEDURES GOVERNING HEARINGS

- a. The formal grievance hearings shall be held before the hearing officer as described above in Section VIII. The Complainant shall be afforded a fair hearing, which shall include:
 - (i) The opportunity to examine before the hearing any CHA documents in CHA's possession and in the presence of a CHA employee, including records and regulations that are directly relevant to the hearing. The Complainant will be allowed to copy any such documents at the Complainant's expense. If CHA does not make the document available for examination upon request by the Complainant, CHA may not rely on such document at the grievance hearing.
 - (ii) The right to be represented by counsel or other person chosen as the Complainant's representatives and to have such person make statements on the Complainant's behalf.
 - (iii) The right to a private hearing unless the Complainant requests a public hearing. The right to present evidence and arguments in support of the Complainant's complaint, to controvert evidence relied on by CHA and to confront and cross examine all witnesses upon whose testimony or information the CHA or its management relies; and
 - (iv) A decision solely and exclusively upon the facts presented at the hearing.
- b. The hearing officer may render a decision without proceeding with the hearing if he/she determines that the issue has been previously decided in another proceeding.
- c. If the Complainant or CHA fails to appear at a scheduled hearing, the hearing officer may make a determination that the party failing to attend has waived the right to a hearing. In such event, the hearing officer shall notify the Complainant and CHA of the determination.
- d. At the hearing, the Complainant must first make a showing of an entitlement to the relief sought and thereafter CHA must sustain the burden of justifying CHA's action or failure to act against which the complaint is directed.
- e. The hearing shall be conducted informally by the hearing officer, and oral or documentary evidence pertinent to the facts and issues raised by the complaint may be received without regard to admissibility under the rules of evidence applicable to judicial proceeding.
- f. The hearing officer shall require CHA, the Complainant, counsel, and other participants or spectators, to conduct themselves in an orderly fashion. Failure to comply with the directions of the hearing officer to obtain order may result in exclusion from the proceedings or in a decision adverse to the interest of the disorderly party and granting or denial of the relief sought, as appropriate.

- g. The Complainant or the CHA may arrange in advance, and at the expense of the party making the arrangement, for a transcript of the hearing. Any interested party may purchase a copy of such transcript.
- h. CHA must provide reasonable accommodations for persons with disabilities to participate in grievance hearings. Reasonable accommodations may include qualified sign language interpreters, reader, accessible locations, or attendants.

XI. DECISION OF THE HEARING OFFICER

At or subsequent to the completion of the formal grievance hearing, the hearing officer shall make a determination as to the merits of the grievance and the following provisions shall govern:

- a. The hearing officer shall prepare a written decision, together with the reasons for the decision within ten (10) business days after the completion of hearing
 - (i) A copy of the decision shall be sent to the Complainant and CHA. CHA shall retain a copy of the decision in the Complainant's resident file.
 - (ii) A copy of such decision, with all names and identifying references deleted, shall also be maintained on file by CHA and made available for inspection by any prospective Complainant, his representative, or the hearing officer.
- b. The written decision of the hearing officer shall be binding upon CHA, which shall take all action, or refrain from any actions, necessary to carry out the decision unless CHA's Board of Commissioners determines, within ten (10) business days, and properly notified the Complainant of its determination, that
 - (i) the grievance does not concern CHA action or failure to act in accordance or involving the Complainant's lease, or CHA's regulations, which adversely affect the Complainant's rights, duties, welfare or status, or
 - (ii) the decision of the hearing officer is contrary to applicable Federal, State, or local law, HUD regulations or requirements of the Annual Contributions Contract between HUD and CHA.
- c. A decision by the hearing officer or Board of Commissioners in favor of CHA or which denies the relief requested by the Complainant, in whole or in part, shall not constitute a waiver of, nor affect in any way the rights of the Complainant to a trial or judicial review in any judicial proceedings, which may thereafter be brought in the matter.

XII. NOTICES

All notices under this Grievance Procedure shall be deemed delivered:

- a. upon personal service thereof upon the Complainant or an adult member of the Complainant's household;
- b. upon the date receipted for or refused by the addressee, in the case of certified or registered U.S. Mail; or
- c. on the second day after the deposit thereof for mailing, postage prepared, with the U.S. Postal Service, if mailed by first class mail other than certified mail other than certified or registered mail.

XIII. MODIFICATION

This Grievance Procedure may not be amended or modified except by approval of the Board of Commissioners of CHA, present at a regular meeting or a special meeting called for such purposes. Further, in addition to the foregoing, any changes proposed to be made to this Grievance Procedure must provide for at least thirty (30) days advance notice to residents and resident organizations, setting forth the proposed changes and providing an opportunity to present written comments. The comments submitted shall be considered by CHA, before final adoption of any amendments hereto.

XIV. MISCELLANEOUS

Captions or paragraph headings set forth in this Grievance Procedure are for convenience of references only and shall not be construed or interpreted to affect the substance of the paragraphs or sections so captioned.

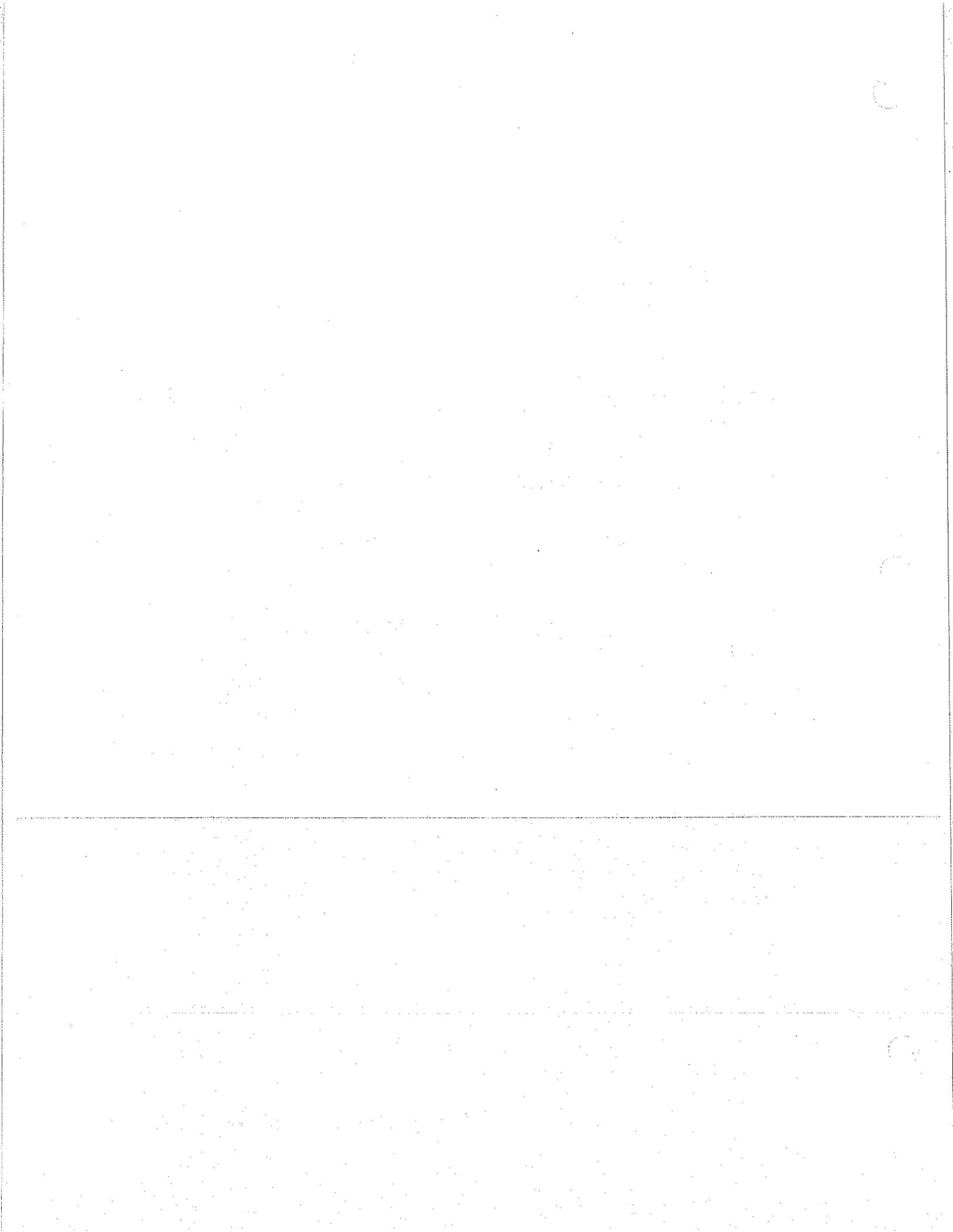
If a resident has filed a request for grievance hearing hereunder in a case involving CHA's notice of termination of tenancy, the Complainant should be aware that the notice to vacate required by the laws of the State of Georgia and the notice of termination of tenancy required under Federal law run concurrently. Therefore, if the hearing officer upholds CHA's action to terminate the tenancy, CHA may commence an eviction action in court upon the sooner of, the expiration of the date for termination of tenancy and vacation of premises stated in the notice of termination delivered to Complainant, or the delivery of the report of decision of the officer to the Complainant.

HOUSING AUTHORITY OF THE CITY OF CEDARTOWN

**FINANCIAL STATEMENTS
&
SUPPLEMENTAL INFORMATION**

YEAR ENDED SEPTEMBER 30, 2009

Henderson & Hill, LLC



**HOUSING AUTHORITY OF THE CITY OF CEDARTOWN
TABLE OF CONTENTS
YEAR ENDED SEPTEMBER 30, 2009**

	<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.....	23-27

HOUSING AUTHORITY OF THE CITY OF CEDARTOWN
MANAGEMENT'S DISCUSSION & ANALYSIS
SEPTEMBER 30, 2009

Management's Discussion and Analysis

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

Since the MD&A 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 September 30, 2009, decreased to \$4,466,534. Since the Authority engages only in business-type activities, the decrease is all in the category of business-type net assets. Net assets were \$4,609,311 for 2008.
- The business-type activities operating revenue at September 30, 2009, decreased to \$1,406,583. Total operating revenue was \$1,476,169 for 2008.
- The total operating expenses of all programs for September 30, 2009, decreased to \$1,642,954. Total operating expenses were \$1,654,377 for 2008.
- Total capital grant contributions at September 30, 2009, decreased to \$83,594. Total capital grant contributions were \$98,506 for 2008.

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 Authority 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.

Public Housing Capital Fund Stimulus (Formula) Recovery Act - To provide funds for the capital and management activities of Public Housing Agencies as authorized under section 9 of the United States Housing Act of 1937 (42 U.S.C. 1437g) (the "Act"), with the exception that funds cannot be used for operations or rental assistance. The funds will be used for capital and management activities, including modernization and development of public housing. However, during the fiscal year, the Authority had yet to expend any of these funds.

FINANCIAL ANALYSIS

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

TABLE 1 – STATEMENT OF NET ASSETS

	<u>2009</u>	<u>2008</u>	<u>Variance</u>	<u>% Change</u>
Current Assets	\$ 1,127,581	\$ 893,167	\$ 234,414	26.25%
Capital Assets, Net	3,478,023	3,830,016	(351,993)	-9.19%
Total Assets	<u>\$ 4,605,604</u>	<u>\$ 4,723,183</u>	<u>\$ (117,579)</u>	-2.49%
Current Liabilities	\$ 126,257	\$ 99,978	\$ 26,279	26.28%
Noncurrent Liabilities	12,813	13,894	(1,081)	-7.78%
Total Liabilities	<u>139,070</u>	<u>113,872</u>	<u>25,198</u>	22.13%
Net Assets:				
Invested in Capital Assets	3,478,023	3,830,016	(351,993)	-9.19%
Unrestricted	988,511	779,295	209,216	26.85%
Total Net Assets	<u>4,466,534</u>	<u>4,609,311</u>	<u>(142,777)</u>	-3.10%
Total Liabilities & Net Assets	<u>\$ 4,605,604</u>	<u>\$ 4,723,183</u>	<u>\$ (117,579)</u>	-2.49%

MAJOR FACTORS AFFECTING THE STATEMENT OF NET ASSETS

Current assets increased by \$234,414 primarily due to an increase in cash. The increase in cash is due to an increase in rental revenues.

Capital assets decreased by \$351,993 primarily due to an increase in accumulated depreciation from normal depreciation activity in excess of the increase in capital asset additions made during the year.

Current liabilities increased by \$26,279 due to an increase in deferred revenue.

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

The following schedule compares the revenue and expenses for the current and previous fiscal years. The Authority is engaged only in business-type activities.

	<u>2009</u>	<u>2008</u>	<u>Variance</u>	<u>% Change</u>
Operating Revenues				
Rental Income	\$ 567,116	\$ 520,953	\$ 46,163	8.86%
Federal Grants	833,696	940,210	(106,514)	-11.33%
Other	<u>5,771</u>	<u>15,006</u>	<u>(9,235)</u>	-61.54%
Total Operating Revenues	<u>1,406,583</u>	<u>1,476,169</u>	<u>(69,586)</u>	-4.71%
Operating Expenses				
Administration	354,111	370,148	(16,037)	-4.33%
Tenant Services	79,880	18,968	60,912	321.13%
Utilities	157,031	149,177	7,854	5.26%
Maintenance	454,453	473,476	(19,023)	-4.02%
Protective Services	12,675	15,210	(2,535)	-16.67%
General	149,126	193,218	(44,092)	-22.82%
Depreciation	<u>435,678</u>	<u>434,180</u>	<u>1,498</u>	0.35%
Total Operating Expenses	<u>1,642,954</u>	<u>1,654,377</u>	<u>(11,423)</u>	-0.69%
Operating Income (loss)	<u>(236,371)</u>	<u>(178,208)</u>	<u>(58,163)</u>	32.64%
Nonoperating revenues (expenses):				
Interest Revenue	9,909	13,822	(3,913)	-28.31%
Capital Contributions	<u>83,685</u>	<u>98,506</u>	<u>(14,821)</u>	-15.05%
Total Nonoperating Activity	<u>93,594</u>	<u>112,328</u>	<u>(18,734)</u>	-16.68%
Change in Net Assets	(142,777)	(65,880)	(76,897)	116.72%
Beginning Net Assets	<u>4,609,311</u>	<u>4,675,191</u>	<u>(65,880)</u>	-1.41%
Ending Net Assets	<u>\$ 4,466,534</u>	<u>\$ 4,609,311</u>	<u>\$ (142,777)</u>	-3.10%

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

Decrease in net assets was \$142,777 primarily due to an excess of operating expenses incurred over operating and nonoperating revenues earned during the year.

The Authority had an operating loss of \$236,371 including non-cash depreciation expense of \$435,678 versus an operating loss of \$178,208 and depreciation expense of \$434,180 in prior year.

Total operating revenue decreased by \$69,586 to \$1,406,583 due to a decrease in operating subsidies received from HUD.

Total operating expenses decreased by \$11,423 to \$1,642,954 primarily due to a decrease in administrative, maintenance and general expenses offset by increases in tenant services and utility expense.

Capital contributions decreased by \$14,821 to \$83,685 due to a decrease in modernization work performed on the units.

CAPITAL ASSETS

As of September 30, 2009, investment in capital assets for its business-type activities was \$3,478,023 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:

- Modernization work related to office renovation and brick dumpster enclosures

There were no major capital asset disposals during the current fiscal year.

ECONOMIC FACTORS

Significant economic factors affecting the 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 Authority's finances. Questions concerning any of the information provided in this report or request for additional information should be addressed to Ms. Alice Cook, Executive Director, Housing Authority of the City of Cedartown, 770-478-1650.

Henderson & Hill, LLC

Certified Public Accountants

265 Riverchase Parkway East, Suite 100; Birmingham, AL 35244

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

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

Independent Auditor's Report

We have audited the accompanying basic financial statements of the Housing Authority of the City of Cedartown (the "Authority"), as of and for the year ended September 30, 2009, 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.

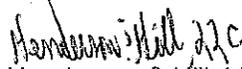
We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and 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 September 30, 2009, 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 May 05, 2010, 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 & Hill, LLC
May 05, 2010

Henderson & Hill, LLC

Certified Public Accountants

265 Riverchase Parkway East, Suite 100; Birmingham, AL 35244
P: 205-982-0992 F: 205-982-0997

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

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 Cedartown (the "Authority"), as of and for the year ended September 30, 2009, and have issued our report thereon dated May 05, 2010. 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.

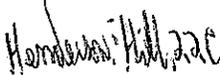
Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies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

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 & Hill, LLC
May 05, 2010

Henderson & Hill, LLC

Certified Public Accountants

265 Riverchase Parkway East, Suite 100; Birmingham, AL 35244
P: 205-982-0992 F: 205-982-0997

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

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 Cedartown (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 September 30, 2009. 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 September 30, 2009.

Internal Control Over Compliance

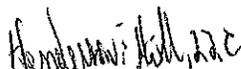
The management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control 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 control.

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 control.

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 & Hill, LLC
May 05, 2010

Housing Authority of the City of Cedartown
Statement of Net Assets
Enterprise Fund
September 30, 2009

ASSETS

Current Assets:

Unrestricted cash and cash equivalents	\$ 765,566
Restricted cash and cash equivalents	38,877
Investments	231,882
Receivables, net	2,456
Inventories, net	35,941
Prepays and other assets	<u>52,859</u>
Total current assets	<u>1,127,581</u>

Noncurrent assets:

Capital assets:

Land	132,737
Building and equipment	13,929,223
Less accumulated depreciation	<u>(10,583,937)</u>
Capital assets, net	<u>3,478,023</u>
Total noncurrent assets	<u>3,478,023</u>

Total assets \$ 4,605,604

LIABILITIES

Current liabilities:

Accounts payable	\$ 11,134
Accrued liabilities	22,808
Intergovernmental payables	30,221
Tenant security deposits	38,877
Deferred revenue	<u>23,217</u>
Total current liabilities	<u>126,257</u>

Noncurrent liabilities:

Compensated absences	<u>12,813</u>
Total noncurrent liabilities	<u>12,813</u>

Total liabilities 139,070

NET ASSETS

Invested in capital assets, net of related debt	3,478,023
Unrestricted	<u>988,511</u>
Total net assets	<u>4,466,534</u>

Total Liabilities & Net Assets \$ 4,605,604

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

Housing Authority of the City of Cedartown
Statement of Revenues, Expenses, and Changes in Fund Net Assets
Enterprise Fund
For Year Ended September 30, 2009

Operating revenues		
Rental income	\$	567,116
Federal grants		833,696
Other		<u>5,771</u>
Total operating revenues		<u>1,406,583</u>
Operating expenses		
Administration		354,111
Tenant services		79,880
Utilities		157,031
Maintenance		454,453
Protective services		12,675
General		149,126
Depreciation		<u>435,678</u>
Total operating expenses		<u>1,642,954</u>
Operating Income (loss)		(236,371)
Nonoperating revenues (expenses):		
Interest revenue		<u>9,909</u>
Income (loss) before contributions		(226,462)
Capital contributions		<u>83,685</u>
Change in net assets		(142,777)
Total net assets - beginning of the year		<u>4,609,311</u>
Total net assets - end of the year	\$	<u><u>4,466,534</u></u>

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

Housing Authority of the City of Cedartown
Statement of Cash Flows
Enterprise Fund
For Year Ended September 30, 2009

CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from tenants	\$ 570,871
Federal grants	899,647
Other receipts	5,771
Payments to suppliers	(594,230)
Payments to or on behalf of employees	<u>(594,224)</u>
Net cash provided (used) by operating activities	<u>287,835</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Purchases of capital assets	(83,685)
Capital contributions	<u>83,685</u>
Net cash provided (used) by capital financing activities	<u>-</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest revenue	9,909
Purchase of investments	<u>(39,983)</u>
Net cash provided (used) by investing activities	<u>(30,074)</u>
Net increase (decrease) in cash and cash equivalents	257,761
Balances - beginning of the year	<u>546,682</u>
Balances - end of the year	<u>\$ 804,443</u>
Reconciliation of income (loss) to net cash provided (used) by operating activities	
Operating income (loss)	\$ (236,371)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:	
Depreciation expense	435,678
Change in assets and liabilities:	
Receivables, net	64,944
Inventories, net	1,582
Prepays and other assets	(3,196)
Accounts payable	(1,262)
Intergovernmental payables	2,150
Deferred revenue	21,167
Accrued liabilities	766
Compensated absences	(1,441)
Tenant security deposits	<u>3,818</u>
Net cash provided (used) by operating activities	<u>\$ 287,835</u>

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

HOUSING AUTHORITY OF THE CITY OF CEDARTOWN
NOTES TO FINANCIAL STATEMENTS
FOR YEAR ENDED SEPTEMBER 30, 2009

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Housing Authority of the City of Cedartown (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 Polk County, Georgia. The governing body of the Authority is composed of a 6 member appointed Board of Commissioners (the "Board"). The Mayor appoints the Board, 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 CEDARTOWN
NOTES TO FINANCIAL STATEMENTS
FOR YEAR ENDED SEPTEMBER 30, 2009

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. All material inter-program accounts and transactions are eliminated in the preparation of the basic financial statements.

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 Fund Net Assets after income before 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 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 September 30, 2009, the allowance account is \$19,415 based on the Authority's estimates.

HOUSING AUTHORITY OF THE CITY OF CEDARTOWN
NOTES TO FINANCIAL STATEMENTS
FOR YEAR ENDED SEPTEMBER 30, 2009

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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.

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 September 30, 2009.

H. Capital Assets

Capital assets include property, furniture, equipment and machinery. Capital assets with initial, individual costs that equal or exceed \$500 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	10-40
Improvements other than buildings	10-40
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 Authority's policy also allows each employee to accumulate unlimited sick leave hours and be paid for any sick leave hours accumulated in excess of 240 hours at each employee's respective pay rate upon separation. 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 percentage allocation process to allocate between short-term and long-term liability classification with 25% being allocated to short-term and 75% being allocated to long-term.

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.

K. Recent Accounting Pronouncements

The Authority's management has assessed the potential impact of GASB Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions* and determined this is not applicable as the Authority provides no other postemployment benefits.

HOUSING AUTHORITY OF THE CITY OF CEDARTOWN
 NOTES TO FINANCIAL STATEMENTS
 FOR YEAR ENDED SEPTEMBER 30, 2009

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 September 30, 2009, 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 September 30, 2009 was as follows:

	Beginning Balance	Additions	Decreases	Reclassifications	Ending Balance
Capital assets not being depreciated					
Land	\$ 132,737	\$ -	\$ -	\$ -	\$ 132,737
Construction in process	-	83,685	-	(83,685)	-
Total capital assets not being depreciated	<u>132,737</u>	<u>83,685</u>	<u>-</u>	<u>(83,685)</u>	<u>132,737</u>
Capital assets being depreciated					
Buildings and improvements	13,573,338	-	-	83,685	13,657,023
Equipment	272,200	-	-	-	272,200
Total capital assets being depreciated	<u>13,845,538</u>	<u>-</u>	<u>-</u>	<u>83,685</u>	<u>13,929,223</u>
Less accumulated depreciation for:					
Buildings and improvements	(9,919,127)	(418,025)	-	-	(10,337,152)
Equipment	(229,132)	(17,653)	-	-	(246,785)
Total accumulated depreciation	<u>(10,148,259)</u>	<u>(435,678)</u>	<u>-</u>	<u>-</u>	<u>(10,583,937)</u>
Capital assets, net	<u>\$ 3,830,016</u>	<u>\$ (351,993)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,478,023</u>

HOUSING AUTHORITY OF THE CITY OF CEDARTOWN
 NOTES TO FINANCIAL STATEMENTS
 FOR YEAR ENDED SEPTEMBER 30, 2009

NOTE 3 – CAPITAL ASSETS (Continued)

B. Net Capital Assets

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

Land	\$ 132,737
Buildings and improvements	13,657,023
Equipment	<u>272,200</u>
	14,061,960
Less: accumulated depreciation	<u>(10,583,937)</u>
Capital assets, net	<u>\$ 3,478,023</u>

C. Capital Contributions

The Authority receives capital grants from HUD. The Authority recognized \$83,685 in capital contributions for the fiscal year ended September 30, 2009.

NOTE 4 – NONCURRENT LIABILITIES

Noncurrent Liabilities at September 30, 2009 consisted of the following:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Accr. Compensated Absences	\$ 18,524	\$ -	\$ 1,441	\$ 17,083	\$ 4,270
Total Noncurrent Liabilities	<u>\$ 18,524</u>	<u>\$ -</u>	<u>\$ 1,441</u>	<u>\$ 17,083</u>	<u>\$ 4,270</u>

NOTE 5 – PENSION PLAN (DEFINED CONTRIBUTION)

The Authority provides pension benefits for its employees through a defined contribution plan, which is administered by *Housing Renewal and Local Agency*. The plan was adopted by the Board of Commissioners on April 1, 1980. 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 six months of service. The Authority contributes an amount equal to 8.5% of each employee's base salary to the plan. Employees are required to contribute 6% of their annual base salary. During the past year, the Authority's contributions were \$29,274 and the employees' contributions were \$25,144.

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.

HOUSING AUTHORITY OF THE CITY OF CEDARTOWN
NOTES TO FINANCIAL STATEMENTS
FOR YEAR ENDED SEPTEMBER 30, 2009

NOTE 7 – CONCENTRATION OF RISK

The 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

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 – SUBSEQUENT EVENTS

Events that occur after the balance sheet date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about the conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the balance sheet date require disclosure in the accompanying notes. Management evaluated the activity of the Authority through May 05, 2010 (the date the financial statements were available to be issued) and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

HOUSING AUTHORITY OF THE CITY OF CEDARTOWN
 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
 FOR YEAR ENDED SEPTEMBER 30, 2009

<u>Federal Grantor/Program Title</u>	<u>Federal CFDA Number</u>	<u>Federal Expenditures</u>
Low Rent Public Housing	14.850	\$ 568,683
Capital Fund	14.872	<u>348,698</u>
Total		<u>\$ 917,381</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 Cedartown 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 CEDARTOWN
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR YEAR ENDED SEPTEMBER 30, 2009

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 #14.850 - Low Rent Public Housing Program

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

Auditee qualified as low-risk auditee? Yes x No

Section II - Financial Statement Findings
None

Section III - Federal Award Findings and Questioned Costs
None

Henderson & Hill, LLC

Certified Public Accountants

265 Riverchase Parkway East, Suite 100; Birmingham, AL 35244
P: 205-982-0992 F: 205-982-0997

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

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 Cedartown (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 September 30, 2009, and have issued our reports thereon dated May 05, 2010. 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 May 05, 2010, 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 CFDAs	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 & Hill, LLC
Henderson & Hill, LLC
May 05, 2010

Housing Authority of the City of Cedartown
Financial Data Schedule - Balance Sheet
September 30, 2009

	Project Total	Subtotal	Total
111 Cash - Unrestricted	\$765,566	\$765,566	\$765,566
112 Cash - Restricted - Modernization and Development			
113 Cash - Other Restricted			
114 Cash - Tenant Security Deposits	\$38,877	\$38,877	\$38,877
115 Cash - Restricted for Payment of Current Liabilities			
100 Total Cash	\$804,443	\$804,443	\$804,443
121 Accounts Receivable - PHA Projects			
122 Accounts Receivable - HUD Other Projects			
124 Accounts Receivable - Other Government			
125 Accounts Receivable - Miscellaneous			
126 Accounts Receivable - Tenants	\$21,871	\$21,871	\$21,871
126.1 Allowance for Doubtful Accounts - Tenants	-\$19,415	-\$19,415	-\$19,415
126.2 Allowance for Doubtful Accounts - Other			
127 Notes, Loans, & Mortgages Receivable - Current			
128 Fraud Recovery			
128.1 Allowance for Doubtful Accounts - Fraud			
129 Accrued Interest Receivable			
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$2,456	\$2,456	\$2,456
131 Investments - Unrestricted	\$231,882	\$231,882	\$231,882
132 Investments - Restricted			
135 Investments - Restricted for Payment of Current Liability			
142 Prepaid Expenses and Other Assets	\$52,859	\$52,859	\$52,859
143 Inventories	\$36,671	\$36,671	\$36,671
143.1 Allowance for Obsolete Inventories	-\$730	-\$730	-\$730
144 Inter Program Due From			
145 Assets Held for Sale			
150 Total Current Assets	\$1,127,581	\$1,127,581	\$1,127,581
161 Land	\$132,737	\$132,737	\$132,737
162 Buildings	\$13,657,023	\$13,657,023	\$13,657,023
163 Furniture, Equipment & Machinery - Dwellings	\$272,200	\$272,200	\$272,200
164 Furniture, Equipment & Machinery - Administration			
165 Leasehold Improvements			
166 Accumulated Depreciation	-\$10,583,937	-\$10,583,937	-\$10,583,937
167 Construction in Progress			
168 Infrastructure			
160 Total Capital Assets, Net of Accumulated Depreciation	\$3,478,023	\$3,478,023	\$3,478,023
171 Notes, Loans and Mortgages Receivable - Non-Current			
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due			
173 Grants Receivable - Non Current			
174 Other Assets			
176 Investments in Joint Ventures			
180 Total Non-Current Assets	\$3,478,023	\$3,478,023	\$3,478,023

Housing Authority of the City of Cedartown
 Financial Data Schedule - Balance Sheet
 September 30, 2009

190 Total Assets	\$4,605,604	\$4,605,604	\$4,605,604
311 Bank Overdraft			
312 Accounts Payable <= 90 Days	\$11,134	\$11,134	\$11,134
313 Accounts Payable >90 Days Past Due			
321 Accrued Wages/Payroll Taxes Payable	\$18,538	\$18,538	\$18,538
322 Accrued Compensated Absences - Current Portion	\$4,270	\$4,270	\$4,270
324 Accrued Contingency Liability			
325 Accrued Interest Payable			
331 Accounts Payable - HUD PHA Programs			
332 Account Payable - PHA Projects			
333 Accounts Payable - Other Government	\$30,221	\$30,221	\$30,221
341 Tenant Security Deposits	\$38,877	\$38,877	\$38,877
342 Deferred Revenues	\$23,217	\$23,217	\$23,217
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds			
344 Current Portion of Long-term Debt - Operating Borrowings			
345 Other Current Liabilities			
346 Accrued Liabilities - Other			
347 Inter Program - Due To			
348 Loan Liability - Current			
310 Total Current Liabilities	\$126,257	\$126,257	\$126,257
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue			
352 Long-term Debt, Net of Current - Operating Borrowings			
353 Non-current Liabilities - Other			
354 Accrued Compensated Absences - Non Current	\$12,813	\$12,813	\$12,813
355 Loan Liability - Non Current			
356 FASB 5 Liabilities			
357 Accrued Pension and OPEB Liabilities			
350 Total Non-Current Liabilities	\$12,813	\$12,813	\$12,813
300 Total Liabilities	\$139,070	\$139,070	\$139,070
508.1 Invested In Capital Assets, Net of Related Debt	\$3,478,023	\$3,478,023	\$3,478,023
509.2 Fund Balance Reserved			
511.2 Unreserved, Designated Fund Balance			
511.1 Restricted Net Assets			
512.1 Unrestricted Net Assets	\$988,511	\$988,511	\$988,511
512.2 Unreserved, Undesignated Fund Balance			
513 Total Equity/Net Assets	\$4,466,534	\$4,466,534	\$4,466,534
600 Total Liabilities and Equity/Net Assets	\$4,605,604	\$4,605,604	\$4,605,604

Housing Authority of the City of Cedartown
 Financial Data Schedule - Income Statement
 For Year Ended September 30, 2009

	Project Total	Subtotal	Total
70300 Net Tenant Rental Revenue	\$480,470	\$480,470	\$480,470
70400 Tenant Revenue - Other	\$86,646	\$86,646	\$86,646
70500 Total Tenant Revenue	\$567,116	\$567,116	\$567,116
70600 HUD PHA Operating Grants	\$833,696	\$833,696	\$833,696
70610 Capital Grants	\$83,685	\$83,685	\$83,685
70710 Management Fee			
70720 Asset Management Fee			
70730 Book Keeping Fee			
70740 Front Line Service Fee			
70750 Other Fees			
70700 Total Fee Revenue			
70800 Other Government Grants			
71100 Investment Income - Unrestricted	\$9,909	\$9,909	\$9,909
71200 Mortgage Interest Income			
71300 Proceeds from Disposition of Assets Held for Sale			
71310 Cost of Sale of Assets			
71400 Fraud Recovery			
71500 Other Revenue	\$5,771	\$5,771	\$5,771
71600 Gain or Loss on Sale of Capital Assets			
72000 Investment Income - Restricted			
70000 Total Revenue	\$1,500,177	\$1,500,177	\$1,500,177
91100 Administrative Salaries	\$188,914	\$188,914	\$188,914
91200 Auditing Fees	\$10,475	\$10,475	\$10,475
91300 Management Fee			
91310 Book-keeping Fee			
91400 Advertising and Marketing			
91500 Employee Benefit contributions - Administrative	\$37,359	\$37,359	\$37,359
91600 Office Expenses			
91700 Legal Expense	\$4,105	\$4,105	\$4,105
91800 Travel	\$9,057	\$9,057	\$9,057
91810 Allocated Overhead			
91900 Other	\$104,201	\$104,201	\$104,201
91000 Total Operating - Administrative	\$354,111	\$354,111	\$354,111
92000 Asset Management Fee			
92100 Tenant Services - Salaries	\$53,016	\$53,016	\$53,016
92200 Relocation Costs			
92300 Employee Benefit Contributions - Tenant Services	\$15,374	\$15,374	\$15,374
92400 Tenant Services - Other	\$11,490	\$11,490	\$11,490
92500 Total Tenant Services	\$79,880	\$79,880	\$79,880
93100 Water	\$22,799	\$22,799	\$22,799

Housing Authority of the City of Cedartown
 Financial Data Schedule - Income Statement
 For Year Ended September 30, 2009

93200 Electricity	\$73,895	\$73,895	\$73,895
93300 Gas	\$29,097	\$29,097	\$29,097
93400 Fuel			
93500 Labor			
93600 Sewer	\$31,240	\$31,240	\$31,240
93700 Employee Benefit Contributions - Utilities			
93800 Other Utilities Expense			
93000 Total Utilities	\$157,031	\$157,031	\$157,031
94100 Ordinary Maintenance and Operations - Labor	\$202,008	\$202,008	\$202,008
94200 Ordinary Maintenance and Operations - Materials and Other	\$71,418	\$71,418	\$71,418
94300 Ordinary Maintenance and Operations Contracts	\$96,899	\$96,899	\$96,899
94500 Employee Benefit Contributions - Ordinary Maintenance	\$84,128	\$84,128	\$84,128
94000 Total Maintenance	\$454,453	\$454,453	\$454,453
95100 Protective Services - Labor			
95200 Protective Services - Other Contract Costs			
95300 Protective Services - Other	\$12,675	\$12,675	\$12,675
95500 Employee Benefit Contributions - Protective Services			
95000 Total Protective Services	\$12,675	\$12,675	\$12,675
96110 Property Insurance	\$65,834	\$65,834	\$65,834
96120 Liability Insurance			
96130 Workmen's Compensation	\$26,369	\$26,369	\$26,369
96140 All Other Insurance	\$2,786	\$2,786	\$2,786
96100 Total insurance Premiums	\$94,989	\$94,989	\$94,989
96200 Other General Expenses			
96210 Compensated Absences	\$3,693	\$3,693	\$3,693
96300 Payments in Lieu of Taxes	\$30,221	\$30,221	\$30,221
96400 Bad debt - Tenant Rents	\$20,223	\$20,223	\$20,223
96500 Bad debt - Mortgages			
96600 Bad debt - Other			
96800 Severance Expense			
96000 Total Other General Expenses	\$54,137	\$54,137	\$54,137
96710 Interest of Mortgage (or Bonds) Payable			
96720 Interest on Notes Payable (Short and Long Term)			
96730 Amortization of Bond Issue Costs			
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0
96900 Total Operating Expenses	\$1,207,276	\$1,207,276	\$1,207,276
97000 Excess of Operating Revenue over Operating Expenses	\$292,901	\$292,901	\$292,901
97100 Extraordinary Maintenance			
97200 Casualty Losses - Non-capitalized			
97300 Housing Assistance Payments			
97350 HAP Portability-In			

Housing Authority of the City of Cedartown
 Financial Data Schedule - Income Statement
 For Year Ended September 30, 2009

97400 Depreciation Expense	\$435,678	\$435,678	\$435,678
97500 Fraud Losses			
97600 Capital Outlays - Governmental Funds			
97700 Debt Principal Payment - Governmental Funds			
97800 Dwelling Units Rent Expense			
90000 Total Expenses	\$1,642,954	\$1,642,954	\$1,642,954
10010 Operating Transfer In	\$171,067	\$171,067	\$171,067
10020 Operating transfer Out	-\$171,067	-\$171,067	-\$171,067
10030 Operating Transfers from/to Primary Government	\$0	\$0	\$0
10040 Operating Transfers from/to Component Unit	\$0	\$0	\$0
10050 Proceeds from Notes, Loans and Bonds			
10060 Proceeds from Property Sales			
10070 Extraordinary Items, Net Gain/Loss			
10080 Special Items (Net Gain/Loss)			
10091 Inter Project Excess Cash Transfer In			
10092 Inter Project Excess Cash Transfer Out			
10093 Transfers between Program and Project - In			
10094 Transfers between Project and Program - Out			
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$142,777	-\$142,777	-\$142,777
11020 Required Annual Debt Principal Payments			
11030 Beginning Equity	\$4,609,311	\$4,609,311	\$4,609,311
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors			
11050 Changes in Compensated Absence Balance			
11060 Changes in Contingent Liability Balance			
11070 Changes in Unrecognized Pension Transition Liability			
11080 Changes in Special Term/Severance Benefits Liability			
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents			
11100 Changes in Allowance for Doubtful Accounts - Other			
11170 Administrative Fee Equity			
11180 Housing Assistance Payments Equity			
11190 Unit Months Available	3648	3648	3648
11210 Number of Unit Months Leased	3571	3571	3571
11270 Excess Cash	\$819,747	\$819,747	\$819,747
11610 Land Purchases	\$0	\$0	\$0
11620 Building Purchases	\$83,685	\$83,685	\$83,685
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0	\$0
11650 Leasehold Improvements Purchases	\$0	\$0	\$0
11660 Infrastructure Purchases	\$0	\$0	\$0
13510 CFFP Debt Service Payments	\$0	\$0	\$0
13901 Replacement Housing Factor Funds	\$0	\$0	\$0