

1.0	PHA Information PHA Name: <u>Housing Authority of the City of Tallapoosa</u> PHA Code: <u>GA097</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>210</u> Number of HCV units: <u>0</u>				
3.0	Submission Type <input checked="" 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. See Attached				
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: See Attached				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Attached				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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. See Attached				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. See Attached				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. See Attached				
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. See Attached				

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. See Attached</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)

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA

FY2010-FY2014 FIVE-YEAR AGENCY PLAN AND ANNUAL UPDATE INFORMATION

5.0 Five-Year Plan

5.1 Mission Statement

The mission of the Housing Authority of the City of Tallapoosa is to provide and promote an overall goal of having a drug-free, healthy, safe, affordable, decent, and sanitary housing environment in good neighborhoods by ensuring a social and economic mix of low-income, very low-income and extremely low-income residents within our public housing neighborhoods in order to foster social stability and upward mobility; and ensuring the fiscal stability of the Housing Authority and its properties.

5.2 Goals and Objectives

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

Goal 1: Enhance the attractiveness and marketability of the Housing Authority's neighborhoods in order to attract working families.

Objectives:

- Continue to be a leader in promoting the removal of the public housing stigma from the residential communities of the Housing Authority of the City of Tallapoosa through supportive efforts of the Board of Commissioners and staff by establishing preferences that will best suit the low-income residents of the City of Tallapoosa.
- The Housing Authority staff, in consultation with the Resident Advisory Board and/or neighborhood representatives, will continue to promote neighborhood improvement plans for all Housing Authority properties.
- Continue to promote the role of residents in achieving maximum neighborhood appeal and cohesiveness.
- The Board of Commissioners, the Executive Director and the Maintenance Staff will work together to initiate, implement, and maintain a preventive maintenance and landscaping plan to upgrade the parks and playgrounds to create attractive properties.

Goal 2: Identify ways to improve our customer service by enhancing management efficiency; working with community providers; and improving housing authority facilities to better serve our customers.

Objectives

- The Board of Commissioners and the Executive Director will continue to provide training where applicable in customer service, program management, and other office management services.
- Through an ongoing process, the Housing Authority of the City of Tallapoosa will utilize, where available, any community resources and identify sources of funding for programs to improve services and physical improvements to site facilities thereby reducing duplicate costs.
- The Board of Commissioners and the Executive Director will investigate alternatives and continue monitoring to ensure the completion of all job tasks and contracts in an efficient manner.

Goal 3: Improve the public and community image of the Housing Authority of the City of Tallapoosa through strong Public Relations Strategies.

Objectives

- The Board of Commissioners will continue to support superior public relation strategies for the Housing Authority of the City of Tallapoosa.
- The Board of Commissioners, the Executive Director and the Director's staff will always promote the Housing Authority of the City of Tallapoosa on a community-wide basis.
- Housing Authority staff will support efforts for community growth.
- The Executive Director will continue ongoing marketing and outreach efforts and assess and make recommendations to provide for efficient communications with staff and residents to ensure cohesion.
- The Executive Director will continue to provide direction for maintenance personnel to support efforts in improving the Authority's image in our community.

Goal 4: Improve employee services and support systems

Objectives

- The Executive Director will develop strategies to promote maximum efficiency and employee morale among the Housing Authority staff.
- The Executive Director and Administrative staff will continue to assess the adequacy and current capabilities of the computer system, identify any needs for cross training and provide for such training as needed by employees to successfully and professionally carry out their job descriptions.
- The Executive Director and Administrative staff will identify organizational needs such as staffing, adequate office space and storage.
- The Executive Director will continue to provide training for maintenance personnel so that the Authority will have the most professional staff possible to maintain the properties in the safest, most decent and sanitary housing for our community.
- The Maintenance Staff will establish and follow the most ethical and professional standards and show improvement on a continual basis at all performance levels. The Executive Director will identify sources of funding to improve employee services and support systems.

Goal 5: Continue efforts in meeting housing quality standards to enhance the attractiveness of Housing Authority developments in order to compete with open market rental properties within our community.

Objectives

- The Executive Director and staff will continue to offer encouragement for residents to be proud of their environment and to take good care of their assigned property.
- The Executive Director will present to the Board of Commissioners all plans for remodeling and improvements to the interior and exterior of all properties.
- The Board of Commissioners and Executive Director will continue to share strategies in preparation for the construction of a new Central Office/Maintenance complex with a Community Activity Center, all on one site.
- The Executive Director will prepare to develop plans to construct the office complex from the various capital fund programs available to the Housing Authority.
- The Executive Director will prepare plans to renovate existing office space on Housing Authority property in support of a “Learning Center” for various training activities for housing authority residents and the surrounding community.
- The Executive Director will strive to establish supportive services for residents by employing a “Resident Coordinator”.

6.0 PHA Plan Update

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

The Financial Resources and Fiscal Audit have been revised since the submission of the FY2009 Agency Plan.

All other PHA Plan elements are also readily available to the public.

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

The FY2010-FY2014 Five-Year Agency Plan will be available for review during the 45-day Public Hearing Notice period at the Tallapoosa Housing Authority Main Office which is located at 304 Arbacoochee Road in Tallapoosa, Georgia.

2. Financial Resources

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

Funding Source	Amount	Use
FY2010 PH Operating Fund	\$340,000	Operations
FY2010 Capital Fund Program	\$342,519	Modernization
FY2009 Capital Fund Program	\$342,519	Modernization
FY2009 ARRA Grant	\$708	Modernization
Dwelling Rental	\$389,928	Operations
Excess Utilities	\$8,000	Operations
Other Tenant Income	\$37,500	Operations
Interest	\$14,500	Operations
Total	\$1,475,674	

10. Civil Rights

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

1. Consolidated Plan jurisdiction: State of Georgia
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

 - Other: (list below)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The State of Georgia Consolidated Plan supports the Tallapoosa Housing Authority's Agency Plan with the following Strategic Plan Priority:

To increase the number of Georgia's low and moderate-income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.

11. Fiscal Audit

The Fiscal Audit for the year ended June 30, 2009 will be on display with the Agency Plan.

13. Violence Against Women Act (VAWA)

The Housing Authority of the City of Tallapoosa continues to develop and revise its policies as it relates to the implementation of Section 603 of Public Law 109-162, 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 joined forces with local law enforcement to assist victims of domestic violence by removing such perpetrators from our properties. The Housing Authority will work and provide referrals to our local victim/witness advocate program.

The Housing Authority notifies all applicants of the Violence Against Women Act during the application process.

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YYYY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 0/00/0000 b. Projected end date of activity: 00/00/0000

(c) **Conversion of Public Housing**

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description

1a. Development name:

1b. Development (project) number:

2. What is the status of the required assessment?

- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below)

3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

(d) Homeownership

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

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

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

(e) Project-Based Vouchers

The Tallapoosa Housing Authority does not operate a Tenant-Based Section 8 Program. Therefore, this section of the Agency Plan is not applicable.

8.0 Capital Improvements

8.1 Capital Fund Annual Statement/Performance and Evaluation Report

See attachments:

ga097a01 – FY2010 CFP Annual Statement
ga097c01 – FY2009 CFP Performance and Evaluation Report
ga097d01 – FY2008 CFP Performance and Evaluation Report
ga097e01 – FY2007 CFP Performance and Evaluation Report
ga097f01 – FY2006 CFP Performance and Evaluation Report
ga097g01 – FY2009 ARRA Grant

8.2 Capital Fund Program Five-Year Plan

See attachment:

ga097b01 – FY2010-2014 CFP Five-Year Plan

8.3 Capital Fund Financing Program (CFFP)

At this time, the THA has no plans to use the Capital Fund Financing Program.

9.0 Housing Needs

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	50	5	5	5	3	4	3
Income >30% but <=50% of AMI	35	4	4	4	3	3	3
Income >50% but <80% of AMI	34	3	3	3	3	3	3
Elderly	60	4	4	4	3	2	3
Families with Disabilities	35	4	4	4	5	3	3
Black	0	4	4	3	3	3	3
White	125	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

Need: Shortage of affordable housing for all eligible populations

Strategy 1: 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

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.

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

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

- Employ admissions preferences aimed at families who are working

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

Reasons for Selecting Strategies

- Funding constraints
- Staffing constraints

10.0 Additional Information

(a) Progress in Meeting Goals and Objectives

- The Housing Authority has been successful in maintaining our goal of modernizing our public housing dwelling units with its Capital Fund Program funds. Currently, the Housing Authority has active contracts with its capital funds directed to modernization of the dwelling units in our Dogwood Circle development. With this effort, we continue to enhance the marketability and amenities of the development to assist us in reaching our goal of maintaining a very low vacancy rate in this development. In addition, phase one of siding replacement has begun at GA097-02. Find details of our continued capital fund work located in the tables found in attachments to the plan.
- The HA continues to strive in meeting our goal to improve the Authority's Public Housing Assessment System (PHAS) score. The Authority again achieved the Standard Performer designation with a score of 84 for FYE 2007.
- Management and maintenance training continues to be a commitment of executive management. It is our belief that planned training will provide the skills for staff members to increase their abilities to perform their jobs with confidence and professionalism.
- The THA continues to establish a relationship with residents and other community leaders to improve the living environment of our low-income residents.
- The Housing Authority continues its compliance with all Federal and State laws and regulations to ensure that the Authority's admission and occupancy policies are used in such a manner that will not interfere with a person's civil rights regard to their race, color, religion, creed, sex, handicap, disability, familial status or national origin.
- The Housing Authority continues to work with our local municipal leaders and local law enforcement agencies in our community to improve the quality of life, economic vitality and security needs which we hope will improve the living environment for our public housing families and senior residents.

(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 \$20,000 (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.

11.0 Required Submission for HUD Field Office Review

(f) Resident Advisory Board (RAB) comments

There were no comments made by the Resident Advisory Board pertaining to the FY2010-FY2014 Five-Year Agency Plan and Annual Update.

(g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

At this time, there are no challenges to any of the elements of the PHA’s FY2010-FY2014 Five-Year Agency Plan.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Part I: Summary					
PHA Name: Housing Authority of the City of Tallapoosa		Grant Type and Number Capital Fund Program Grant No: GA06P09750110 Factor Grant No: Date of CFFP: _____:		Replacement Housing	FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$20,000.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$25,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$50,000.00			
10	1460 Dwelling Structures	\$247,519.00			
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	\$342,519.00			
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Part I: Summary					
PHA Name: Housing Authority of the City of Tallapoosa		Grant Type and Number Capital Fund Program Grant No: GA06P09750110 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Signature of Executive Director	Date		Signature of Public Housing Director	Date

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

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Tallapoosa			Grant Type and Number Capital Fund Program Grant No: GA06P09750110 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Operations - 1406</u>							
PHA-Wide	Operations	1406	LS	\$20,000.00				
	Subtotal 1406			\$20,000.00				
	<u>Fees and Costs – 1430</u>							
AMP 001 GA097-02	A & E Fees	1430		\$25,000.00				
	Subtotal 1430			\$25,000.00				
	<u>Site Improvements – 1450</u>							
PHA-Wide	Repair existing and install new playground system and correct erosion problems on PHA grounds	1450	LS	\$50,000.00				
	Subtotal 1450			\$50,000.00				
	<u>Dwelling Structures- 1460</u>							
AMP 001 GA097-02	Replace roofing systems to include new porches (front and rear) with new vinyl siding and painting	1460	14 Units	\$227,519.00				
AMP 001 GA097-02	Replace gutters	1460	11 bldgs	\$20,000.00				
	Subtotal 1460			\$247,519.00				

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Tallapoosa					Federal FFY of Grant: 2010
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	12/30/2012		12/30/2014		
GA 097-02	12/30/2012		12/30/2014		

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

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number: Tallapoosa Housing Authority / GA097		Locality (Tallapoosa/Haralson Co.: Georgia)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	\$322,519.00	\$322,519.00	\$312,519.00	\$135,000.00
C.	Management Improvements		\$0.00	\$0.00	\$0.00	\$0.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$0.00	\$0.00	\$0.00	\$207,519.00
E.	Administration		\$0.00	\$0.00	\$0.00	\$0.00
F.	Other		\$20,000.00	\$20,000.00	\$30,000.00	\$0.00
G.	Operations		\$0.00	\$0.00	\$0.00	\$0.00
H.	Demolition		\$0.00	\$0.00	\$0.00	\$0.00
I.	Development		\$0.00	\$0.00	\$0.00	\$0.00
J.	Capital Fund Financing – Debt Service		\$0.00	\$0.00	\$0.00	\$0.00
K.	Total CFP Funds		\$342,519.00	\$342,519.00	\$342,519.00	\$342,519.00
L.	Total Non-CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00
M.	Grand Total		\$342,519.00	\$342,519.00	\$342,519.00	\$342,519.00

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)						
Tallapoosa Housing Authority / GA097		Tallapoosa/Haralson Co.: Georgia			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	AMP001/PHA Wide	Annual Statement	\$342,519.00	\$342,519.00	\$342,519.00	\$342,519.00
	GA097-01					
	GA097-02					
	GA097-03					
	GA097-05					
	CFP Funds Listed for 5-year planning		\$342,519.00	\$342,519.00	\$342,519.00	\$342,519.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual Statement	<u>Fees and Costs /AMP001-PHA-Wide</u>			<u>Fees and Costs /AMP001-PHA-Wide</u>		
	A & E Fees	LS	\$20,000.00	A & E Fees	LS	\$20,000.00
	Subtotal 1430		\$20,000.00	Subtotal 1430		\$20,000.00
	<u>Site Improvements/AMP001-PHA-Wide</u>			<u>Site Improvements/AMP001-PHA-Wide</u>		
	Erosion control/Landscaping	LS	\$50,000.00	Erosion control/Landscaping	LS	\$50,000.00
	Sewage line replacement	LS	\$20,000.00	Sewage line replacement	LS	\$75,000.00
	Subtotal 1450		\$70,000.00	Subtotal 1450		\$125,000.00
	<u>Dwelling Structures/AMP001-PHA-Wide</u>			<u>Dwelling Structures /AMP001-PHA-Wide</u>		
	Replace mechanical room doors	80 units	\$40,000.00	Replace roofing systems to include new porches (front and rear) with new vinyl siding and painting	25 units	\$100,000.00
	Install new HVAC	22 units	\$90,000.00	Comprehensive unit renovation	2 units	\$87,519.00
	Comprehensive unit renovation	3 units	\$112,519.00	Gas meter replacement	26 units	\$10,000.00
	Gas meter replacement	25 units	\$10,000.00	Subtotal 1460		\$197,519.00
	Subtotal 1460		\$252,519.00			
	Subtotal of Estimated Cost		\$342,519.00	Subtotal of Estimated Cost		\$342,519.00

Part I: Summary					
PHA Name: Housing Authority of the City of Tallapoosa		Grant Type and Number Capital Fund Program Grant No: GA06P09750109 Factor Grant No: Date of CFFP: _____:		Replacement Housing	FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$12,519.00		\$0.00	\$0.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$25,000.00		\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$30,000.00		\$0.00	\$0.00
10	1460 Dwelling Structures	\$215,000.00		\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	\$30,000.00			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	\$342,519.00		\$0.00	\$0.00
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Part I: Summary					
PHA Name: Housing Authority of the City of Tallapoosa		Grant Type and Number Capital Fund Program Grant No: GA06P09750109 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Signature of Executive Director	Date		Signature of Public Housing Director	Date

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

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Tallapoosa			Grant Type and Number Capital Fund Program Grant No: GA06P09750109 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Operations</u>							
AMP #1 PHA-Wide	Operations	1406	LS	\$12,519.00		\$0.00	\$0.00	
	Subtotal 1406			\$12,519.00		\$0.00	\$0.00	
	<u>Fees and Costs</u>							
AMP #1 GA097-02	A & E Fees	1430		\$25,000.00		\$0.00	\$0.00	
	Subtotal 1430			\$25,000.00		\$0.00	\$0.00	
	<u>Site Improvements</u>							
AMP #1 PHA-Wide	Replace playground equipment. Landscaping: 1) Remove trees causing damage to dwelling units and sidewalks and repair grounds; 2) Correct erosion problems on PHA grounds.	1450	LS	\$50,000.00		\$0.00	\$0.00	
	Subtotal 1450			\$50,000.00		\$0.00	\$0.00	
	<u>Dwelling Structures</u>							
AMP #1 GA097-02	Replace roofing systems to include new porches (front and rear) with new vinyl siding and painting	1460	5 Units	\$215,000.00		\$0.00	\$0.00	
	Subtotal 1460			\$215,000.00		\$0.00	\$0.00	

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Tallapoosa					Federal FFY of Grant: 2009
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	6/13/2011		6/13/2013		
GA 097-02	6/13/2011		6/13/2013		
GA 097-05	6/13/2011		6/13/2013		

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

Part I: Summary					
PHA Name: Housing Authority of the City of Tallapoosa		Grant Type and Number Capital Fund Program Grant No: GA06P09750108 Factor Grant No: Date of CFFP: _____:		Replacement Housing	FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$20,000.00		\$20,000.00	\$18,068.38
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$79,802.00		\$79,802.00	\$67,559.12
10	1460 Dwelling Structures	\$240,000.00		\$240,000.00	\$172,499.77
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	\$339,802.00		\$339,802.00	\$258,127.27
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Part I: Summary					
PHA Name: Housing Authority of the City of Tallapoosa		Grant Type and Number Capital Fund Program Grant No: GA06P09750108 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Signature of Executive Director	Date		Signature of Public Housing Director	Date

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

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Tallapoosa		Grant Type and Number Capital Fund Program Grant No: GA06P09750108 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Management Improvements</u>							
PHA-Wide	Housing Software Update	1406	LS	\$20,000.00		\$20,000.00	\$18,068.38	
	Subtotal 1408			\$20,000.00		\$20,000.00	\$18,068.38	
	<u>Fees and Costs</u>							
GA097-02	Architectural and Engineering	1430		\$0.00		\$0.00	\$0.00	
	Subtotal 1430			\$0.00		\$0.00	\$0.00	
	<u>Site Improvements</u>							
PHA-Wide	Install playground systems to include site work, installation and equipment	1450	LS	\$79,802.00		\$79,802.00	\$67,559.12	
	Subtotal 1450			\$79,802.00		\$79,802.00	\$67,559.12	
	<u>Dwelling Structures</u>							
GA097-02	Replace roofing systems and all aluminum siding with vinyl siding and painting at 12 buildings	1460	5 Units	\$240,000.00		\$240,000.00	\$172,499.77	
	Subtotal 1460			\$240,000.00		\$240,000.00	\$172,499.77	
	CFP Grant Total			\$342,519.00		\$342,519.00	\$258,127.27	

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

² To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Tallapoosa					Federal FFY of Grant: 2008
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	6/12/2010		6/12/2012		
GA 097-02	6/12/2010		6/12/2012		
GA 097-05	6/12/2010		6/12/2012		

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

Part I: Summary					
PHA Name: Housing Authority of the City of Tallapoosa		Grant Type and Number Capital Fund Program Grant No: GA06P09750107 Factor Grant No: Date of CFFP: _____:		Replacement Housing	FFY of Grant: 2007 FFY of Grant Approval: 2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$25,000.00		\$25,000.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$297,437.00		\$297,437.00	\$162,094.67
10	1460 Dwelling Structures	\$13,000.00		\$13,000.00	\$13,000.00
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$5,000.00		\$5,000.00	\$0.00
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	\$339,802.00		\$339,802.00	\$175,094.67
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Part I: Summary					
PHA Name: Housing Authority of the City of Tallapoosa		Grant Type and Number Capital Fund Program Grant No: GA06P09750107 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2007 FFY of Grant Approval: 2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Signature of Executive Director	Date		Signature of Public Housing Director	Date

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

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Tallapoosa			Grant Type and Number Capital Fund Program Grant No: GA06P09750107 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Fees and Costs</u>							
GA097-5	Architectural and Engineering	1430	LS	\$25,000.00		\$25,000.00	\$0.00	
	Subtotal 1430			\$25,000.00		\$25,000.00	\$0.00	
	<u>Dwelling Structures</u>							
GA097-5	Replace Heating systems to include Air Conditioning (Phase 3)	1460	14 units	\$56,000.00		\$56,000.00	\$55,614.34	
GA097-5	Replace Windows with Insulated Windows (Phase 3)	1460	14 units	\$35,000.00		\$35,000.00	\$13,839.07	
GA097-5	Add Attic Insulation (Phase 3)	1460	14 units	\$6,000.00		\$6,000.00	\$6,000.00	
GA097-5	Paint Interior Surfaces (Phase 3)	1460	14 units	\$24,000.00		\$24,000.00	\$11,922.68	
GA097-5	Modernize Kitchens (Phase 3)	1460	14 units	\$65,000.00		\$65,000.00	\$36,386.05	
GA097-5	Modernize Bathrooms (Phase 3)	1460	14 units	\$63,000.00		\$63,000.00	\$16,498.25	
GA097-5	Replace interior doors and all associated hardware (Phase 3)	1460	14 units	\$29,000.00		\$29,000.00	\$3,433.00	
GA097-5	Upgrade electrical to accommodate AC system and electric range (Phase 3)	1460	14 units	\$15,000.00		\$15,000.00	\$15,000.00	
GA097-5	Replace all exterior door hardware (Phase 3)	1460	14 units	\$4,437.00		\$4,437.00	\$3,401.28	
	Subtotal 1460			\$297,437.00		\$297,437.00	\$162,094.67	

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Tallapoosa					Federal FFY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	9/13/2009		9/13/2011		
GA 097-02	9/13/2009		9/13/2011		
GA 097-05	9/13/2009		9/13/2011		

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

Part I: Summary					
PHA Name: Housing Authority of the City of Tallapoosa		Grant Type and Number Capital Fund Program Grant No: GA06P09750106 Factor Grant No: Date of CFFP: _____:		Replacement Housing	FFY of Grant: 2006 FFY of Grant Approval: 2006
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$9,623.00		\$9,623.00	\$9,623.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$15,000.00		\$15,000.00	\$15,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$284,122.00		\$284,122.00	\$277,910.70
11	1465.1 Dwelling Equipment - Nonexpendable	\$21,600.00		\$21,600.00	\$21,600.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$5,000		\$5,000	\$1,421.14
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	\$335,345.00		\$335,345.00	\$325,554.84
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				

Part I: Summary					
PHA Name: Housing Authority of the City of Tallapoosa		Grant Type and Number Capital Fund Program Grant No: GA06P09750106 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2006 FFY of Grant Approval: 2006
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Tallapoosa			Grant Type and Number Capital Fund Program Grant No: GA06P09750106 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Operations</u>							
GA097-5	Operating Fund	1406	LS	\$9,623.00		\$9,623.00	\$9,623.00	
	Subtotal 1406			\$9,623.00		\$9,623.00	\$9,623.00	
	<u>Fees and Costs</u>							
GA097-5	Architectural and Engineering	1430	14 units	\$15,000.00		\$15,000.00	\$15,000.00	
	Subtotal 1430			\$15,000.00		\$15,000.00	\$15,000.00	
GA097-5	<u>Dwelling Structures</u>							
GA097-5	Replace Heating and Air Conditioning (Phase 2)	1460	14 units	\$53,322.00		\$53,322.00	\$53,322.00	
GA097-5	Replace Windows with Insulated Windows (Phase 2)	1460	14 units	\$35,000.00		\$35,000.00	\$35,000.00	
GA097-5	Add Attic Insulation (Phase 2)	1460	0 units	\$0.00		\$0.00	\$0.00	
GA097-5	Paint Interior Surfaces (Phase 2)	1460	14 units	\$24,000.00		\$24,000.00	\$24,000.00	
GA097-5	Modernize Kitchens (Phase 2)	1460	14 units	\$63,000.00		\$63,000.00	\$63,000.00	
GA097-5	Modernize Bathrooms (Phase 2)	1460	14 units	\$61,000.00		\$61,000.00	\$54,788.70	
GA097-5	Replace interior doors and hardware (Phase 2)	1460	14 units	\$28,500.00		\$28,500.00	\$28,500.00	
GA097-5	Upgrade electrical to accommodate AC system and electric range (Phase 2)	1460	14 units	\$15,000.00		\$15,000.00	\$15,000.00	
GA097-5	Replace all exterior door hardware (Phase 2)	1460	14 units	\$4,300.00		\$4,300.00	\$4,300.00	
	Subtotal 1460			\$284,122.00		\$284,122.00	\$277,910.70	

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Tallapoosa					Federal FFY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	7/18/2008		7/18/2010		
GA 097-05	7/18/2008		7/18/2010		

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

Part I: Summary					
PHA Name: Housing Authority of the City of Tallapoosa		Grant Type and Number Capital Fund Program Grant No: GA06S09750109 Factor Grant No: Date of CFFP: _____:		Replacement Housing	FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$430,122.00	\$430,122.00	\$429,413.38	\$403,487.64
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	\$430,122.00	\$430,122.00	\$429,413.38	\$403,487.64
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Part I: Summary					
PHA Name: Housing Authority of the City of Tallapoosa		Grant Type and Number Capital Fund Program Grant No: GA06S09750109 Replacement Housing Factor Grant No: Date of CFFP: _____:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Signature of Executive Director	Date		Signature of Public Housing Director	Date

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

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Tallapoosa			Grant Type and Number Capital Fund Program Grant No: GA06S09750109 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Dwelling Structures</u>							
AMP GA097000001	Replace roofing systems and all aluminum / vinyl siding with new @ 2 & 3 bedroom buildings	1460	23 Units	\$350,000.00	\$316,462.62	\$316,462.62	\$291,223.62	
AMP GA097000001	Rehabilitation of vacant rental units to assist PHA with PHAS Unit Turnaround Scoring	1460	25	\$80,122.00	\$113,661.38	\$112,952.76	\$112,952.76	
	Subtotal 1460			\$430,122.00	\$430,122.00	\$429,413.38	\$386,090.74	
	CFP Grant Total			\$430,122.00	\$430,122.00	\$429,413.38	\$386,090.74	

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

HOUSING AUTHORITY
OF THE CITY OF
TALLAPOOSA

TALLAPOOSA, GEORGIA
JUNE 30, 2009

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Jean Sickels

Certified Public Accountant

8518 S. Kays Chapel Rd.
Fredericksburg, IN 47120

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of the
City of Tallapoosa
Tallapoosa, Georgia

I have audited the financial statements of the Housing Authority of the City of Tallapoosa ("the Authority") as of and for the year ended June 30, 2009, as listed in the table of contents. These financial statements are the responsibility of the Authority's management. My responsibility is to express an opinion on these financial statements based on my audit.

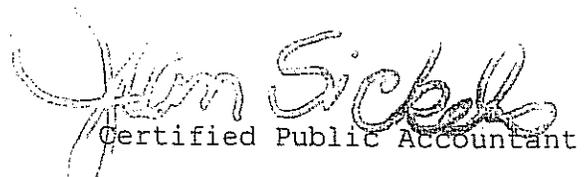
I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that I plan and 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. I believe that my audit provides a reasonable basis for my opinion.

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the City of Tallapoosa as of June 30, 2009, and the changes in financial position and 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*, I have also issued my report dated September 10, 2009, on my consideration of the Housing Authority of the City of Tallapoosa's internal control over financial reporting and on my 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 my 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 considered in assessing the results of my audit.

The Management's Discussion and Analysis as detailed in this Report, is not a required part of the financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. I have applied certain limited procedures, which consisted principally of inquiries made of management regarding the methods of measurement and presentation of the required supplementary information. However, I did not audit the information and express no opinion on it.

My audit was conducted for the purpose of forming an opinion on the financial statements of the Housing Authority of the City of Tallapoosa. The accompanying Schedule of Expenditures of Federal Awards as required by the U. S. Office of Management and Budget Circular A-133, Audits of States, Local Governments and Non-Profit Organizations, and the other supplemental information as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and, in my opinion, is fairly stated, in all material respects, in relation to the financial statements taken as a whole.


Certified Public Accountant

Fredericksburg, Indiana
September 10, 2009

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA

MANAGEMENT'S DISCUSSION AND ANALYSIS Fiscal Year Ending: JUNE 30, 2009

Management's Discussion and Analysis

The management of the Housing Authority of the City of Tallapoosa offers the readers of the Authority's financial statements this narrative overview and analysis of the Authority's financial activities for the year ended June 30, 2009. This discussion and analysis is designed to assist the reader in focusing on significant financial issues, provide an overview of the Authority's financial activity, identify changes in the Authority's financial position, and identify individual fund issues or concerns. Readers should consider the information presented here in conjunction with the Authority's financial statements to obtain a full understanding of its financial position.

This management discussion and analysis is presented in accordance with the requirements of the Governmental Accounting Standards Board Statement No. 34 (GASB 34). We have made every effort to provide prior year data that allows the reader to gain an adequate understanding of the Authority's annual operating results and financial position as of June 30, 2009.

Questions concerning the information provided in this discussion or requests for additional information should be addressed to the Authority's Executive Director.

Financial Highlights

- The total assets of the Housing Authority increased over the past fiscal year. At the end of June 2008, total assets were at \$5,500,516 and at the close of June 2009; the total assets were at \$5,987,850. This is an increase in assets of \$487,334 since the close of fiscal year 2008.
- The Authority's cash and cash equivalents ending as of June 30, 2008 were \$734,915 and the cash and cash equivalents ending as of June 30, 2009 were \$809,953 representing an increase of \$75,038 from June 30, 2008.
- The Authority had total revenues of \$1,530,180 and total expenses of \$1,124,964 for the year ended June 30, 2009.
- At the end of June 30, 2009, the Authority had four open Capital Fund Programs totaling \$1,445,706 in original funding with a total of \$1,396,497 of those funds obligated under contracts or purchase orders. Of the obligated funds, \$854,764 of these funds have been expended for work to modernize public housing units as defined under the Authority's 5-Year Plan.

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA

MANAGEMENT'S DISCUSSION AND ANALYSIS Fiscal Year Ending: JUNE 30, 2009

(continued)

Overview of the Financial Reports

The following outline describes the integral parts of this financial presentation and is a guideline for understanding its components:

- I. M&DA
Serves as an introduction to the Housing Authority's financial statements
- II. Financial Statements
Authority-wide financial statements
Notes to the financial statements
- III. Other Required Supplementary Information

The financial statements in this report are those of a special purpose government entity engaged in a business type activity. The following statements are included:

- Statement of Net Assets (Balance Sheet) – presents information about the Housing Authority's assets and liabilities and is similar to a balance sheet. The Statement of Net Assets reports all financial and capital resources for the Housing Authority. The statement is presented in the format where assets, minus liabilities, equal "Net Assets," formerly known as equity. Assets and liabilities are presented in order of liquidity and are classified as "current" (convertible to cash within one year), and "noncurrent." Increases or decreases in net assets will serve as a useful indicator of whether the financial position of the Housing Authority has improved or deteriorated.
- Statement of Revenues, Expenses and Changes in Net Assets – reports the Housing Authority's revenues by source and type and its expenses by category to substantiate the change in net assets for the fiscal year.
- Statement of Cash Flows – discloses net cash provided by, or used for operating activities, non-capital financing activities, and capital and related financing activities.

Analysis of the Housing Authority as a whole follows with an important question, "Has the Housing Authority's financial status improved, worsened, or stayed about the same as a result of this year's activities?" The following analysis of Housing Authority wide net assets, revenues, and expenses is provided to assist with answering the above question. This analysis includes all assets and liabilities using the accrual method of accounting, which recognizes revenue when earned and expenses when incurred regardless of when cash is received or paid.

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA

MANAGEMENT'S DISCUSSION AND ANALYSIS Fiscal Year Ending: JUNE 30, 2009

(continued)

Analysis of Authority-wide Net Assets (Statement of Net Assets)

	2009	2008	Change
ASSETS			
Cash and Investments	809,953	734,915	75,038
Other Current Assets	167,126	66,899	100,227
Capital Assets	5,010,771	4,698,702	312,069
Total Assets	5,987,850	5,500,516	487,334
LIABILITIES			
Current Liabilities	140,651	68,177	72,474
Noncurrent Liabilities	9,644	0	9,644
Total Liabilities	150,295	68,177	82,118
NET ASSETS			
Net Assets in Capital Assets	5,010,771	4,698,702	312,069
Unrestricted Assets	826,784	733,637	93,147
Total Net Assets	5,837,555	5,432,339	405,216
Total Liabilities and Net Assets	5,987,850	5,500,516	487,334

Cash, Investments and other current assets this past fiscal year increased in the amount of \$175,265. Total Assets saw an increase from last years reporting period of \$487,334.

The current liabilities were higher at the end of this year than last in the amount of \$82,118 due to contract payments under the capital fund program under review at years end.

Total Net assets increased this past fiscal year compared to last years reporting. The difference at the end of this reporting cycle is indicative of an increase in the amount of \$405,216 compared to a decrease of \$40,516 during the previous year's reporting cycle, which is outlined in detail on the Statement of Revenues, Expenses and Changes in Net Assets.

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA

MANAGEMENT'S DISCUSSION AND ANALYSIS Fiscal Year Ending: JUNE 30, 2009

(continued)

Analysis of Entity-Wide Revenue and Expenses (Statement of Activities).

The federal government continues to under-fund operating subsidy but maintains a stable level of capital funding. With no signs of improvement of the economic conditions in the foreseeable future and the economic climate the United States facing the issues with energy and the middle east, the Authority will continue to use proactive measures to control expenses in the future by reviewing staff responsibilities and implementing cost management strategies. The Authority continuously looks for new ways to improve operations, control costs, maximize effectiveness, and demonstrate accountability.

The following table illustrates changes in revenue from FY 2008 to FY 2009.

REVENUE	2009	2008	Change
Tenant Revenue	421,681	412,853	8,828
HUD Operating Grants	462,863	399,646	63,217
HUD Capital Grants	620,888	163,060	457,828
Investment Income	24,748	29,844	(5,096)
Other Revenue	0	9,623	(9,623)
Total Revenue	1,530,180	1,015,026	515,154

There was an overall increase in the Authority's Total Revenue of \$515,154 from FY2008. One would relate this to the ARRA Capital Fund Program as appropriated by Congress during the fiscal year and the purchasing and spending control measures during the recent economic problems in the United States.

With a certain number of vacancies down for capital fund modernization, the Housing Authority was able to see an overall increase in tenant revenue of \$8,828 from last fiscal year reporting period.

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA

MANAGEMENT'S DISCUSSION AND ANALYSIS Fiscal Year Ending: JUNE 30, 2009

(continued)

The following table illustrates changes in expenses from FY 2008 to FY 2009.

EXPENSES	<u>2009</u>	<u>2008</u>	<u>Change</u>
Administration	203,300	196,728	6,572
Utilities	135,166	137,131	(1,965)
Ordinary Maintenance	412,561	356,781	55,780
General Expenses	55,574	56,974	(1,400)
Tenant Services	1,113	1,050	63
Total Operating Expenses	807,714	748,664	59,050
Extraordinary Maintenance	0	3,699	(3,699)
Casualty Losses	0	2,108	(2,108)
Depreciation Expense	317,250	301,071	16,179
Total Non-Operating Expenses	317,250	306,878	10,372
Total Expenses	1,124,964	1,055,542	69,422

The total expenses across Housing Authority programs increased by \$69,422 from Fiscal Year 2008. This increase was mainly due to the associated costs related to ordinary maintenance. This extra cost was connected to the capital fund program where certain costs were paid out of the operations budget.

**HOUSING AUTHORITY OF THE
CITY OF TALLAPOOSA**

**MANAGEMENT'S DISCUSSION AND ANALYSIS
Fiscal Year Ending: JUNE 30, 2009**

(continued)

Capital Assets and Debt Administration

	<u>2009</u>	<u>2008</u>	<u>Change</u>
Land	773,224	773,224	0
Buildings	10,389,694	10,345,701	43,993
Equipment	197,117	177,330	19,787
Construction in Progress	558,827	0	558,827
Accumulated Depreciation	(6,908,091)	(6,597,702)	(310,389)
Net Capital Assets	5,010,771	4,698,553	312,218

Capital Assets increased during the year to \$5,010,771, an increase of \$312,218, which was the result of an increase in construction in progress and an increase in the Building Capitalization Schedule.

Debt Outstanding

There is no long term outstanding debt.

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA

MANAGEMENT'S DISCUSSION AND ANALYSIS Fiscal Year Ending: JUNE 30, 2009

(continued)

Economic Factors

Several significant economic factors are present that may impact the Housing Authority in the future.

- The Department of Housing and Urban Development continues to underfund the subsidy needs of public housing authorities. Operating subsidy has been funded at 100% of eligibility only once in the past 20 years as known by this Executive Director. It is not expected to change in the near future with the current funding priorities and the current economic situation the U.S. is currently experiencing.
- There is no clear understanding of the funding strategies for the Low Rent Public Housing Program. Funding for operating subsidies has been converted to a calendar year basis. One will have to wait and see what direction this Administration goes in to see a clearer direction.
- With the Federal budget deficits increasing and the current economic failures seen in the United States and the ongoing war in the Middle East, it remains uncertain as to what the appropriations for domestic program spending will be over the next several years. With this in mind, one does not know what financial impact this will have on public housing programs.
- It appears energy costs will continue to follow the trends as seen in the past several years. One must believe this is based on the future of the Mid-East crisis. In communications from HUD, no year end utility adjustments will be funded again for low rent public housing with no indication if these adjustments will ever be funded again.
- Depending on the outcome of the health care debate, one does not know what impact this will have on employer provided health care. Other insurance costs continue to increase on an annual basis but at a slower rate.

**HOUSING AUTHORITY OF THE
CITY OF TALLAPOOSA**

**MANAGEMENT'S DISCUSSION AND ANALYSIS
Fiscal Year Ending: JUNE 30, 2009**

(continued)

Financial Contact

Questions concerning any of the information provided in this Management Discussion & Analysis should be addressed to:

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HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA
Tallapoosa, Georgia

STATEMENT OF NET ASSETS

JUNE 30, 2009

ASSETS

Current Assets

Cash and cash equivalents	\$	791,823
Restricted cash and cash equivalents		18,130
Accounts receivable, net		119,433
Prepaid expenses		28,423
Inventory		19,270
Total Current Assets		<u>977,079</u>

Capital Assets

Land and other nondepreciable assets		1,332,051
Depreciable capital assets, net		3,678,720
Total Capital Assets		<u>5,010,771</u>

Total Assets

5,987,850

LIABILITIES

Current liabilities

Accounts payable		93,900
Accrued liabilities		20,543
Payable from restricted cash and cash equivalents:		
Tenant security deposits		18,130
Deferred revenue		8,078
Total Current liabilities		<u>140,651</u>

Noncurrent Liabilities

9,644

Total Liabilities

150,295

NET ASSETS

Invested in capital assets		5,010,771
Unrestricted		826,784
Total Net Assets	\$	<u>5,837,555</u>

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

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA
Tallapoosa, Georgia

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED JUNE 30, 2009

OPERATING REVENUES

Rental income \$ 421,681

TOTAL OPERATING REVENUE 421,681

OPERATING EXPENSES

Administrative 203,300

Tenant services 1,113

Utilities 135,166

Ordinary maintenance and operation 412,561

General expense 55,574

Depreciation expense 317,250

TOTAL OPERATING EXPENSES 1,124,964

OPERATING INCOME (LOSS) (703,283)

NONOPERATING REVENUES

Federal operating grants 462,863

Interest income 24,748

NET NONOPERATING REVENUES (EXPENSES) 487,611

CAPITAL CONTRIBUTIONS 620,888

CHANGE IN NET ASSETS 405,216

TOTAL NET ASSETS - BEGINNING OF YEAR 5,432,339

TOTAL NET ASSETS - END OF YEAR \$ 5,837,555

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

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA
Tallapoosa, Georgia

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2009

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from tenants and other deposits	\$	320,953
Payments to vendors		(295,599)
Payments to employees		(429,496)
Net Cash Used by Operating Activities		(404,142)

CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES

Federal operating grants received		462,863
Net Cash From Noncapital Financing Activities		462,863

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Federal capital grants received		620,888
Acquisition and construction of capital assets		(629,319)
Net Cash Flows (Used) by Capital and Related Financing Activities		(8,431)

CASH FLOWS FROM INVESTING ACTIVITIES

Interest income		24,748
Net Cash From Investing Activities		24,748

Net Increase (Decrease) in Cash and Cash Equivalents		75,038
--	--	--------

Balance - Beginning of year		734,915
Balance - End of year	\$	809,953

Reconciliation of Deposits:		
Cash and cash equivalents	\$	791,823
Restricted cash and cash equivalents		18,130
Total Deposits	\$	809,953

Continued

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA
Tallapoosa, Georgia

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2009
Continued

RECONCILIATION OF OPERATING (LOSS) TO
NET CASH USED BY OPERATING ACTIVITIES

Operating income (loss)	\$	(703,283)
Adjustments to reconcile net income to net cash		
Provided by operating activities:		
Depreciation expense		317,250
Changes in operating assets and liabilities:		
(Increase) Decrease in accounts receivable		(100,728)
(Increase) Decrease in prepaid expenses		(283)
(Increase) Decrease in inventory		784
Increase (Decrease) in accounts payable		80,172
Increase (Decrease) in accrued liabilities		1,946
Net Cash Used by Operating Activities	\$	<u>(404,142)</u>

The accompanying notes are an integral part of these financial statements

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA
Tallapoosa, Georgia

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2009

NOTE A - Summary of Significant Accounting Policies and Organization:

Reporting Entity

The financial statements of HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA ("the Authority") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Government Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

The entity is a public corporation, legally separate, fiscally independent, and governed by the Board of Commissioners. As required by generally accepted accounting principles, these financial statements present the financial position and results of operations of the Housing Authority of the City of Tallapoosa, a primary government. There are no component units to be included herewith, but this report does include all programs which are controlled by the entity's governing body.

The financial statements of the Housing Authority of the City of Tallapoosa include the following HUD Programs:

At June 30, 2009, the Housing Authority has 211 units under public housing management.

<u>Project</u>	<u>Units</u>
Authority Owned	<u>211</u>

The Authority also administers Capital Fund Programs.

Basis of Accounting and Presentation

In accordance with uniform financial reporting standards for HUD housing programs, the financial statements are prepared in accordance with U. S. Generally accepted accounting principles (GAAP) as applicable to special purpose governments engaged only in business type activities.

The accounting policies of the Authority conform to generally accepted accounting principles (GAAP) promulgated by the Governmental Accounting Standards Board (GASB) and the Financial Accounting Standards Board (FASB) as applicable to special-purpose governments engaged in business-type activities. Pursuant to the election option made available by GASB Statement No. 20, pronouncements of the Financial Accounting Standards Board (FASB) issued before November 30, 1989, in accounting and reporting for its proprietary operations have been applied, but has elected not to apply FASB pronouncements issued after November 30, 1989.

This special purpose government engaged in activities similar to business activities uses an enterprise fund to account for those operations that are financed and operated in a manner similar to private business, or where the Board has decided that the determination of revenues earned, costs incurred, and/or net income is necessary for management accountability. The intent of the governing body is that the costs (expenses including depreciation) of providing services to the general public on a continuing basis be financed or recovered primarily through user charges.

The Authority presents its financial statements using enterprise accounting. Although the Authority accounts for its programs using accounts for its internal

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA
Tallapoosa, Georgia

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2009
(continued)

NOTE A - Summary of Significant Accounting Policies: (Continued)

reporting, the Authority is considered to be a unified enterprise fund for reporting purposes. Accordingly, the Authority uses the economic resources measurement focus and the related accrual basis of accounting. Under the economic resources measurement focus, the Authority accounts for all assets and liabilities. Under the accrual basis of accounting, expenses are recorded when the goods and services are received, irrespective of when paid for, and revenues are recorded as earned, irrespective of when cash is received.

Net Assets - Generally accepted accounting principles for state and local governments requires that resources be classified for accounting and reporting purposes into the following 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. The Authority has no debt.

Unrestricted - Net assets that are not subject to externally imposed stipulations. Unrestricted net assets may be designated for specific purposes by action of management or the Authority Board or may otherwise be limited by contractual agreements with outside parties.

Budgets - Budgets are prepared on an annual basis for each major operating program and are used as a management tool throughout the accounting cycle. The capital fund budgets are adopted on a "project length" basis.

Budget compared to actual presentation is not presented because the Authority does not annually adopt a legally authorized budget. The Authority's budget is adopted by the Authority's board. This budget does not represent a legally binding appropriated budget that has been signed into law or a nonappropriated budget authorized by constitution. The Authority's budget represents budgetary execution and management by its board; therefore, budgetary data and presentation is not required.

Cash and Cash Equivalents - Deposits consist of checking accounts and Certificates of Deposit and are stated at fair value. Deposits are fully collateralized or vested in securities of the United States Government and are identified specifically in the name of the Authority. Certificates of deposit that are redeemable immediately with little or no penalty are considered cash equivalents.

For the purposes of the Statement of Cash Flows, the Authority considers all highly liquid cash deposits and cash equivalents with a maturity of three months or less when purchased and non negotiable Certificates of Deposit to be cash equivalents. There were no noncash investing, capital, and financing activities during the year.

Tenant Receivables - Receivables for rentals and service charges are reported at net of an allowance for doubtful accounts. The Authority board takes monthly action as required to write off specific uncollectible accounts receivable balances.

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA
Tallapoosa, Georgia

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2009

(continued)

NOTE A - Summary of Significant Accounting Policies: (Continued)

Prepaid - Prepays represent payments made to vendors for services that will benefit beyond June 30, 2009.

Inventories - Inventories are valued at cost, which approximates market value, using the first-in/first/out (FIFO) method.

Capital Assets - Capital assets purchased are recorded on the Statement of Net Assets at the time of purchase. Such assets are recorded at cost. The capitalization policy of the Authority requires assets to be capitalized when their cost is \$1,000 or more. Donated assets are recorded at fair market value at the date of donation. Because developments and major capital repairs or improvements are financed through cash advances from HUD, there are no capitalized interest costs in current programs.

Depreciation of capital assets is computed by the straight-line method based upon the estimated useful lives of the assets as follows:

<u>Class</u>	<u>Life</u>
Building & Improvements	10-20 years
Furniture, Equipment & Machinery	3-5 years

Compensated Absences - Compensated absences are those absences for which employees will be paid, such as vacation and sick leave. A liability for compensated absences that is attributable to services already rendered and that are not contingent on a specific event that is outside the control of the Authority and its employees, is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Authority and its employees are accounted for in the period in which such services are rendered or in which such events take place.

Operating Revenues and Expenses - Operating revenues and expenses generally result from providing and producing goods and/or services in connection with providing low income housing programs. Operating expenses include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non operating revenues and expenses.

Restricted Assets - When both restricted (if any) and unrestricted resources are available for use, it is the Authority's policy to use unrestricted resources first, then restricted resources as they are needed.

Use of Estimates - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Leasing Activities (as Lessor) - The Authority is the lessor of dwelling units primarily to low-income residents. The rents under the leases are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time. The Authority may cancel the lease only for cause.

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA
Tallapoosa, Georgia

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2009

(continued)

NOTE A - Summary of Significant Accounting Policies: (Continued)

Revenues associated with these leases are recorded in the financial statements and schedules as "Rental income". Rental income per resident generally remains consistent from year to year, but is affected by general economic conditions which impact personal income, such as local job availability.

NOTE B - Deposits, Cash and Cash Equivalents:

1. HUD Deposit Restrictions

HUD requires Authorities to invest excess HUD program funds in obligations of the United States, certificates of deposit or any other federally insured instruments.

HUD also requires that deposits of HUD program funds be fully insured or collateralized at all times. Acceptable security includes FDIC/FSLIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority.

2. Risk Disclosures

A. **Interest Rate Risk:** As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's investment policy limits the Authority's investment portfolio to maturities not to exceed two years at time of purchase.

At year end, all the Authority's deposits and investments were either available on demand or have maturities of less than two years.

B. **Credit Risk:** This is a risk that a security or a portfolio will lose some or all of its value due to a real or perceived change in the ability of the issuer to repay its debt. The Authority's investment policy is that none of its total portfolio may be invested in securities of any single issuer, other than the US Government, its agencies and instrumentalities.

The carrying amounts of the Authority's cash deposits were \$809,953 at June 30, 2009. Bank balances before reconciling items were \$824,027 at that date, the total amount of which was collateralized or insured with securities held by an unaffiliated banking institution in the Authority's name.

Deposits consist of the following:

Operations Checking Account	\$ 139,703
Certificates of Deposit and Money Market Account	<u>670,250</u>
Total	<u>\$ 809,953</u>

NOTE C - Accounts Receivable:

Accounts receivable at June 30, 2009, consist of the following:

Tenants - accounts receivable - net of allowance of \$1	\$ 1,227
Accounts receivable - (HUD Operating Subsidy & Capital Fund)	99,846
Accrued interest receivable	<u>18,360</u>
Total	<u>\$ 119,433</u>

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2009

(continued)

NOTE D - Prepaid Expenses:

Prepaid expenses at June 30, 2009, consist of the following:

Prepaid insurance	<u>\$ 28,423</u>
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NOTE E - Inventory:

Inventory at June 30, 2009, consist of the following:

Materials and supplies - Net of allowance of \$2140	<u>\$ 19,270</u>
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Inventories are recorded at cost. The first-in first-out (FIFO) inventory flow assumption is used to determine expenses. Expenses are recorded when inventory is consumed.

NOTE F - Capital Assets:

A summary of changes in capital assets is as follows:

	Beginning Balance <u>6/30/08</u>	<u>Increases</u>	<u>Decreases</u>	Ending Balance <u>6/30/09</u>
Capital assets, not being depreciated:				
Land	\$ 773,224	0	0	\$ 773,224
Construction in Progress	<u>0</u>	<u>558,827</u>	<u>0</u>	<u>558,827</u>
Total Capital Assets, not being depreciated	<u>773,224</u>	<u>558,827</u>	<u>0</u>	<u>1,332,051</u>
Capital Assets, being depreciated:				
Buildings and Improvements	10,345,701	43,993	0	10,389,694
Furniture, equipment & Machinery	<u>177,330</u>	<u>19,787</u>	<u>0</u>	<u>197,117</u>
Total Capital Assets, being depreciated	<u>10,523,031</u>	<u>63,780</u>	<u>0</u>	<u>10,586,811</u>
Less Accumulated Depreciation for:				
Buildings & Improvements	(6,468,203)	(308,124)	0	(6,776,327)
Furniture, Equipment and Machinery	<u>(129,350)</u>	<u>(2,414)</u>	<u>0</u>	<u>(131,764)</u>
Total Accumulated Depreciation	<u>(6,597,553)</u>	<u>(310,538)</u>	<u>0</u>	<u>(6,908,091)</u>
Total Capital Assets, being depreciated, net	<u>3,925,478</u>	<u>(246,758)</u>	<u>0</u>	<u>3,678,720</u>
Capital Assets, Net	<u>\$ 4,698,702</u>	<u>\$312,069</u>	<u>\$ 0</u>	<u>\$ 5,010,771</u>

Major construction renovation through the Capital Fund Grant Program costs of \$562,609 are yet to be expended under the current programs. HUD has approved funding for the above amount. Depreciation expenses of \$317,250 was incurred during the year.

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA
Tallapoosa, Georgia

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2009
(continued)

NOTE G - Accounts Payable:

Accounts payable at June 30, 2009, consist of the following:

Vendors' accounts payable \$ 93,900

NOTE H - Accrued Liabilities:

Accrued liabilities at June 30, 2009, consist of the following:

Accrued compensated absences	\$ 3,215
Payment in lieu of taxes	14,054
Accrued wages and payroll taxes	1,853
Other	<u>1,421</u>
Total	<u>\$ 20,543</u>

NOTE I - Deferred Revenue:

Deferred revenue at June 30, 2009, consist of the following:

Prepaid rent \$ 8,078

NOTE J - Noncurrent Liabilities:

Noncurrent liabilities at June 30, 2009, consist of the following:

	<u>06/30/08</u>	<u>Additions</u>	<u>Deletions</u>	<u>06/30/09</u>
Deferred compensation - noncurrent portion	<u>\$ 0</u>	<u>\$ 9,644</u>	<u>\$ 0</u>	<u>\$ 9,644</u>

NOTE K - Commitments and Contingencies:

Litigation: At June 30, 2009, the Authority was not involved in any threatened litigation.

Examinations: The Authority is subject to possible examinations made by Federal and State authorities who determine compliance with terms, conditions, laws and regulations governing other grants given to the Authority in the current and prior years. There was one examination during the year ended June 30, 2009.

Grant Disallowances: Amounts received or receivable from HUD are subject to audit and adjustment by HUD. Any disallowed claims, including amounts already collected, would constitute a liability of the Authority. The amounts, if any, of expenses which may be disallowed by the grantor cannot be determined at this time although the Authority expects such amounts, if any, to be immaterial.

Construction Projects: There are certain major construction projects in progress at June 30, 2009. These include modernizing rental units at the project sites. These projects are being funded by HUD. Funds are requested periodically as the cost is incurred. The Authority had outstanding construction commitments of \$883,126 pertaining to its Capital Fund Program.

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA
Tallapoosa, Georgia

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2009

(continued)

NOTE L - Risk Management:

The Authority is exposed to various risks of losses related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority carries commercial insurance coverage for these risks to the extent deemed prudent by Authority management. Settled claims have not exceeded this commercial coverage in any of the past 3 years.

NOTE M - Federal Operating Grants:

HUD contributed operating subsidies approved in the operating budgets under the Annual Contributions Contracts. These subsidy contribution for the operating year ended June 30, 2009 were as follows:

Low Income Public Housing	\$ 417,217
Capital Fund Programs	<u>45,646</u>
Total	<u>\$ 462,863</u>

NOTE N - Capital Contributions:

The Authority receives capital grants from HUD for capital fund program improvements. Capital contributions for the fiscal year ended June 30, 2009 were \$620,888.

NOTE O - Economic Dependency:

The Authority receives approximately 71% of its revenues from HUD. If the amount of revenues received from HUD falls below critical levels, the Authority's operations could be adversely affected.

NOTE P - Conduit Type Debt:

Debt related to the original acquisition and early modernization of the public housing developments is funded, guaranteed and serviced by HUD. There is no debt or pledge of faith and credit on the part of the Authority. Accordingly, this debt has not been recorded in the financial statements of the Authority. HUD no longer provides the Authority with debt service information since the Authority has no obligation for the debt.

NOTE Q - Defined Contribution Plan:

The Authority contributes to the Housing Authority of the City of Tallapoosa Retirement Plan, which is administered by the Authority. The Executive Director is the plan trustee. The trustees are authorized to establish and amend the plan benefits. The Authority provides pension benefits for all its full-time employees through a defined contribution plan. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Employees are eligible to participate from the date of employment. The Authority contributes an amount equal to 14.5% of the employee's base salary each month while the employees must contribute 0%. The Authority's contributions for each employee (and interest allocated to the employee's account) are fully vested after five years of continuous service. Authority contributions for, and interest forfeited by, employees who leave employment before five years of service are used to reduce the Authority's current-period contribution requirement.

The Authority's total payroll in fiscal year 2009 was \$265,569. The Authority's contributions were calculated using the base salary amount of \$259,560. The Authority made the required contributions, amounting to \$37,636.

SUPPLEMENTAL FINANCIAL INFORMATION

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA
Tallapoosa, Georgia

COMBINING SCHEDULE OF PROGRAM NET ASSETS

JUNE 30, 2009

	Annual Contributions Contract		
	A-3127		
	Low Income Public Housing	Capital Fund Programs	Total
<u>ASSETS</u>			
<u>Current Assets</u>			
Cash and cash equivalents	\$ 791,823	\$ 0	\$ 791,823
Restricted cash and cash equivalents	18,130	0	18,130
Accounts receivable, net	119,433	0	119,433
Prepaid expenses	28,423	0	28,423
Inventory	19,270	0	19,270
Total Current Assets	977,079	0	977,079
<u>Capital Assets</u>			
Land and other nondepreciable assets	1,332,051	0	1,332,051
Depreciable capital assets, net	3,678,720	0	3,678,720
Total Capital Assets	5,010,771	0	5,010,771
Total Assets	5,987,850	0	5,987,850
<u>LIABILITIES</u>			
<u>Current liabilities</u>			
Accounts payable	93,900	0	93,900
Accrued liabilities	20,543	0	20,543
Payable from restricted cash and cash equivalents:			
Tenant security deposits	18,130	0	18,130
Deferred revenue	8,078	0	8,078
Total Current liabilities	140,651	0	140,651
<u>Noncurrent Liabilities</u>	9,644	0	9,644
Total Liabilities	150,295	0	150,295
<u>Net Assets</u>			
Invested in capital assets	5,010,771	0	5,010,771
Unrestricted	826,784	0	826,784
Total Net Assets	\$ 5,837,555	0	5,837,555

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA
Tallapoosa, Georgia

COMBINING SCHEDULE OF PROGRAM REVENUES, EXPENSES AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED JUNE 30, 2009

	Annual Contributions Contract		
	A-3127		
	Low Income Public Housing	Capital Fund Programs	Total
<u>OPERATING REVENUES</u>			
Rental income	\$ 421,681	\$ 0	\$ 421,681
TOTAL OPERATING REVENUE	421,681	0	421,681
<u>OPERATING EXPENSES</u>			
Administrative	203,300	0	203,300
Tenant services	1,113	0	1,113
Utilities	135,166	0	135,166
Ordinary maintenance and operation	412,561	0	412,561
General expense	55,574	0	55,574
Depreciation expense	317,250	0	317,250
TOTAL OPERATING EXPENSES	1,124,964	0	1,124,964
OPERATING INCOME (LOSS)	(703,283)	0	(703,283)
<u>NONOPERATING REVENUES</u>			
Federal grants	417,217	45,646	462,863
Interest income	24,748	0	24,748
NET NONOPERATING REVENUES (EXPENSES)	441,965	45,646	487,611
CAPITAL CONTRIBUTIONS	0	620,888	620,888
CHANGE IN NET ASSETS	(261,318)	666,534	405,216
Equity transfers	666,534	(666,534)	0
TOTAL NET ASSETS - BEGINNING OF YEAR	5,432,339	0	5,432,339
TOTAL NET ASSETS - END OF YEAR	\$ 5,837,555	\$ 0	\$ 5,837,555

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA
Tallapoosa, Georgia

STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND GRANT COSTS - COMPLETED
JUNE 30, 2009

Annual Contributions Contract A-3127

501-05

1. The Capital Fund Grant Costs are as follows:

Funds Approved	\$	346,067.00
Funds Expended		<u>346,067.00</u>
	\$	<u>0.00</u>
Funds Advanced	\$	346,067.00
Funds Expended		<u>346,067.00</u>
Excess / (Deficiency) of Funds Advanced	\$	<u>0.00</u>

- Costs additions totaling \$ 115,580.74 were made during the current audit period and, accordingly, were audited by Jean Sickels, CPA.
- The distribution of costs by project as shown on the Final Statement of Capital Fund Grant costs submitted to HUD are in agreement with the Authority records.
- All Capital Fund Grant work in connection with the Project has been completed.
- All liabilities have been paid and there are no undischarged mechanics', laborers', contractors', or material-men's liens against the Project on file in any public office where the same should be filed in order to be valid and the time in which such liens could be filed has expired.
- There were no budget overruns.

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA
Tallapoosa, Georgia

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2009

<u>ANNUAL CONTRIBUTION CONTRACT</u>	<u>PROGRAM AND ASSISTANCE TYPE</u>	<u>CFDA NUMBER</u>	<u>AWARD</u>	<u>EXPENDITURES</u>
	<u>U. S. DEPARTMENT OF HUD</u>			
A-3127	Low Income Public Housing	14.850	\$ 417,217	\$ 417,217
A-3127	Capital Fund Program	14.872	1,361,651	604,664
A-3127	Capital Fund Stimulus	14.885	<u>430,122</u>	<u>61,870</u>
TOTAL FEDERAL FINANCIAL ASSISTANCE			<u>\$ 2,208,990</u>	<u>\$ 1,083,751</u>

OTHER REPORTS

Jean Sickels

Certified Public Accountant

8518 S. Kays Chapel Rd.
Fredericksburg, IN 47120

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING ON COMPLIANCE
AND ON OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Board of Commissioners
Housing Authority of the
City of Tallapoosa
Tallapoosa, Georgia

I have audited the financial statements of the Housing Authority of the City of Tallapoosa ("the Authority") as of and for the year ended June 30, 2009, and have issued my report thereon dated September 10, 2009, which included a disclaimer of opinion on Management's Discussion and Analysis. I conducted my 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 my audit, I considered the Authority's internal control over financial reporting as a basis for designing my auditing procedures for the purpose of expressing my opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the internal control over financial reporting. Accordingly, I do not express an opinion on the effectiveness of the entities 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 entity'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 entity's financial statements that is more than inconsequential will not be prevented or detected by the entity'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 entity's internal control.

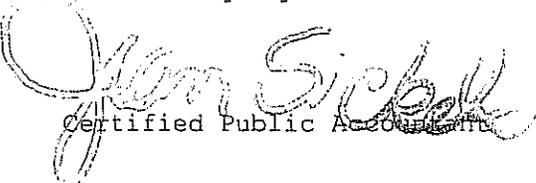
My consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies and accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weaknesses. I did not identify any deficiencies in internal control over financial reporting that I 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, I performed tests of its compliance with certain provision 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 my audit, and accordingly, I do not express such an opinion. The results of my tests disclosed instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

I noted certain matters that I reported to the management of the Housing Authority of the City of Tallapoosa in a separate letter dated September 10, 2009.

This report is intended solely for the information and use of the Authority's management, the U.S. Department of HUD, and is not intended to be and should not be used by anyone other than these specific parties.


Certified Public Accountant

Fredericksburg, Indiana
September 10, 2009

Jean Sickels

Certified Public Accountant

8518 S. Kays Chapel Rd.
Fredericksburg, IN 47120

REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH MAJOR
PROGRAM AND INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE
WITH OMB CIRCULAR A-133

Board of Commissioners
Housing Authority of the
City of Tallapoosa
Tallapoosa, Georgia

Compliance

I have audited the compliance of the Housing Authority of the City of Tallapoosa with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) *Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended June 30, 2009. The Housing Authority of the City of Tallapoosa'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 Housing Authority of the City of Tallapoosa's management. My responsibility is to express an opinion on the Housing Authority of the City of Tallapoosa's compliance based on my audit.

I conducted my 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 I 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 Housing Authority of the City of Tallapoosa's compliance with those requirements and performing such other procedures as I considered necessary in the circumstances. I believe that my audit provides a reasonable basis for my opinion. My audit does not provide a legal determination of Housing Authority of the City of Tallapoosa's compliance with those requirements.

In my opinion, Housing Authority of the City of Tallapoosa complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended June 30, 2009. However, the results of my auditing procedures disclosed an instance of noncompliance with those requirements, which is required to be reported in accordance with OMB Circular A-133 and which is described in the accompanying schedule of findings and questioned costs as item 2009-01.

Internal Control Over Compliance

The management of the Housing Authority of the City of Tallapoosa 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 my audit, I considered the Housing Authority of the City of Tallapoosa'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 my auditing procedures for the purpose of expressing my opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, I do not express an opinion on the effectiveness of the Authority's internal control over compliance.

My consideration of internal control over compliance was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in the Authority's internal control that might be significant deficiencies or material weaknesses as defined below. However, as discussed below, I identified a certain significant deficiency in internal control over compliance that I consider to be a significant deficiency.

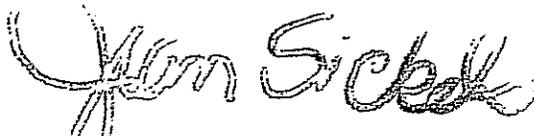
Internal Control Over Compliance (Continued)

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 noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or a 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 the entity's internal control. I consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as item 2009-01 to be significant deficiencies.

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 entity's internal control. However, I do not consider the significant deficiency described above as item 2009-01 to be a material weakness.

The Housing Authority of the City of Tallapoosa's response to the findings identified in my audit is described in the accompanying schedule of findings and questioned costs. I did not audit the Housing Authority of the City of Tallapoosa's response and, accordingly, I express no opinion on it.

This report is intended solely for the information and use of the Authority's management, the U.S. Department of HUD, and is not intended to be and should not be used by anyone other than these specified parties.


Certified Public Accountant

Fredericksburg, Indiana
September 10, 2009

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA
Tallapoosa, Georgia

June 30, 2009

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

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 deficiency(s) 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? X yes no
~ Significant deficiency(s) identified that are
not considered to be material weakness(es)? X yes 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>CFDA Number</u>	<u>Name of Federal Program</u>
14.872	Capital Fund Program

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

Auditee qualified as low-risk auditee? X yes no

SECTION II - FINANCIAL STATEMENT FINDINGS

There are no financial statement findings.

SECTION III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

Finding 2009-01 is a Federal Award Findings.

HOUSING AUTHORITY OF THE CITY OF TALLAPOOSA
Tallapoosa, Georgia

June 30, 2009

STATUS OF PRIOR FINDINGS AND CURRENT FINDINGS

PRIOR YEAR FINDINGS

There are no prior year findings.

CURRENT YEAR FINDINGS

2009-01

PROCUREMENT

CONDITION: The HUD 11 interviews did not agree to the contractor payrolls.

CFDA#: 14.872

CRITERIA: HUD rules and regulations require the Housing Authority to review contractor payrolls and reconcile them the HUD 11 interview forms.

CAUSE/EFFECT: The Contractors payrolls do not agree with the HUD 11 interviews conducted.

RECOMMENDATION: The Authority should review and reconcile the HUD 11's and bring the paperwork up to date. The contractors should be required to comply.

REPLY: We acknowledge the recent financial audit finding of certain contractor's certified payroll forms not in agreement wit the PHA's record of HUD 11 employee interviews forms. The PHA has returned a certain number of payroll records to contractors for completion and correction. One contractor has already achieved that goal by correction one date on the payroll record. The PHA will not release any further capital funds until payroll records are correct and in compliance through the date of the current pay request. The PHA will continue to review contractor's payrolls and reconcile them to the HUD 11 interview forms. The PHA will have the finding corrected before the final payment of the contract is released.

Jean Sickels

Certified Public Accountant

8518 S Kays Chapel Rd.
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Mobile No. (404) 307-5903

September 10, 2009

Board of Commissioners
Housing Authority of the
City of Tallapoosa
Tallapoosa, Georgia

In planning and performing my audit of the financial statements of the Housing Authority of the City of Tallapoosa as of and for the year ended June 30, 2009, I considered the Authority's internal control in order to determine my auditing procedures for the purpose of expressing an opinion on the financial statements and not to provide assurance on internal control.

However, during my audit, I became aware of a matter that is an opportunity for strengthening internal controls and operating efficiency. This letter does not affect my report dated September 10, 2009 on the financial statements of the Authority.

I will review the status of the comment during my next audit engagement. I have already discussed the comments and suggestions with Authority personnel, and will be pleased to discuss the comment in further detail at your convenience, to perform any additional study of the matter, or to assist you in implementing the recommendation. My comment is summarized as follows:

1. Condition: INVENTORY

During the physical inventory count it was noted that one item was not accurate.

Recommendation:

The Authority should ensure that all inventory items are recorded on work orders. The work orders should be completed on a timely basis

I wish to thank the Executive Director and the staff of the Authority for their support and assistance during my audit.

This report is intended solely for the information and use of the Authority's management, the U.S. Department of HUD, and is not intended to be and should not be used by anyone other than these specified parties.

Sincerely,



Jean Sickels
Certified Public Accountant

