

5.2

Goals and Objectives. The THA is identifying the following quantifiable goals and objectives for the Five Year Period of FY2010-2014. The objectives will be evaluated and assessed at the end of year annual year.

PHA Goal: Expand the supply of assisted housing through the following objectives:

- Continue to reduce public housing vacancies by utilizing effective maintenance procedures for unit turn-around time.
- Leverage private or other public funds to create additional housing opportunities.
- Continue to study the feasibility to convert (0) bedrooms.

PHA Goal: Improve the quality of assisted housing through the following objectives:

- Improve public housing management. The troubled status was removed from the THA in FY08.
- Increase customer satisfaction. Resident meetings are held to ascertain resident perceptions and a satisfaction survey will be administered in FY2010.
- Concentrate on efforts to improve specific management functions, more specifically, to have more efficient unit inspections.
- Renovate or modernize public housing units by utilizing 60% of Annual Capital Funds for unit improvement.

PHA Goal: Provide an improved living environment through the following objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments and promoting working families.
- Implement public housing security improvements by continuing to work with the local sheriff's department to have concentrated officers and physical security measures in place. The contract with the local police department ended in November 2008.

PHA Goal: Promote self-sufficiency and asset development of assisted households through the following objectives:

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing through the following objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability by continuing existing procedures.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability by continuing existing procedures.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required by continuing existing procedures.

The THA has made significant progress in completing the previous five year goals of (2005-2009) in all of categories listed above. Also, as the goals and objectives identified still personify the mission of the Agency, the THA has not modified the original goals but will continue to utilize the same objectives in 2010-2014. More specifically, progress that the THA has made in meeting the goals and objectives include: (1) The THA was removed from the troubled list in FY08 and has continued to implement the directives established under the MOA. (2) Self-sufficiency initiatives are priorities for the Agency to include incentives are offered for attendance and completion to promote increased participation. (3) Proactive maintenance and strict enforcement of administrative policies has resulted in the THA communities becoming more livable. In conclusion, it is the intent of the THA to continue to deliver comprehensive, affordable housing services to the residents of the city of Thomaston. A total upgrade of the Agency through new leadership initiatives has promoted public housing in Thomaston as "housing of desire" versus "housing of last resort".

Violence Against Women Act (VAWA). The THA policy as pertains to the VAWA consist of:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking perpetrated against the victim.
2. Criminal activity directly relating to domestic violence, dating violence or stalking, engaged in by a member of the Tenant's Household or any Guest or Other Person under the Tenant's Control, if the Tenant or immediate member of the Tenant's Household is a victim of that domestic violence, dating violence, or stalking; provided, however, landlord may divide this Lease for the purpose of evicting, removing or terminating the occupancy rights of a Household member, whether or not such Household member is a signatory to this Lease, who engages in criminal acts of physical violence against Family members or others, without evicting, removing or otherwise penalizing the victim of such violence, who is also a Tenant or lawful occupant of the Unit. The foregoing exceptions shall not apply unless the victim delivers to the landlord a certification on one of the following forms:
 - a. A HUD-approved form supplied by THA attesting that she/he is a victim of domestic violence, dating violence, or stalking and that the incident(s) in question are bona fide violations of such actual or threatened abuse; or
 - b. Documentation signed by an employee, agent or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence, stalking, or the effects of the abuse, in which the professional states under penalty of perjury that the professional's belief that the incident(s) in question are bona fide incidents of abuse and the victim has signed or attests to the documentation; or
 - c. A federal, state, or local police report or court record describing the crime or incident(s) in question.

The victim must deliver the certification to the landlord within fourteen (14) business days after landlord requests the certification. If the victim does not deliver the certification to landlord within the aforesaid period, landlord may terminate the tenancy of the Tenant or any lawful occupant of the Unit including the victim.

The foregoing exceptions, however, shall not limit the authority of the landlord to (i) honor court orders addressing rights of access or control of property, including civil protection orders issued to address the distribution or possession of property among Household members, (ii) evict a Tenant for any violation of this Lease not based on or connected with the act or acts of violence in question against the Tenant or member of Tenant's Household, provided that such victim is not held to a more demanding standard than other Tenants, and (iii) evict any Tenant if landlord can demonstrate an actual and imminent threat to other Tenants or those employed at or providing service to the property if that Tenant is not evicted.

Currently, outside of the comprehensive policy for VAWA, the THA does not offer any other activities, services or programs on-site at the Agency for victims of domestic violence, dating violence sexual assault or stalking. All victims are referred to law enforcement for counseling and direct service provisions as the police department employs "experts" that are specifically trained in this area.

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>The THA has revised documents and policies under the Operation and Management Element of the PHA Plan since the last Annual Plan submission in April 2009. The policies revised were (1) ARRA Procurement, Buy American Policy and the Agency over-all Procurement Policy. All policies and procedures are on file in specific locations to include at the Main Administrative office as cited in 6.0 (b).</p> <p>(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.</p> <p>The FY 2010-2014 Five Year Plan and the FY2010 Annual Plan including attachments and PHA Plan Elements are available for public inspection at the Main Administrative Office of the THA.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>NOT APPLICABLE</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>SEE ATTACHED HUD-50075.1 and HUD-50075.2</p>
8.1	<p>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. SEE ATTACHED REQUIRED REPORTS FOR GA06P247501-07, GA06P247501-08, GA06P247501-09, GA06P247501-10 and GA06S247501-09.</p>
8.2	<p>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. SEE ATTACHED PLAN FOR FY2011-2014.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><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. NOT APPLICABLE</p>

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. **The Comprehensive Plan of the City of Thomaston, Georgia does not list the statistics as applicable for compilation of the referenced data therefore; the THA will continue to capture statistics in the format prescribed on the previous 50075 by citing the Housing Needs of the Families on the Waiting List (see chart listed below). The THA has reviewed the Consolidated Plan for the City of Thomaston which states that the housing and community development needs are:**

The Consolidated Plan for Thomaston, Georgia supports the THA Five-Year Plan (FY 2010-2014) and Annual Plan for FY 2010 by collaborating on the goals and partnerships established to create a commitment for providing affordable housing opportunities. The Consolidated Plan furthermore, has specifically identified that distressed communities within the City will require improved coordination between resources to address the goals and objectives established. Strategies that affirmatively further fair-housing are utilized to ensure that all residents of the City receive a safe and comfortable living environment. These commitments are components of the THA Five-Year Plan as they are grounded in the mission statement of the Agency. The Consolidated Plan for the City of Thomaston, Chapter 6 *Housing Element* identifies needs for housing based on the lack of availability that is affordable within the City. The Plan identifies pocketed areas where new affordable construction would be a priority as single-family homeownership opportunities are not as impacted within the areas surrounding the THA housing developments.

The Plan indicates that the housing types available in both Thomaston and Upson County are diversified and the trend in the future appears to be directed toward an increase in the availability of multi-family housing. The local vacancy rate is much lower in Upson County, Thomaston and Yatesville than it is in the rest of the state. The amount of available housing in Upson County is much more limited as compared to the state average, because developers have not over built the area. Therefore, the end result is a much more healthy vacancy rate for Upson County as compared to the rest of the state. The assessment of data indicates that developers should be encouraged to meet the market demand for new homes and rental property. Comparatively, the local housing cost in Thomaston, Yatesville and Upson County are much smaller as compared to the rest of the state. This fact is attributed to the cost of real estate in Atlanta and the surrounding area has skyrocketed over the past fifteen years thereby driving the state figures up. Through the administration of the Public Housing Program, the THA administers and maintains units of affordable rental housing in the community. Further, through its modernization program, the THA maintains these units to a high standard, which helps assure that the City has quality affordable rental dwellings available for residents needing government-subsidized housing. The primary goal for the Consolidated Plan is to develop viable communities by providing decent housing, a suitable living environment, and expanding economic opportunities for the low and moderate income persons. The THA has diligently worked to extend and strengthen partnerships with government, private and local sector for the availability of quality affordable housing and supportive services.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing as of 04/01/10			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	150	100	47
Extremely low income <=30% AMI	119	79.33	
Very low income (>30% but <=50% AMI)	21	14.00	
Low income (>50% but <80% AMI)	10	6.67	
Families with children	87	58	
Elderly families	6	4	
Families with Disabilities	17	11.33	
Race/ethnicity (w)	34	22.67	
Race/ethnicity (b)	116	77.33	
Race/ethnicity (a)	0		
Race/ethnicity (h/l)	0		
Characteristics by Bedroom Size (Public Housing Only)			
1BR	56	37	
2 BR	55	37	
3 BR	31	21	
4 BR	6	4	
5 BR	2	1	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

<p>9.1</p>	<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> <p>The THA plans to address the housing needs of the families on the waiting list for the upcoming year through the following strategies: In the upcoming year, the Thomaston Housing Authority (THA) will be continuing to direct concentrated efforts to maximizing the number of affordable units available to the Agency by (1) reducing the number of vacancies, (2) reducing the turnaround time for routine vacancies, and (3) marketing to groups under represented on the waiting list in comparison to the availability of units. Family Self-sufficiency initiatives (FSS) have been implemented as increasing resident mobility is a priority. The THA offers on-site GED and basic life skills classes. A housekeeping training class is being offered and is required attendance for all residents who fail housekeeping inspections. This class will also be mandatory for all incoming applicants. The THA will also pursue homeownership opportunities for residents through the establishment of partnerships with public and private enterprise. The components of this strategy were developed in consultation with the Resident Advisory Board, and other public/private non-profit housing agencies and reflect the Housing Authority’s mission of utilizing all available resources as efficiently as possible to accomplish its overall mission.</p>
<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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.</p> <p>The THA has met the goals established in FY09 as the agency has maintained the standard performer status received when the “troubled designation” was removed in FY08. In 2010 the THA will be striving to receive a “high performer status by continuing to implement the activities and programs outlined in the previous Five Year Plan (FY 2005-2009 along with the new strategies for (2010-2014). It is the intent of the Thomaston Housing Authority to continue to deliver comprehensive, affordable housing services to the residents of the city of Thomaston. The Resident Advisory Board, residents, other assisted families, the Board of Commissioners, local government officials and representatives of other local public and private sector entities were provided an opportunity to participate in the preparation of the Public Housing Agency Plan thereby, ensuring that the FY 2010-2014 Five Year Plan is a culmination of collective efforts.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>The THA in the submission of the FY 2010-2014 Five Year Plan will consider the following to be changes in the Agency Plan necessary and sufficient to require a full review by the Resident Advisory Board and by the City for a public hearing before a corresponding change in the Agency Plan can be adopted. A significant deviation or alteration would have included the following:</p> <ol style="list-style-type: none"> 1. Any alteration of the Authority’s Mission Statement; 2. Any change or amendment to a stated Strategic Goal; 3. Any change or amendment to a stated Strategic Objective except in a case where the change results from the objective having been met; 4. Any introduction of a new Strategic Goal; 5. Any alteration in the Capital Fund Program Annual Plan that affects expenditure greater than \$50,000 of the CFP Annual Budget for that year. 6. Changes to rent or admissions policies or organization of the waiting list; 7. Additions of work items (items not included in the current Annual Statement or 5-Year Plan) or change in use of replacement reserve funds under the Capital Fund that affects expenditure greater than \$50,000 of the CFP Annual Budget for that year. 8. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. <p>In setting the above criteria, the THA intends by “Strategic Goal” specifically those items under those headings in its 5-Year Plan. Because the Annual Plan already requires annual review by the Resident Advisory Board and by Public Hearing, the Authority believes this annual process sufficient to meet the spirit of the Quality Housing and Work Responsibility Act of 1998. It expects that changes to the Annual Plan will be primarily administrative in nature. It believes, however, as shown in item #5 above, that significant changes in its planned modernization expenditures should be subject to a resident/public process.</p> <p>The THA has also reviewed the requirements set out in HUD Notice PIH 99-51. It here incorporates the several additional criteria established by HUD for “substantial deviation” or “significant amendment or modification” to its Agency Plan. The THA will also consider the following events to require a public process before amending such changes to its Agency Plan. The THA acknowledges that an exception will be made by HUD to compliance with the above criteria for any of the above changes that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.</p>

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)
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**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

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

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

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

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

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

Housing Authority of the City of Thomaston

GA247

PHA Name	PHA Number/HA Code
<input checked="" type="checkbox"/> 5-Year PHA Plan for Fiscal Years 20 <u>10</u> - 20 <u>14</u>	
<input type="checkbox"/> Annual PHA Plan for Fiscal Years 20 <u> </u> - 20 <u> </u>	

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

Name of Authorized Official Darlene McDaniel	Title Executive Director
Signature 	Date 04/13/10

Civil Rights Certification

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

Civil Rights Certification**Annual Certification and Board Resolution**

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

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

Housing Authority of the City of Thomaston

GA247

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official	James O. Richards
Title	Board Chair
Signature	<i>James O. Richards</i>
Date	04/13/2010

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

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

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

I, Hays Arnold the Mayor certify that the Five Year and
Annual PHA Plan of the Housing Authority of City of Thomaston is consistent with the Consolidated Plan of
Thomaston prepared pursuant to 24 CFR Part 91.


Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of Thomaston

Program/Activity Receiving Federal Grant Funding

FY2010 Agency Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name of Authorized Official

Darlene McDaniel

Title

Executive Director

Signature

X *Darlene McDaniel*

Date

04/13/2010

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of Thomaston

Program/Activity Receiving Federal Grant Funding

FY2010 Agency Plan

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

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

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

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

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

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

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

Name of Authorized Official

Darlene McDaniel

Title

Executive Director

Signature



Date (mm/dd/yyyy)

04/13/2010

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known:	
6. Federal Department/Agency: N/A	7. Federal Program Name/Description: N/A CFDA Number, if applicable: _____	
8. Federal Action Number, if known: N/A	9. Award Amount, if known: \$ N/A	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> N/A	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u><i>Darlene McDaniel</i></u> Print Name: <u>Darlene McDaniel</u> Title: <u>Executive Director</u> Telephone No.: <u>(706) 647-1265</u> Date: <u>04/13/2010</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

REQUIRED SUBMISSION
ATTACHMENT F: RESIDENT ADVISORY BOARD (RAB) COMMENTS

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

The Resident Advisory Board and the Resident Council assisted the THA with the review and drafting the FY 2010-2014 Five Year and the FY 2010 Annual Plan. Meetings were held and all residents of the developments were invited to participate and share in the decision making process by providing a wish list of suggestions.

Residents indicated that priority needs included: fencing in the property; chairs for the front porches; more speed bumps; carpets inside of the units; better playground equipment; resident newsletter to include acknowledgement of birthdays; more parking spaces to allow for off the street parking, so that traffic can flow better; security cameras; tree removal; door bells; more closets in the apartments; better lighting in the kitchen; more services for the senior citizens to include transportation; utility or storage sheds on units; landscaping/grass etc; larger apartments to include (4) bedrooms; single family homeownership information; classes for residents to include credit counseling; more educational enrichment activities; doors to be airtight; and more effective pest control.

As the majority of the items referenced were already included in the Five Year Optional Plan and slated for implementation in FY 2010 -2014, and many of the activities are already under contract in the FY 2009 Plan and ARRA Plan, the FY2010-2014 FIVE YEAR PLAN did not need to be revised after final resident comments.

Bobbie Rutland - 04/15/10

President of Resident Council

ATTACHMENT G: CHALLENGED ELEMENTS

There were no challenged elements in the Five Year Plan (2010-2014) for the Housing Authority of the City of Thomaston, Georgia.

SIGNATURE: *d. Darlene McDaniel* Executive Director

DATE: 04/15/10

6.0 (b) THA PHA Plan Elements. (24 CFR 903.7):

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures are as follows:

The THA verifies eligibility for admission to public housing when families are within three (3) at a minimum of being at the top of the list.

The THA utilizes the following non-income (screening) factors to establish eligibility for admission to public housing: criminal or drug-related activity, rental history, housekeeping and previous financial obligation history.

The THA request criminal records from FBI criminal records, local and state law enforcement agencies for screening purposes.

The THA utilizes a Community-wide list to organize its public housing waiting list versus site-based waiting lists.

Interested persons apply for admission to public housing at the PHA main administrative office. Applicants are given one (1) choice of a unit before they fall to the bottom of the waiting list or are removed.

The THA plans not to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income

Transfers will take precedence over new admissions in the following circumstances:

- Emergencies (**Fire and Flood**)
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)

The THA has established preferences for admission to public housing (other than date and time of application) to include the THA plans to employ the following admission preference in the coming year:

- Residents who live and/or work in the jurisdiction
- Working families not living in Thomaston, Georgia
- Single Person Occupancy, Elderly and Disabled

Applicants and residents can use the following references to obtain information about the rules of occupancy of public housing:

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

At an annual reexamination and lease renewal and any time family composition changes the resident must notify the PHA of changes in family composition?

Deconcentration and Income Mixing

The THA's analysis of its family (general occupancy) developments determined concentrations of poverty and the need for measures to promote deconcentration of poverty or income mixing

The THA did not adopt any changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing.

2. **Financial Resources.**

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund	785,816	General PHA Operations
b) Public Housing Capital Fund	469,288	See 50075.1(s) and 50075.2
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below) as of 04/15/10		
FY 2009	227,288	SEE 50075.1 (s) and 50075.2
	227,288	Capital Items/Mod.
3. Public Housing Dwelling Rental Income		
	692,981	General Operations
4. Other income (list below)		
	0	
5. Non-federal sources (list below)		
Interest Income	19,079	General Operations
Excess utilities	123,857	General Operations
Total resources	2,318,309	

3. **Rent Determination.**

The THA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). PHA has a minimum rent of \$50.00. The THA uses discretionary (optional) deductions and/or exclusions policies for the non-reimbursed medical expenses of non-disabled or non-elderly families.

Rent re-determinations are performed any time the family experiences an income increase.

In setting the market-based flat rents, the THA used survey of rents listed in local newspaper, survey of similar unassisted units in the neighborhood and fair market value real estate assessments to establish comparability.

4. **Operation and Management.**

The THA's management structure and organization consists of an Executive Director; Operations/Finance Director (vacant); Resident Services/Occupancy Specialist; Maintenance Supervisor, Maintenance Mechanics 1, II and III; Maintenance Assistant; Clerk Generalists/Administrative Assistant; Youth Program Coordinator; Youth Program Assistant; Comp Mod Coordinator; ; and General Administrative Assistant. All positions report directly to the Executive Director with the exception of the Maintenance Mechanics and Maintenance Assistants who report directly to the Maintenance Supervisor and the Youth Assistant reports to the Youth Services Coordinator.

The THA operates 288 units of Public Housing with expected turnover of five (5) units per year.

Management and Maintenance Policies

Management:

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

Maintenance:

Preventive Maintenance Contract (annually for service)
Painting Contract (when Applicable)
Pest Control Contract (including Cockroaches) when applicable
Vendors List Procedures
Grass Cutting and Landscaping

5. **Grievance Procedures.**

The THA utilizes grievance procedures found at 24 CFR Part 966, Subpart B, for residents of public housing. Residents or applicants to public housing can initiate the PHA grievance process at the PHA's main administrative office. Copies of the entire policy are available for review at the Main Administrative Office. The THA utilizes the informal and formal process procedures and the option of a hearing panel versus individual hearing officer. All grievance procedures have been reviewed by the Field Office in Atlanta as the THA was previous designated troubled and under the scope of the MOA all policies had to be forwarded to HUD.

6. **Designated Housing for Elderly and Disabled Families.**

The THA does not have a set-side development or specific designated housing for elderly and disabled families.

7. **Community Service and Self-Sufficiency.**

The THA as a result of the Quality Housing and Work Responsibility Act (QHWRA) passed by Congress in 1988, and the FY 2003 Omnibus Appropriations Act signed into law by the President on February 20, 2003 mandates that HUD implements and enforces the community service requirement for all non-exempt adult (ages 18 years and older), public housing residents to participate in eight (8) hours of community service and/or economic self-sufficiency activities per month, is complying with the requirement by classifying the following persons as exempt from this requirement if verified by the Housing Authority:

1. Is 62 years of age or older;
2. Is a blind or disabled individual defined under section 216 (i) (1) or 1614 of the Social Security Act (42 USC 416(i) (1); 1382c) and who is unable to comply with this section, or is a primary caretaker of such individual;
3. Is engaged in a work activity (as such term is defined in section 407 (d) of the Social Security Act (42 USC 607(d), as in effect on and after July 1,1997);
4. Meets the requirement for being exempted from having to engaged in work activity under the state program fund i.e. TANF (welfare program) under part a of title IV of the Social Security Act (42 USC 601 et seg.) or under any other welfare program of the state in which the public housing agency is located, including a state- administered welfare to-work program; or
5. Is in a family receiving assistance under a state program funded under part a or title IV of the social security act (42 USC 601 et seg) or under any other welfare program of the state in which public housing agency is located, including a state administered welfare-to-work program and has not been found by the state or other administering entity to be in non-compliance with such program.

Community service meetings were held to inform all residents of the requirement. All residents were required to sign a new lease or lease addendum which stipulated the conditions and for compliance with this requirement. Each adult member of the household is provided with a copy of the community service policy during the application process to include, a list of pre-approved activities and programs, and a certification form. Each year, not less than 30 days prior to the end of the 12-month lease term residents will be required to submit all documentation certifying compliance with the community service program. A Community Service Specialist meets with each resident that is required to perform community service and monitors the program completion hours. All residents that do not have to complete community service hours are required to sign a non-eligibility certification verifying exemption.

If a resident fails to comply with the requirement and provide the required documentation the lease will not be renewed. At the time of review and determination of non- compliance, the THA will offer the resident one chance to remedy the situation. Partnership agreements have been established with the Workforce Development Office to assist with the placement and monitoring of this component.

The THA has established a resident employability training program to include the opportunity for entrepreneurship. The training program consists of (1) GED/Literacy/Computer Applications; (2) Grounds/Lawn Care and Service; and (3) Housekeeping or Maintenance. Residents receive community service hours for participation. Other FSS activities residents can receive community service hours for includes GED and Adult Basic Literacy Classes.

The THA Community Service Initiative for the THA is as follows:

SERVICE REQUIREMENT

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

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

COMMUNITY SERVICE:

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

QUALIFIED COMMUNITY SERVICE ORGANIZATION AND ACTIVITIES

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

SIGNED CERTIFICATIONS

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

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

Organizations

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

Activities

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

8. **Safety and Crime Prevention.**

The THA determined need for measures to ensure the safety of public housing residents due to congregate activity and street level drug trade.

The THA utilized safety and security survey of residents, analysis of crime statistics over time for crimes committed "in and around" public housing authority, resident reports, PHA employee reports, police reports and demonstrable, quantifiable success with previous or on-going anti-crime/anti drug programs to determine the need for THA actions to improve safety of residents.

The THA has undertaken or plans to undertake in the next PHA fiscal year a (1) Crime Prevention through Environmental Design review (as applicable); (2) activities targeted to at-risk youth, adults, and seniors; (3) Concentration of on-site Law enforcement; and (4) Community Policing Initiatives.

The THA has coordinated with the Sheriff's Department of Upson County for carrying out crime prevention measures and activities for the following:

- Law enforcement involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Law Enforcement provide crime data to housing authority staff for analysis and action
- Law Enforcement regularly testify in and otherwise support eviction cases
- Law Enforcement regularly meet with the PHA management and residents

9. **Pets. THE THA PET POLICY IS AS FOLLOWS**

PET POLICY

I. **Purpose**

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

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

Common Household Pets are Defined as Follows:

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

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

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

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

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

II. **Registration**

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

A. A certificate signed by a licensed veterinarian, or a state or local authority empowered to inoculate animals (or designated agent of such authority), stating that the animal has received all inoculations required by the state and local law, if applicable (dogs, cats).

B. Proof of current license, if applicable (dogs, cats).

C. Identification tag bearing the owner's name, address, and phone number (dogs, cats).

D. Proof of neutering/spaying and/or declawing, if applicable (dogs, cats).

E. Photograph (no smaller than 3x5) of pet or aquarium.

F. The name, address, and phone number of a responsible party that will care for the pet if the owner becomes temporarily incapacitated.

G. Fish - size of tank or aquarium must be registered.

III. **Licenses and Tags**

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

IV. **Density of Pets**

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

V. **Visitors and Guests**

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

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

VI. **Pet Restraints**

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

VII. **Liability**

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

VIII. **Sanitary Standards and Waste Disposal**

- A. Litter boxes must be provided for cats with use of odor-reducing chemicals.
- B. Fur-bearing pets must wear effective flea collars at all times or the owner must apply, on a regular basis, a topical flea and tick control product such as Frontline®, "Advantage", or other similar product. Should extermination become necessary, cost of such extermination will be charged to pet owner.
- C. Pet owners are responsible for immediate removal of the feces of their pet and shall be charged in instances where damages occur to Authority property due to pet or removal of pet feces by staff.
 - (i) All pet waste must be placed in a plastic bag and tied securely to reduce odor and placed in designated garbage container and/or trash compactor.
 - (ii) Residents with litter boxes must clean them regularly. Noncompliance may result in removal of the pet. The Housing Authority of Thomaston, Georgia reserves the right to impose a mandatory twice weekly litter box cleaning depending on need. Litter box garbage shall be placed in a plastic bag and deposited outside the building in the garbage container and/or trash compactor.
- D. All apartments with pets must be kept free of pet odors and maintained in a clean and sanitary manner. Pet owner's apartments may be subject to inspections once a month.

IX. **General Rules**

The resident agrees to comply with the following rules imposed by the Housing Authority of Thomaston, Georgia;

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

X. **Pet Rule Violation and Pet Removal**

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

XI. **Rule Enforcement**

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

XII. **Grievance**

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

XIII. **Pet Damage Deposit**

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

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

XIV. **Exceptions**

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

RESIDENT

DATE

THA STAFF

DATE

10. **Civil Rights Certification.**

The Housing Authority of Thomaston, Georgia (THA) as a provider of affordable housing within the state of Georgia has taken steps to implement policies and procedures to ***Affirmatively Further Fair Housing***. The THA has identified specific steps to:

- (1) Overcoming the effects of impediments to fair housing choice that were identified in the jurisdiction’s Analysis of Impediments (AI) to Fair Housing Choice;
- (2) Remedy discrimination in housing; or
- (3) Promote fair housing rights and fair housing choice,

These initiatives and steps were established based on a review of the Consolidated Plan for the State of Georgia which references the 2007-2027 Comprehensive Plan for Upson County, The City of Thomaston and the Town of Yatesville, Georgia. The Plan for Upson County will not be updated again until 2012. The steps to ensure compliance included establishing a foundation for increasing housing choices for low and moderate income families and individuals. The Consolidated Plan outlines a fair housing analysis and recommended strategies for furthering fair housing as a requirement of the CDBG Program. In an effort to address the impediments to Fair Housing, the THA is implementing the following initiatives.

- Reviewed the Fair Housing Action Plan of the State of Georgia, Upson County and the City of Thomaston, Georgia and included strategies in the Agency Five Year, Annual Plan, and Strategic Agency Plan that are congruent with the Plan.
- Reviewed the Upson County, Georgia fair housing ordinance.
- Will address the following fair housing impediment strategies
 - A. Increase public awareness of the County ordinance through workshops, training and community outreach to residents;
 - B. Provide affirmative marketing efforts with bilingual information;
 - C. Conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effect of any impediments identified through the analysis, and maintain records reflecting the analysis and actions taken;
 - D. As an ongoing process, the THA will increase support and understanding for the Authority, its programs, affiliates and customer through marketing, networking, promotion and education; and
 - E. Maintain a sound financial position to ensure, sustainability, long term financial health and continued public trust.

The THA 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 THA are as follows:

09-01 Material Misstatements: Condition and Cause: The Authority had material prior period adjustments that were made to correct errors in accounting for the Authority's capital assets and accumulated depreciation. The adjustments were made to correct a deficiency that was discovered so late in the next year that it was unavoidable in fiscal year ended June 30, 2009. **Response:** The Authority's management agrees with the finding and has made the necessary adjustments to correct the misstatements to the financial statements.

12. **Asset Management.** The THA will conduct a physical needs inspection at a minimum of every three years. The last inspection was conducted in March 2008. The THA will utilize the strategic plan and Five Year Plan to plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. The THA submits a Five Year Capital Fund Table (50075.2) annually with the Five Year Plan.

13. **Violence against Women Act (VAWA).**

The THA does not have any activities, services or programs provided by the Agency directed to offer counseling to adult or child victims of domestic violence, dating violence, sexual assault or stalking. All reported victims are referred to the Upson County Sheriff Department as the THA has a contract with the Agency to provide comprehensive community policing services above baseline. Also, the THA utilizes the telephone numbers of referral agencies in Upson County to include law enforcement; counseling/mental health; medical treatment; and legal assistance. The THA VAWA policy consists of:

The following shall not be considered violations of the Lease constituting defaults and bases for terminating the tenancy or occupancy rights of a victim of domestic violence:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking perpetrated against the victim.
2. Criminal activity directly relating to domestic violence, dating violence or stalking, engaged in by a member of the Tenant's Household or any Guest or Other Person under the Tenant's Control, if the Tenant or immediate member of the Tenant's Household is a victim of that domestic violence, dating violence, or stalking; provided, however, landlord may divide this Lease for the purpose of evicting, removing or terminating the occupancy rights of a Household member, whether or not such Household member is a signatory to this Lease, who engages in criminal acts of physical violence against Family members or others, without evicting, removing or otherwise penalizing the victim of such violence, who is also a Tenant or lawful occupant of the Unit.

The foregoing exceptions shall not apply unless the victim delivers to the landlord a certification on one of the following forms:

- a. A HUD-approved form supplied by THA attesting that she/he is a victim of domestic violence, dating violence, or stalking and that the incident(s) in question are bona fide violations of such actual or threatened abuse; or
- b. Documentation signed by an employee, agent or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence, stalking, or the effects of the abuse, in which the professional states under penalty of perjury that the professional's belief that the incident(s) in question are bona fide incidents of abuse and the victim has signed or attests to the documentation; or
- c. A federal, state, or local police report or court record describing the crime or incident(s) in question.

The victim must deliver the certification to the landlord within fourteen (14) business days after landlord requests the certification. If the victim does not deliver the certification to landlord within the aforesaid period, landlord may terminate the tenancy of the Tenant or any lawful occupant of the Unit including the victim.

The foregoing exceptions, however, shall not limit the authority of the landlord to (i) honor court orders addressing rights of access or control of property, including civil protection orders issued to address the distribution or possession of property among Household members, (ii) evict a Tenant for any violation of this Lease not based on or connected with the act or acts of violence in question against the Tenant or member of Tenant's Household, provided that such victim is not held to a more demanding standard than other Tenants, and (iii) evict any Tenant if landlord can demonstrate an actual and imminent threat to other Tenants or those employed at or providing service to the property if that Tenant is not evicted.

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Part I: Summary		Grant Type and Number		FFY of Grant: 2010	
PHA Name: Thomaston Housing Authority		Capital Fund Program Grant No: GA06P247501010 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval:	
Type of Grant	<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)		
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost ¹	
		Original	Revised ²	Expended	
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	90,000			
3	1408 Management Improvements	80,000			
4	1410 Administration (may not exceed 10% of line 21)	47,000			
5	1411 Audit	2,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	49,000			
10	1460 Dwelling Structures	114,465			
11	1465.1 Dwelling Equipment—Nonexpendable	20,000			
12	1470 Non-dwelling Structures	10,823			
13	1475 Non-dwelling Equipment	26,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part I: Summary		FFY of Grant: 2010	
PHA Name: Thomaston Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P247501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	469,288	
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	51,000	
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures	52,881	
Signature of Executive Director		Signature of Public Housing Director	
<i>Barbara McDaniel</i>		<i>[Signature]</i>	
Date		Date	
04/13/10			

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³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
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Annual Statement/Performance and Evaluation Report
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Part II: Supporting Pages		Federal FFY of Grant: 2010						
PHA Name: Thomaston Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P2475010-10 CFPP (Yes/ No): NO Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-WIDE	OPERATIONS TOTAL	1406	1	90,000				
PHA-WIDE	MANAGEMENT IMPROVEMENTS TOTAL	1408	1	80,000				
	Reimbursement for law enforcement			51,000				
	Resident/Staff/Commissioner training			12,000				
	Software Updates			17,000				
	Technical assistance			0				
PHA-WIDE	ADMINISTRATION TOTAL	1410	1	47,000				
	Modernization Coordinator			20,000				
	Compliance Monitor			27,000				
	Technical Assistance			0				
PHA-WIDE	AUDIT TOTAL	1411		2,000				
PHA-WIDE	FEES AND COSTS (A&E) TOTAL	1430	1	30,000				
PHA-WIDE	SITE IMPROVEMENT TOTAL	1450		49,000				
	Landscaping/Tree Removal		1	15,000				
	Sewer Drain Lines		1	15,000				
	Playgrounds		2	3,000				
	Concrete Repair		1	5,000				
	Security Equipment		2	9,000				
	Fencing		2	2,000				

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² To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Federal FFY of Grant: 2010						
PHA Name: Thomaston Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P2475010-10 CFPP (Yes/ No): NO Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
GA247-1.2.3,	DWELLING STRUCTURES TOTAL	1460		114,465				
	Replace Security Screens		5	9,965				
	HVAC Servicing		10	5,000				
	Painting Exterior and Interior		50	25,000				
	Kitchen cabinets		15	25,000				
	Bathroom upgrades		15	20,000				
	Tile		15	20,000				
	Roofing		1	9,500				
	DWELLING EQUIPMENT TOTAL	1465		20,000				
	Hot Water Heaters		25	10,000				
	Ranges and Refrigerators		25	10,000				
	NON-DWELLING STRUC. TOTAL	1470		10,823				
	Ren. Admin. Office		1	10,823				
	NON-DWELLING EQUIP. TOTAL	1475		26,000				
	Maintenance Equip. & Maint. Vehicle,		5	13,000				
	Maintenance Vehicle		1	13,000				

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² To be completed for the Performance and Evaluation Report.

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Part I: Summary		Grant Type and Number		FFY of Grant: FY09 ARRA	
PHA Name: Thomaston Housing Authority		Capital Fund Program Grant No: GA06S24750109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval:	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
Original Annual Statement		Performance and Evaluation Report for Period Ending: 12/31/09		Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Revised:	Obligated	Total Actual Cost ¹
		Original			Expended
1	Total non-CFF 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	592,224		76,555	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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⁴ RHF funds shall be included here.

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Part I: Summary		FFY of Grant: FY09	
PHA Name: Thomaston Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06S24750109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHIA		Obligated
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	592,224	76,555
21	Amount of line 20 Related to LBP Activities		0
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs	0	
24	Amount of line 20 Related to Security - Hard Costs	0	
25	Amount of line 20 Related to Energy Conservation Measures	592,224	
Signature of Executive Director <i>Carlton McDaniel</i>		Signature of Public Housing Director	
Date 04/13/10		Date	

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Part I: Summary		Grant Type and Number		FFY of Grant: FY09 ARRA	
PHA Name: Thomaston Housing Authority		Capital Fund Program Grant No: GA06S247S0109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval:	
Type of Grant	Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)		
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost ¹	Expended
		Original	Revised ²		
1	Total non-CFF 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	592,224		76,555	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: Thomaston Housing Authority		Capital Fund Program Grant No: GA06P24750109		FFY of Grant Approval:	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:#1 as of 04/2010) <input type="checkbox"/> Final Performance and Evaluation Report			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		Reserve for Disasters/Emergencies			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09			
Line	Summary by Development Account	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	90,000	90,000	90,000	45,000
3	1408 Management Improvements	80,000	50,000	0	0
4	1410 Administration (may not exceed 10% of line 21)	46,928	2,100	0	0
5	1411 Audit	2,000	0	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000	30,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	31,000	31,000	0	0
10	1460 Dwelling Structures	129,360	206,188	127,155	61,223.31
11	1465.1 Dwelling Equipment—Nonexpendable	20,000	20,000	4,845.00	4,845.00
12	1470 Non-dwelling Structures	20,000	0	0	0
13	1475 Non-dwelling Equipment	20,000	20,000	20,000	20,000
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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PHA Name: Thomaston Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P247501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: #1 as of 04/2010) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09	Total Actual Cost ¹	
Line	Summary by Development Account	Total Estimated Cost	Expended
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	469,288	
21	Amount of line 20 Related to LBP Activities		242,000.00
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs	45,000	0
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures	100,000	66,068.31
Signature of Executive Director <i>Paula McDaniel</i>		Signature of Public Housing Director	
Date 04/13/10		Date	

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Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: Thomaston Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P24750109 CFFP (Yes/No): NO Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-WIDE	OPERATIONS TOTAL	1406	1	90,000	90,000	90,000	45,000	started
PHA-WIDE	MANAGEMENT IMPROVEMENTS TOTAL	1408	1	80,000	50,000	0	0	not started
	Reimbursement for law enforcement			45,000	45,000			
	Resident/Staff/Commissioner training			20,000	2,500			
	Software Updates			15,000	2,500			
	Technical assistance			0	0			
PHA-WIDE	ADMINISTRATION TOTAL	1410	1	46,928	2,100	0	0	not started
	Modernization Coordinator			20,000	2,100			
	Compliance Monitor			26,928	0			
	Technical Assistance			0	0			
PHA-WIDE	AUDIT TOTAL	1411		2,000	0	0	0	deleted
PHA-WIDE	FEES AND COSTS (A&E) TOTAL	1430	1	30,000	30,000	0	0	not started
PHA-WIDE	SITE IMPROVEMENT TOTAL	1450		31,000	31,000	0	0	not started
	Landscaping/Tree Removal		1	16,000	16,000			
	Sewer Drain Lines							
	Playgrounds		2	7,000	7,000			
	Concrete Repair							
	Security Equipment		2	1,000	1,000			
	Fencing		2	7,000	7,000			

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² To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: Thomaston Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P247501-09 CFFP (Yes/No): NO Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
GA247-1,2,3,	DWELLING STRUCTURES TOTAL	1460		129,360	226,188	127,155.00	61,223.31	started
	Windows/Doors/Security Screens		3	2,000	2,000			
	HVAC (0 & 1 bedrooms) 247-1		3	1,000	32,828			
	Painting Exterior and Interior		50	34,865	34,865			
	Kitchen cabinets		15	34,495	34,495			
	Bathroom upgrades		15	28,000	28,000			
	Tile		15	28,000	28,000			
	Roofing		1	1,000	66,000			
	DWELLING EQUIPMENT TOTAL	1465		20,000	20,000	4,845.00	4,845.00	started
	Hot Water Heaters		25	10,000				
	Ranges and Refrigerators		25	10,000				
	NON-DWELLING STRUC. TOTAL	1470		20,000	0	0	0	deleted
	Ren. Admin. Office		1	20,000	0			
	NON-DWELLING EQUIP. TOTAL	1475		20,000	20,000	20,000.00	20,000.00	completed
	Maintenance Equipment,		1	3,000		5,200	5,200	
	Resident Van		1	17,000		14,800	14,800	

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² To be completed for the Performance and Evaluation Report.

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Part I: Summary		Grant Type and Number		FFY of Grant: 2008	
PHA Name: Thomaston Housing Authority		Capital Fund Program Grant No: GA06P24750108		FFY of Grant Approval:	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant	Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:1 on 5/08; #2 on 12/08 and #3 on 12/09)		
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input type="checkbox"/> Final Performance and Evaluation Report		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09					
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost ¹	
		Revised ²		Expended	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	90,000	90,000	90,000.00	
3	1408 Management Improvements	80,000	80,000	75,191.63	
4	1410 Administration (may not exceed 10% of line 21)	43,000	6,272.00	1,267.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000	8,000	7,075.44	
8	1440 Site Acquisition				
9	1450 Site Improvement	10,458	10,458.00	10,458.00	
10	1460 Dwelling Structures	217,823	219,407	219,407.00	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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Part I: Summary		FFY of Grant: 2008	
PHA Name: Thomaston Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P247501-08 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: #1 -05/08, #2 -12/08, #3 -12/09) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Revised ²
		Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	466,281	414,137.00
21	Amount of line 20 Related to LBP Activities		403,399.07
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs	45,000	45,000
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures	100,000	100,000
Signature of Executive Director		Signature of Public Housing Director	
<i>Carole McDaniel</i>		<i>[Signature]</i>	
Date		Date	
04/13/10			

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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⁴ RHF funds shall be included here.

Part II: Supporting Pages		Federal FFY of Grant: 2008					
PHA Name: Thomaston Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P24750108					
		CFFP (Yes/No): NO					
		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
PHA-WIDE	OPERATIONS	1406	1	90,000	90,000	90,000	90,000
PHA-WIDE	MANAGEMENT IMPROVEMENTS	1408	1	80,000	80,000	80,000	75,191.63
	Reimbursement for law enforcement			45,000	45,000	45,000	42,934.53
	Resident/Staff/Commissioner training			20,000	20,000	7,660	4,917.10
	Software Updates			15,000	16,800	16,800	16,800
	Technical assistance			0	10,540	10,540	10,540
PHA-WIDE	ADMINISTRATION	1410	1	43,000	43,000	6,272	1,267
	Modernization Coordinator			18,000	18,000	6,272	1,267
	Compliance Monitor			25,000	25,000	0	0
	Technical Assistance			0	0	0	0
PHA-WIDE	FEES AND COSTS (A&E)	1430	1	25,000	25,000	8,000	7,075.44
PHA-WIDE	SITE IMPROVEMENT	1450	1	10,458	10,458	10,458	10,458
	Landscaping			10,458	0	0	0
	Playgrounds, Concrete		2	0	10,458	10,458	10,458
	Security Equipment		2	0	0	0	0

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

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2007	
PHA Name: Thomaston Housing Authority		Capital Fund Program Grant No: GA06P24750107		FFY of Grant Approval:	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant	Summary by Development Account	Original	Revised ²	Obligated	Expended
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09	<input checked="" type="checkbox"/> Revised Annual Statement (revision no:#1 on 04/08; #2 on 05/08 #3 on 3/09 #4 on 12/09)				
Line			Total Estimated Cost		Total Actual Cost ¹
			Revised ²		
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	90,000	90,000	90,000	90,000
3	1408 Management Improvements	80,000	80,000	80,000	80,000
4	1410 Administration (may not exceed 10% of line 21)	43,000	43,000	43,000	43,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000	25,000	25,000	25,000
8	1440 Site Acquisition				
9	1450 Site Improvement	100,720	100,720	100,720	89,290.17
10	1460 Dwelling Structures	102,561	117,561	117,561	117,561
11	1465.1 Dwelling Equipment—Nonexpendable	10,000	10,000	10,000	10,000
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

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

Part I: Summary		FFY of Grant: 2007	
PHA Name: Thomaston Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P247501-07 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 04/08; 05/08; 03/09) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Expended
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	466,281	466,281.00
21	Amount of line 20 Related to LBP Activities		454,851.17
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs	45,000	45,000
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures	133,281	10,000
Signature of Executive Director		Signature of Public Housing Director	
<i>[Signature]</i>		<i>[Signature]</i>	
Date		Date	
04/13/10			

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		Federal FFY of Grant: 2007						
PHA Name: Thomaston Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P24750107 CFFP (Yes/No): NO Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-WIDE	OPERATIONS TOTAL	1406	1	90,000	90,000	90,000	90,000	complete
PHA-WIDE	MANAGEMENT IMPROV TOTAL	1408	1	80,000	80,000	80,000	80,000	complete
	Reimbursement for law enforcement			43,000	40,345.97	40,345.97	40,345.97	
	Resident/Staff/Commissioner training			20,000	4,296.84	4,296.84	4,296.84	
	Software Updates			15,000	20,614.29	20,614.29	20,614.29	
	Technical assistance			2,0000	14,742.90	14,742.90	14,742.90	
PHA-WIDE	ADMINISTRATION TOTAL	1410	1	43,000	43,000	43,000	43,000	complete
	Modernization Coordinator			18,000	4,450.00	4,450.00	4,450.00	
	Compliance Monitor			25,000	36,387.00	36,387.00	36,387.00	
	Technical Assistance			0	2,163.00	2,163.00	2,163.00	
PHA-WIDE	FEES AND COSTS (A&E) TOTAL	1430	1	40,000	25,000	25,000	25,000	complete
PHA-WIDE	SITE IMPROVEMENT TOTAL	1450		15,000	100,720	100,720	89,290.17	in progress
	Landscaping			15,000	51,987.97	51,987.97	47,137.97	
	Parking Lots, Concrete		2	0	44,495.33	44,495.33	37,915.50	
	Sewer		2	0	4,236.70	4,236.70	4,236.70	

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

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 Thomaston Housing Authority GA247		Locality (City/County & State) Thomaston, Georgia			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
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	191,042	218,865	218,865	218,865	218,865
C. Management Improvements		80,000	80,000	80,000	80,000	80,000
D. PHA-Wide Non-dwelling Structures and Equipment						
E. Administration		47,000	47,000	47,000	47,000	47,000
F. Other 1411, 1430		32,000	32,000	32,000	32,000	32,000
G. Operations		90,000	90,000	90,000	90,000	90,000
H. Demolition						
I. Development 1499		27,823	0	0	0	0
J. Capital Fund Financing - Debt Service						
K. Total CFP Funds						
L. Total Non-CFP Funds						
M. Grand Total		467,865	467,865	467,865	467,865	467,865

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	Development Number/Name General Description of Major Work Categories	Quantity
Sec	GA247-1,2,3,		GA247-1, 2, 3	
Activity Statement	1460 Dwell Structures	20	1460 Dwell Structures	15
	Tile	1	Tile	3
	Roofing	5	Roofing	8
	Kitchen Cabinets	30	Kitchen Cabinets	30
	Painting Int/Ext	As needed	Painting Int/Ext	2
	Replace Sec Screens	32	Replace Sec. Screens	20
	HVAC Servicing		HVAC/ Servicing	
	1450 Site Improvement	70,423	1450 Site Improvement	71,423
	Landscaping & Tree Rem.	As needed	Landscaping	As needed
	Sewer Drain Lines	As needed	Sewer, Drain Lines	As needed
	Concrete Repair	As needed	Tree Removal	As needed
	Playgrounds/Fencing	As needed	Concrete Repair	As needed
	Security Equipment	As needed	Playgrounds/Fencing	As needed
			Security Equipment	As needed
	1465 Dwell. Equipment	20,000	1465 Dwell. Equipment	15,000
	Ranges & Refrigerators	25	Ranges & Refrigerators	20
	Hot Water Heaters	25	Hot Water Heaters	20
	1470 Non-Dwel Struct	0	1470 Non-Dwel Struct	5,000
	Recreation Building	1	Recreation Building	1
	Renovate Admin. Office	1		5,000
	1475 Non-Dwel Equip	20,000	1475 Non-Dwel Equip	15,000
	Maint Equip. & Vehicle	1	Maintenance Equipment	1
	1499 Development Act.	27,823	1499 Development Act.	0
	Reconfig. 0 bedroom		Reconfig. 0 bedroom	
	Subtotal of Estimated Cost	220,288.00	Subtotal of Estimated Cost	220,288.00

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

Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	'GA247-1, 2, 3			'GA247-1, 2, 3		
	1460 Dwell Structures		137,865	1460 Dwell Structures		146,288
	Tile	20	34,000	Tile	20	34,000
	Roofing	5	34,000	Roofing	1	8,000
	Kitchen Cabinets	15	34,000	Kitchen Cabinets	15	29,000
				Bathrooms	20	27,000
	Painting Int/Ext	40	34,000	Painting Int/Ext	40	14,000
	Replace Sec. Screens	2	865	Facia & Soffits	40	24,288
				Handrails	10	10,000
	HVAC Servicing	1	1,000			
	1450 Site Improvement		42,423	1450 Site Improvement		36,000
	Landscaping	As needed	21,423	Landscaping	As needed	18,000
	Sewer, Drain Lines	As needed	10,000	Sewer, Drain Lines	As needed	5,000
				Tree Removal	As needed	3,000
	Concrete Repair	As needed	5,000	Playgrounds/Fencing	As needed	10,000
	Playgrounds/Fencing	As needed	5,000			
	Security Equipment	As needed	1,000			
	1465 Dwell. Equipment		20,000	1465 Dwell. Equipment		20,000
	Ranges & Refrigerators	25	10,000	Ranges & Refrigerators	25	10,000
	Hot Water Heaters	25	10,000	Hot Water Heaters	25	10,000
	1470 Non-Dwel Struct		5,000	1470 Non-Dwel Struct		5,000
	Recreation Building	1	5,000	Storage Building	1	5,000
	1475 Non-Dwel Equip		15,000	1475 Non-Dwel Equip		13,000
	Vehicle/Maintenance Equipment	1	15,000	Maintenance Equipment	1	13,000
	1499 Development Act. Reconfig. 0 bedroom		0	1499 Development Act. Reconfig. 0 bedroom		0
	Subtotal of Estimated Cost		220,288.00	Subtotal of Estimated Cost		220,288.00
	Cost					

