

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

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## Thomasville Housing Authority NC-071

# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009  
Annual Plan for Fiscal Year 2008

**Version 2**

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

## PHA Plan Agency Identification

**PHA Name:** Thomasville housing Authority      **PHA Number:** NC-071

**PHA Fiscal Year Beginning:** (mm/yyyy) 01/2008

**PHA Programs Administered:**

**Public Housing and Section 8**     **Section 8 Only**       **Public Housing Only**  
 Number of public housing units: 260      Number of S8 units:      Number of public housing units:  
 Number of S8 units: 75

**PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

### Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

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

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

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

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)  
*THA will pursue additional rental vouchers if available. THA has also discussed the possibility of partnering with other agencies for a potential new homeownership venture.*
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

*THA currently has one development, Liberty Arms (65 units) which is designated for the elderly and persons with disabilities. Another development, Trinity East Apartments (60 units) though not designated, consists of a population that is 60% elderly and persons with disabilities. More units at Trinity East can be made available for the elderly and persons with disabilities as the need arises as identified through the waiting list.*

*THA has adopted rent policies to support and encourage work and is implementing a Community Service Policy.*

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

*THA is continuing to provide a Housing Choice Voucher Family Self-Sufficiency (FSS) Program which includes regular information seminars for residents as well as self-sufficiency programs.*

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- 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:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

*THA has and will continue to take affirmative action measures to ensure equal opportunity and fair housing.*

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan**  
**PHA Fiscal Year 2008**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

The Thomasville Housing Authority has implemented the following initiatives and policies to further its mission “to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination for the needy residents of Thomasville: (1) a policy to deconcentrate poverty and income mixing, thereby bringing higher income residents to lower income developments and bringing lower income residents to higher income developments; (2) a policy which allows residents to pay a flat rent to encourage those who are trying to become self-sufficient; and (3) a policy to assist families who are unable to meet minimum rent requirements due to extreme hardships.

In addition to the policies and initiatives outlines above, THA has in place many other policies and has implemented many initiatives which have been supportive of its mission, including the One Strike and You’re Out policy, implementation of the FSS program, and collaboration with the local police department for on-site police protection. THA also has several other initiatives which will continue to promote its goals and mission, including potential partnerships for possible development of new affordable housing.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

#### **Table of Contents**

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#### **Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

#### Required Attachments:

- Admissions Policy for Deconcentration and Deconcentration Questions – Attachment A
- FY 2008 Capital Fund Program Annual Statement – Attachment B
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) N/A
- List of Resident Advisory Board Members – Attachment C
- List of Resident Board Member – Attachment D
- Community Service Description of Implementation – Attachment E
- Information on Pet Policy – Attachment F
- Section 8 Homeownership Capacity Statement, if applicable – Attachment T
- Description of Homeownership Programs, if applicable



Optional Attachments:

- PHA Management Organizational Chart – Attachment G
- FY 2008 Capital Fund Program 5 Year Action Plan – Attachment H
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) – Attachment I
- Other (List below, providing each attachment name)

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

PHA Certification s of Compliance with the PHA Plans and Related Regulations / Board Resolution to Accompany the PHA Plan – Attachment K

Evidence of Community Meeting and Public Hearing – Attachment L

Definition of Substantial Deviation and Significant Amendment or Modification – Attachment M

Capital Funds Required Certification Forms – Attachment N

Additional Requirements Under Section 603 Title VI – Attachment O

Capital Fund Performance and Evaluation Reports – Attachments P, Q, R, S

**Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for	Annual Plan: Capital Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	any active CIAP grant	
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Results of latest Public Housing Assessment System (PHAS)	(specify as needed)
X	Follow-up Plan to Results of PHAS Resident Satisfaction Survey	

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3,434	5	N/A	N/A	NA/	N/A	N/A
Income >30% but <=50% of AMI	6,208	5	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	3,464	4	N/A	N/A	N/A	N/A	N/A
Elderly	1,949	3	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*THA used the Consolidated Plan for North Carolina and the U.S. Census CHAS data to complete the above chart. The data is not available in a way that could be translated to the above chart. THA's waiting list provides a better indication of specific housing needs for the local housing market.*

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: *NC Consolidated Plan 2006-2010*
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	169		22.04
Extremely low income <=30% AMI	152	89.9	
Very low income (>30% but <=50% AMI)	14	8.2	
Low income (>50% but <80% AMI)	3	1.7	
Families with children	154	91.1	
Elderly families	4	4.1	
Families with Disabilities	8	4.7	
Race/ethnicity	1 Latino	0.5	
Race/ethnicity	104 White	61.5	
Race/ethnicity	65 Black	38.5	
Race/ethnicity	1 Unknown	0.5	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	105	62.1	
2 BR	57	33.7	
3 BR	5	2.9	
4 BR	2	1.2	

Housing Needs of Families on the Waiting List			
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

*\*Note: Percentages may not add up to 100% due to rounding. Racial and ethnic categories may overlap, causing the total of different racial and ethnic categories to be more than 100% of the total on the list.*

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	210		5 per year
Extremely low income <=30% AMI	185	88.1	
Very low income (>30% but <=50% AMI)	19	9.0	
Low income (>50% but <80% AMI)	6	2.8	
Families with children	153	72.8	
Elderly families	43	20.5	
Families with Disabilities	24	11.4	
Race/ethnicity	1 Asian	0.4	
Race/ethnicity	104 Black	49.5	
Race/ethnicity	105 White	50.0	
Race/ethnicity	2 Latino	0.9	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 5 Does the PHA expect to reopen the list in the PHA Plan year? <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			

*\*Note: Percentages may not add up to 100% due to rounding. Racial and ethnic categories may overlap, causing the total of different racial and ethnic categories to be more than 100% of the total on the list.*

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

*As part of a possible new homeownership venture, THA has discussed partnering with other agencies for mixed finance housing.*

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

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

Select all that apply

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

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work



Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

*THA currently has one development, Liberty Arms (65 units) which is designated for the elderly and persons with disabilities. Another development, Trinity East Apartments (60 units) though not designated, consists of a population that is 60% elderly and persons with disabilities. More units at Trinity East can be made available for the elderly and persons with disabilities as the need arises as identified through the waiting list.*

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

*THA currently has one development, Liberty Arms (65 units) which is designated for the elderly and persons with disabilities. Another development, Trinity East Apartments (60 units) though not designated, consists of a population that is 60% elderly and persons with disabilities. More units at Trinity East can be made available for the elderly and persons with disabilities as the need arises as identified through the waiting list.*

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	\$673,572	
b) Public Housing Capital Fund	\$394,800	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$434,111	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)	N/A	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	N/A	
<b>3. Public Housing Dwelling Rental Income</b>	\$460,000	PH Operations
<b>4. Other income (list below)</b>		
Excess utilities, other income	\$17,000	PH Operations
Interest income	\$35,000	
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	\$2,014,483	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

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

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

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

*The applicant is notified promptly by the Thomasville Housing Authority that they are eligible for low-income housing and the approximate date they can be housed upon determination of eligibility and after verification of all claims and information provided on the application, including preferences.*

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
  1. *Who qualify as a family.*
  2. *Whose family composition conforms to the subsidy standards which are appropriate to the vacant unit.*
  3. *Who have no record of disturbance of neighbors, destruction of property, or living or housekeeping habits at prior residences which would adversely affect the health, safety, or welfare of other residents.*
  4. *Whose lease has not been terminated y THA within three yeasers of the application date.*
  5. *Who are at least 18 years old.*
  6. *Who has met the disclosure, documented verification and certification requirements for disclosure of Social Security numbers.*
  7. *Who are citizens, or noncitizens who have eligible immigration status.*

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

**(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

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

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

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

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One  
 Two  
 Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

#### **(4) Admissions Preferences**

a. Income targeting:

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

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

*To alleviate hardships, as determined by the Executive Director or her official designated representative.*

c. Preferences

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

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

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing

- Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

*THA will extend preferences to Elderly Families, including Disabled Persons and Handicapped Persons over Single Persons on the waiting list.*

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

### 3 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households ~~that~~ contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs

- 1 Victims of reprisals or hate crimes
- 2 Other preference(s) (list below)

*THA will extend preferences to Elderly Families, including Disabled Persons and Handicapped Persons over Single Persons on the waiting list.*

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

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

*The resident need only report changes in total family income or family composition that result in lower rent except as follows:*

1. *Loss or addition to family composition due to birth, death, marriage, divorce, separation, or removal or other continuing circumstances, and inclusion of income, if any, of such family member.*
2. *Income of current family member who becomes employed and/or income of family member who turns 18 years of age during the year*
3. *Commencement, discontinuance, or alteration of any periodic payments such as Welfare payments, SSI, pensions, or Social Security*
4. *Any type of new income to the household that was not previously reported.*
5. *To correct an error in connection with a previous rent determination.*

**(6) Deconcentration and Income Mixing**



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

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

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

Adoption of site based waiting lists  
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:

*All*

Employing new admission preferences at targeted developments  
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

*All*

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

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

*All*

## **B. Section 8**

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

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

### **(1) Eligibility**

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation  
 Criminal and drug-related activity, more extensively than required by law or regulation  
 More general screening than criminal and drug-related activity (list factors below)  
 Other (list below)

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity  
 Other (describe below)

*Rent evictions*

**(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

*Department of Social Services*

**(3) Search Time**

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

If yes, state circumstances below:

1. *Progress a family has made toward leasing a unit.*
2. *Disability.*
3. *Other hardships as approved by the Executive Director or her designee.*

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

*THA will extend a preference to Elderly Families, including Disabled Persons and Handicapped Persons, over Single Persons on the waiting list.*

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

3 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs

- 1 Victims of reprisals or hate crimes
- 2 Other preference(s) (list below)

*THA will extend a preference to Elderly Families, including Disabled Persons and Handicapped Persons, over Single Persons on the waiting list.*

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

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

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

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- Through published notices
- Other (list below)

## **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

### **A. Public Housing**

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

#### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

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

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

*The resident need only report changes in total family income or family composition that result in lower rent except as follows:*

1. *Loss or addition to family composition due to birth, death, marriage, divorce, separation, or removal or other continuing circumstances, and inclusion of income, if any, of such family member.*
2. *Income of current family member who becomes employed and/or income of family member who turns 18 years of age during the year*
3. *Commencement, discontinuance, or alteration of any periodic payments such as Welfare payments, SSI, pensions, or Social Security*
4. *Any type of new income to the household that was not previously reported.*
5. *To correct an error in connection with a previous rent determination.*

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



**(2) Flat Rents**

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

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

**B. Section 8 Tenant-Based Assistance**

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

**(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually  
 Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.  
 A brief description of the management structure and organization of the PHA follows:

### **B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	255	22.04
Section 8 Vouchers	78	5 per year
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

### **C. Management and Maintenance Policies**

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

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

*Thomasville Housing Authority Admission and Continued Occupancy Policy Handbook*

(2) Section 8 Management: (list below)

*Thomasville Housing Authority Administrative Plan*

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

**A. Public Housing**

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

If yes, list additions to federal requirements below:

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

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

**B. Section 8 Tenant-Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 Other (list below)

**7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

**A. Capital Fund Activities**

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

**(1) Capital Fund Program Annual Statement**

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) *Attachment B*

-or-

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

## **(2) Optional 5-Year Action Plan**

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) *Attachment H*

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:  
*THA is considering the possibility of partnering with other agencies for a potential new homeownership venture.*

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

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

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

### 2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name: <i>Liberty Arms Apartments</i>	
1b. Development (project) number: <i>NC 71-4</i>	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input checked="" type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan	<input checked="" type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<i>10/13/06</i>
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected:	<i>65</i>
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

#### 2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing



Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

**11. Homeownership Programs Administered by the PHA**

**A. Public Housing**

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

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

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

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

- |  |
|--|
| <input type="checkbox"/> Part of the development |
| <input type="checkbox"/> Total development       |

## B. Section 8 Tenant Based Assistance

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)  
*THA is in the process of establishing a Housing Choice Voucher Homeownership Program.*

### 2. Program Description:

#### a. Size of Program

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

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

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

#### b. PHA-established eligibility criteria

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

If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

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

### A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

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

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

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>VITA (Volunteer Income Tax Assistance)</i>	<i>HA-Wide</i>	<i>Specific Criteria</i>	<i>Development Office/Community Center</i>	<i>Both</i>
<i>4-H Program</i>	<i>HA-Wide</i>	<i>Specific Criteria</i>	<i>Community Center</i>	<i>Both</i>

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8	25	25

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

### C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

*See Attachment E – Community Service Policy.*

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

*All*

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

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

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

*Community Watch*

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

*All*

**C. Coordination between PHA and the police**

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases

- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

All

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

N/A

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

**17. PHA Asset Management**



[24 CFR Part 903.7 9 (q)]

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

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
  
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
  - Attached at Attachment (File name) *Attachment C*
  - Provided below:
  
3. In what manner did the PHA address those comments? (select all that apply)
  - Considered comments, but determined that no changes to the PHA Plan were necessary.
  - The PHA changed portions of the PHA Plan in response to comments  
List changes below:
  
  - Other: (list below)

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

- 1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
  
- 2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process – N/A

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe) N/A

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list) N/A

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

- 1. Consolidated Plan jurisdiction: (provide name here) State of North Carolina
  
- 2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

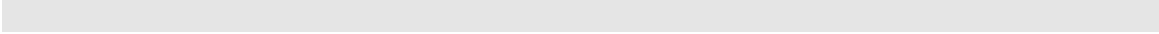
*The State of North Carolina's 5-year Consolidated Plan and Annual Action Plan supports THA's PHA plan through the identification of assisting "low income" renters earning 0-50% of Median Family Income as a "high" priority. Approximately 90% of THA's public housing applicants earn less than 30% of Median Family Income, placing them in the "extremely low" income category.*

#### **D. Other Information Required by HUD**

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

## **Attachments**

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



## Admissions Policy for Deconcentration; and Deconcentration Questions

Lois A. Hunter, Executive Director introduced the following Resolution read in full and considered:

### RESOLUTION TO APPROVE DECONCENTRATION POLICY

WHEREAS, the Executive Director has submitted a Deconcentration Policy August 2, 1999.

WHEREAS, the Board has determined that the proposed policy and procedure embodies standards and criteria for tenant selection.

WHEREAS, in selecting residents from among eligible applicant families for the composition and size appropriate to available units to avoid concentration of the most economic and socially deprived families in one of all of the developments operated by the Housing Authority.

WHEREAS, the purpose for mixing is to bring higher income tenants into lower income public housing and to bring lower income tenants into higher public housing communities.

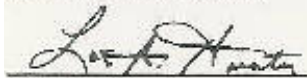
WHEREAS, the Thomasville Housing Authority will take into consideration the needs of individual families for low rent housing and the statutory purpose in developing and operating socially and financially sound low income housing developments that provide a decent home and a suitable living environment and fosters economic and social diversity in the resident body as a whole.

WHEREAS, the Thomasville Housing Authority selection will be in such a manner to avoid concentration of the most economic and socially deprived families in one or all of the developments by the Housing Authority.

Now, therefore, be it resolved that the Board of Commissioners does hereby approve this Deconcentration Policy August 2, 1999.

Chairman Colon Starrett moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner Clyde Staten.

The Chairman of Board of Commissioner, Colon Starrett thereupon declared said motion carried and said Resolution adopted.



Lois A. Hunter  
Executive Director



Colon Starrett  
Chairman of the Board of Commissioner

## **Deconcentration Questions**

### **Component 3, (6) Deconcentration and Income Mixing**

- a.  Yes  No Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b.  Yes  No Do any of these developments have average incomes above or below 85% to 115% of the average incomes of all developments? If no, this section is complete.

## CAPITAL FUND PROGRAM TABLES START HERE

### Annual Statement /Performance and Evaluation Report

### Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <p style="text-align: center;"><b>Thomasville Housing Authority</b></p>	Grant Type and Number: Capital Fund Program No: <span style="float: right;"><b>NC19P07150108</b></span> Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;"><b>2008+K35</b></p>
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement/Revision Number \_\_\_\_\_  
 Performance and Evaluation Report for Period Ending \_\_\_\_\_   
  Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses				
3	1408 Management Improvements	55,000.00			
4	1410 Administration				
5	1411 Audit	4,500.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	32,775.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000.00			
10	1460 Dwelling Structures	232,025.00			
11	1465.1 Dwelling Equipment-Nonexpendable	10,500.00			
12	1470 Nondwelling Structures	50,000.00			
13	1475 Nondwelling Equipment	5,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	<b>\$394,800.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				



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

PHA Name: <b>Thomasville Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>NC19P07150108</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>HA-Wide</b>	<b>Management Improvements:</b>	1408						
	Resident Coordinator Salary			20,000.00				
	Police Patrol Security			35,000.00				
	<b>Total 1408</b>			<b>55,000.00</b>				
<b>HA Wide</b>	<b>Audit</b>	1411		<b>4,500.00</b>				
<b>HA-Wide</b>	<b>Administration:</b>	1410						
	Executive Director			0.00				
	Administrative Assistant			0.00				
	Maintenance Foreman			0.00				
	<b>Total 1410</b>			<b>0.00</b>				
<b>HA-Wide</b>	<b>Fees &amp; Costs:</b>							
	Update Needs Assessment	1430		2,850.00				
	A&E Design			23,750.00				
	Inspection Cost/Project Rep.			4,750.00				
	Consultant - Utility Allowances			1,425.00				
	<b>Total 1430</b>			<b>32,775.00</b>				
<b>HA Wide</b>	<b>Site Improvements:</b>	1450						
	General Site Work			2,720.00				
	<b>Total 1450</b>			<b>2,720.00</b>				

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

PHA Name: <b>Thomasville Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>NC19P07150108</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Dwelling Structures:</b>	1460						
<b>NC 71-3</b>	Complete Floor Tile Replacement		85 units	108,935.00				
	Replace 50% of Exterior Doors F&R		67 units	\$63,090.00				
	Replace 50% of Screen Doors F&R		67 units	30,000.00				
	Replace Locks			30,000.00				
	<b>Total 1460</b>			<b>232,025.00</b>				

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

PHA Name: <b>Thomasville Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>NC19P07150108</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2008</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	<b>Dwelling Equipment:</b>	1465						
	Ranges		16	5,000.00				
	Refrigerators		16	5,500.00				
	<b>Total 1465</b>			<b>10,500.00</b>				
HA-Wide	<b>Non-Dwelling Structures:</b>	1470						
	Additional Funds Recreational/Learning Facility		LS	50,000.00				
	<b>Total 1475</b>			<b>50,000.00</b>				
HA-Wide	<b>Non-Dwelling Equipment:</b>	1475						
	Office Equipment		LS	5,000.00				
	<b>Total 1475</b>			<b>5,000.00</b>				

**Annual Statement/Performance and Evaluation Report and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHA Name: <b>Thomasville Housing Authority</b>	<b>Grant Type and Number:</b> Capital Fund Program No: <b>NC19P07150108</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2008</b>
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NC 71-3	9/12/2010			9/12/2012			
HA-Wide	9/12/2010			9/12/2012			

**Thomasville Housing Authority  
Resident Advisory Board Members**

<b>OFFICERS</b>	<b>Address</b>	<b>Telephone Number</b>
<b>Trinity East Apartments</b>		
Ruth Seemer, President	104 D Bish Court	(336) 472-8428
Mary Shuford, Secretary	115B Dedmond Court	(336) 472-2151
<b>James Avenue Apartments</b>		
Allison Young, President	317A James Avenue	(336) 472-0965
Edward Healy, Vice-President	305A James Avenue	(336) 476-4906
<b>Liberty Arms Apartments</b>		
Gloria Pope, President	1010D Liberty Arms	(336) 475-1860
Virginia Dorsett, Vice President	1006H Liberty Arms	(336) 472-1956
Mary Overman, Secretary	1000D Liberty Arms	(336) 475-7422

## **Attachment D**

THA meets the exemption criteria (B) of section 2(b)(2) of the U.S. Housing Act of 1937, in that it has less than 300 public housing units, has provided reasonable notice to the Resident Advisory Board of the opportunity to serve on the Board of Commissioners, and has not been notified of the intention of any resident to participate on the Board.

Thomasville Housing Authority  
Community Service &  
Self-Sufficiency Requirement Policy

The Thomasville Housing Authority Admissions and Continued Occupancy Policy is amended as follows:

**General Policy Statement:** All public housing residents who are 18 years of age and older and are not exempt as defined in the 24 CFR Part 960.6 shall be required to perform eight (8) hours of community service each month. This service can be provided at any local community, civic, or charitable organization. The selection of type and location of community service to be provided is totally left to the discretion of the resident. Residents may choose to enroll in a self-sufficiency program in lieu of performing the required eight (8) hours service. Any resident failing to comply with the requirements of the Community Service and Self-Sufficiency Policy is subject to denial to renew lease at annual recertification.

**Definitions:**

**Community Service:** The performance of voluntary work or duties that are a public benefit 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.

**Exempt individual:** An adult who:

1. Is 62 year or older
2. (i) Is blind or disabled individual, as defined under 216(4) (1)13292c) and who certifies that because of this disability she or he is unable to comply with the service provisions of this subpart, or (ii) primary caretaker of such an individual.
3. Is engaged in work activities.
4. Meets the requirements for being exempt from having to engage in a work activity under The State program funded under part A of Title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any welfare program of the State in which the PHA is located, including a State-administered welfare-to-work

**Service Requirement:** The obligation of each adult resident, other than an exempt individual, to perform community service or participate in an economic self-sufficiency program required with CFR 960.603.

**Economic self-sufficiency program:** Any program designed to encourage, assist, train, or facilitate the economic independence of HUD assisted families or to provide work for such families. These programs include job training, employment counseling, work placement basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, and any program necessary to ready a participant for work (including a substance abuse or mental health treatment program), or other activities.

**Community Service Program Administration:** The Community Service and Self-Sufficiency Program will be administered by the Authority to be incorporated in its ongoing Self-Sufficient Program. The Authority will provide compliance monitoring and verification as part of the annual recertification process.

**Compliance Requirements:**

Each adult (18 years old and older) non-exempt household member is required to:

1. Perform eight (8) hours of community service each month or,
2. Participate in eight (8) hours of Economic Self-Sufficiency activities each month or,
3. Participate in a combination of community services.

**The Community Service requirement may be satisfied by participating in one or more of the following:**

1. Participation in a economic self-sufficiency program
2. Furthering education, i.e. literacy, GED, continuing education and job training
3. Assisting with charities such soup kitchen, homeless, or habitat for humanity
4. Assisting with Boys & Girls Clubs and Scouts
5. Community beautification such as flowers & yard work
6. Or other such services as may be approved by the



Each adult non-exempt household member will be required to complete a Community Service Form each year at reexamination. The report will include a description of the type of services completed with dates and time services. A third (3<sup>rd</sup>) party verification or completion or participation may be required. The head of household is responsible for lease compliance and is responsible for providing information and documentation as may be requested by the authority to determine compliance.

The authority will maintain community service records for each adult resident by one of the following methods:

1. Exempt status determination for those exempt in accordance with the regulations
2. Certification of a service agency or economic self-sufficiency program provider
3. Completion of a Community Service Log and certification by the participant

**Notification:** All residents and applicants for housing shall be notified in writing of the requirements to participate in community service and self-sufficiency activities. A lease addendum stipulating the requirements in detail shall be executed with all households in tenancy and with all new move-ins.

Each household will receive a written notice explaining the requirements and instructions regarding compliance and penalty if they fail to comply. The notice will also advise residents of their rights to a grievance hearing. After the initial notification, residents will be provided with notification for compliance in the annual recertification package.

All applicants on the waiting list shall be notified of the new requirement for community service and self-sufficiency activities at the next application update and all future applicants shall be notified of the requirement at the time of application.

**Exemption:** The authority will provide exemption status to any resident that request such status and who meet one of the following qualifications as defined in CFR Part 960.6

1. A person 62 years of age or older
2. A person with vision impairment

1. The head of household and the non-compliance adult family member enter into an agreement with the authority as required by the authority to remedy the non-compliance by completing additional hours required over the twelve (12) months of the new lease.
2. All other family members who are subject to the service requirements are currently complying with the service requirement or no longer residing at the resident.

**Right to grievance:** All residents shall have a right to a grievance hearing upon requesting a hearing in writing to the authority as a result of any action taken by the authority as it relate to the implementation of the community service and self-sufficiency requirements of CFR

3. A person with disabilities as defined under 216(i)(1) or 1614 of the Social Security Act (42 U.S.C. 416(I)(1): 1382c) and who is unable to comply with this Section or is a primary caretaker of such individual
4. Employed
5. Participating in an economic self-sufficiency program
6. Participating in a state Welfare-to-Work Program or who is required by law to participate in such program

**Request for exemption:** A resident or applicant wishing to be exempt from the service requirement must make the request in writing by completing a request for exemption form. The resident/applicant may be asked to provide verification of the information used to claim an exemption. The authority will review the request and make a determination of the exemption status. The resident/applicant will be provided written notification of the determination of the request.

**Reporting a change in status:** The resident (head of household)/applicant is responsible for reporting any change in status whether or non-exempt between annual reexamination. The authority will process any report of change in status during the twelve (12) month period and issue a determination to the resident.

**Annual Reexamination and Compliance Monitoring:** Approximately ninety (90) days and no less than sixty (60) days before the annual renewal date of the lease (annual reexamination), all non-exempt adult residents will be required to report and certify as to their compliance with the community service and self-sufficiency requirements under the lease. The authority may require the resident to obtain a third (3<sup>rd</sup>) party verification of compliance.

**Noncompliance:** Failure to comply with reporting or completing the service requirement during the lease term will result in the authority refusing to renew the lease and a notice of termination will be issued for lease violation and eviction proceeding will begin.

**Remedy for failure to comply:** If a resident is found to be non-compliance, the authority may not renew the lease unless the following two conditions are met:

## **Attachment F: Information on Pet Policy**

THA is implementing a Pet Policy as Directed by 24 CFR Part 960, issued by the Department of Housing and Urban Development. This policy does not apply to animals used to assist persons with disabilities. THA's Policy permits residents to own pets after requesting approval by completing the Authorization for Pet Ownership form and receiving approval from the housing authority. In order to receive approval, residents must abide by the following conditions and agreements:

- Residents must provide a picture of the pet to the housing authority so it can be identified if running loose and
- Residents must comply with all local laws concerning pets.

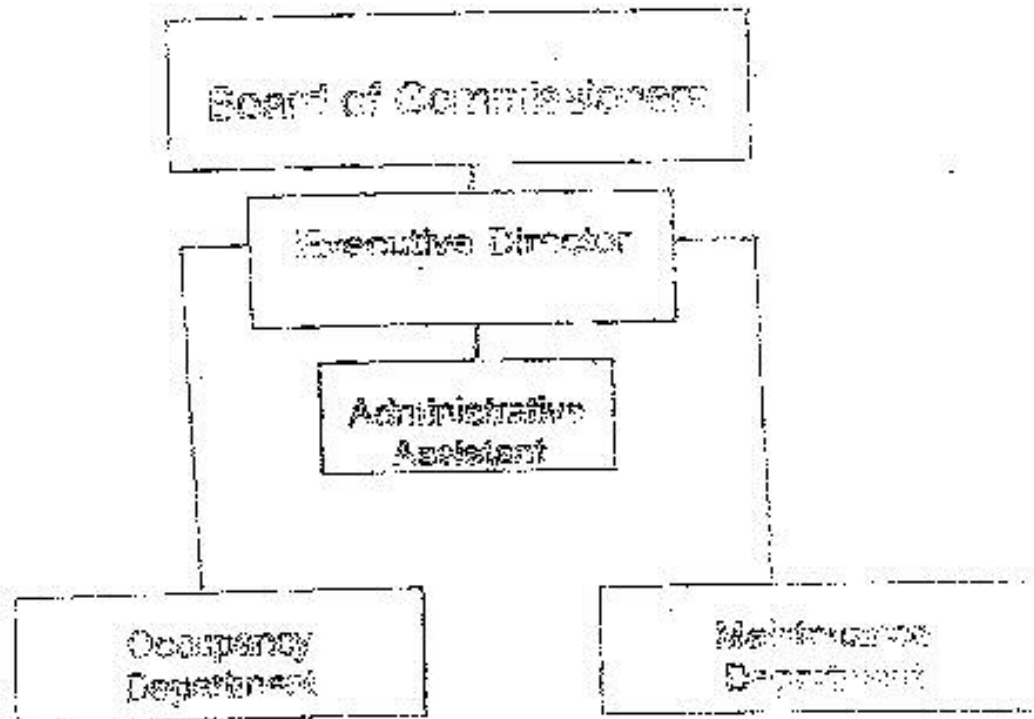
THA limits the number and type of animals that can be accepted: only common household animals including dogs, cats, birds, rodents, fish and turtles are allowed and the number of animals per unit is 1 pet per unit. All cats and dogs are required to be spayed or neutered before they become 6 months old, a licensed veterinarian must certify this. A veterinarian must also certify annually that the animals receive proper inoculations including rabies, distemper and all other inoculations required by local and state law. All dogs must wear a tag with resident's name and phone number and date of last rabies inoculation. No animal deemed potentially harmful to the health or safety of others, including fight dogs, is allowed. Animals must weigh no more than 20 pounds at full adult size.

Residents are required to pay \$200.00 deposit for each animal, which will be returned at termination of lease less any amount owed due to damage beyond normal wear and tear. Residents are financially responsible for any damage caused by their pets and any pet related pest infestation. Pet owners are fully responsible for liability arising from injury sustained by a pet.

Pet owners are responsible for any nuisance or threat to health or safety their pet may cause including: odors, unsanitary conditions, noise, and animal waste. Pet owners are responsible for the physical safety of housing authority employees when entering the unit while conducting housing authority business. Violation of any of these conditions may require the owner to get rid of the pet. Grievance procedures are in place concerning disputes regarding this policy.

Pets are required to be kept in owner's apartment or on a leash at all times when outside. Pets are only allowed in designated areas, if housing authority designates areas. Pet owner must clean up pet waste. No animals, except assistant animals, are allowed in housing authority buildings other than the units of approved pet owners. To accommodate residents with allergies, some wings or floors of buildings may be "pet free."

**Thomasville Housing Authority  
Organizational Structure**



# Capital Fund Program Five-Year Action Plan

## Part I: Summary

HA Name:						<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
Thomasville Housing Authority							
Development Number/Name/HA- Wide	Year 1 2008	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5		
		FFY Grant: 2009 PHA FY: 2009	FFY Grant: 2010 PHA FY: 2010	FFY Grant: 2011 PHA FY: 2011	FFY Grant: 2012 PHA FY: 2012		
NC 71-2 Trinity	Annual			57,521.00			
NC 71-3 James	Statement	30,000.00		35,000.00			
NC 71-4 Liberty				35,000.00			
HA Wide		364,800.00	394,800.00	267,279.00	394,800.00		
<b>Total</b>		<b>394,800.00</b>	<b>394,800.00</b>	<b>394,800.00</b>	<b>394,800.00</b>		
Physical Improvements		249,300.00	306,300.00	306,300.00	289,300.00		
Management Improvements		60,000.00	45,000.00	45,000.00	45,000.00		
HA-Wide Non-Dwelling Structures & Equipment		52,000.00	10,000.00	10,000.00	27,000.00		
Administration							
Other		33,500.00	33,500.00	33,500.00	33,500.00		
Operations		0.00	0.00	0.00	0.00		
CFP Funds Listed for 5-Year planning		<b>\$394,800.00</b>	<b>\$394,800.00</b>	<b>\$394,800.00</b>	<b>\$394,800.00</b>		
Replacement Housing Factor Funds							



**Capital Funds Program Five Year Action Plan  
Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010			Activities for Year FFY Grant: 201 PHA FY: 201C	
2008	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	HA Wide	<b>Management Improvements:</b>			<b>Dwelling Structures:</b>
				HA Wide	General Repairs & Painting
		Police Patrol Security	25,000.00		
		Resident Coordinator	20,000.00		
Annual		<b>Total 1408</b>	<b>45,000.00</b>		
		<b>Administration:</b>			
		Executive Director		HA Wide	<b>Dwelling Equipment:</b>
Statement		Administrative Assistant			Replace A/C
		Maintenance Foreman			Ranges - 16
					Refrigerators - 16
		<b>Total 1410</b>	<b>0.00</b>		Water Heaters - 16
		<b>Fees &amp; Cost:</b>			
		Update Needs Assessment	\$3,000.00		
		A&E Design	23,750.00		
		Inspection Cost/Project Rep.	4,750.00		
		Consultant - Utility Allowance	\$2,000.00	HA Wide	<b>Non-Dwelling Equipment:</b>
					Office Equipment
		<b>Total 1430</b>	<b>33,500.00</b>		Maintenance Equipment
		<b>Site Improvements:</b>			
		General Site Work	100,000.00		
		<b>Total 1450</b>	<b>100,000.00</b>		
					<b>TOTAL ESTIMATED CFP (</b>



**Capital Funds Program Five Year Action Plan**  
**Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year FFY Grant: 201 PHA FY: 2011	
2008	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See					<b>Dwelling Structures:</b>
	<b>HA Wide</b>	<b>Management Improvements:</b>		<b>NC 71-2</b>	Replace Closet Doors
				<b>NC 71-3</b>	Install Peep holes in front doors
		Police Patrol Security	25,000.00	<b>NC 71-4</b>	Replace Patio Rails
		Resident Coordinator Salary	20,000.00		
Annual					
		<b>Total 1408</b>	<b>45,000.00</b>		
		<b>Administration:</b>		<b>HA Wide</b>	<b>Dwelling Equipment:</b>
		Executive Director			Replace A/C
		Administrative Assistant			Ranges - 16
Statement		Maintenance Foreman			Refrigerators - 16
		<b>Total 1410</b>	<b>0.00</b>		Water Heaters - 16
		<b>Fees &amp; Cost:</b>			
		Update Needs Assessment	\$3,000.00		
		A&E Design	23,750.00		<b>Non-Dwelling Equipment:</b>
		Inspection Cost/Project Rep.	4,750.00	<b>HA Wide</b>	Office Equipment
		Consultant - Utility Allowance	\$2,000.00		Maintenance Equipment
		<b>Total 1430</b>	<b>33,500.00</b>		
		<b>Site Improvements:</b>			
	<b>HA Wide</b>	Repaving of parking lots	103,779.00		
		Recreational Equipment for playgrounds	30,000.00		
		<b>Total 1450</b>	<b>133,779.00</b>		
					<b>TOTAL ESTIMATED CFP (</b>

**Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012			Activities for Year FFY Grant: 201 PHA FY: 2012	
2008+A28	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See					
	<b>HA Wide</b>	<b>Management Improvements:</b>			<b>Dwelling Structures:</b>
				<b>HA Wide</b>	General Repairs and Painting
		Police Patrol Security	25,000.00		
		Resident Coordinator Salary	20,000.00		
Annual					
		<b>Total 1408</b>	<b>45,000.00</b>		
		<b>Administration:</b>			
		Executive Director		<b>HA Wide</b>	<b>Dwelling Equipment:</b>
		Administrative Assistant			Replace A/C
Statement		Maintenance Foreman			Ranges - 16
		<b>Total 1410</b>	<b>0.00</b>		Refrigerators - 16
					Water Heaters - 16
		<b>Fees &amp; Cost:</b>			
		Update Needs Assessment	\$3,000.00		
		A&E Design	23,750.00		<b>Non-Dwelling Equipment:</b>
		Inspection Cost/Project Rep.	4,750.00	<b>HA Wide</b>	Office Equipment
		Consultant - Utility Allowance	\$2,000.00		Maintenance Equipment
		<b>Total 1430</b>	<b>33,500.00</b>		Purchase Maintenance Truck
		<b>Site Improvements:</b>			
	<b>HA Wide</b>	Landscaping and erosion control	30,000.00		
		<b>Total 1450</b>	<b>30,000.00</b>		<b>TOTAL ESTIMATED CFP (</b>

## **Attachment I: Comments of Resident Advisory Board**

THA's Executive Director met with the Resident Advisory Board and reviewed all aspects of the Agency Plan. The Resident Advisory Board expressed support for the plan and Capital Fund Program as drafted. The Resident Advisory Board did not have any other comments or any recommendations regarding specific details of the Agency Plan or Capital Fund Program plan.

Attachment L: Evidence of Community Meeting and Public Hearing

NOTICE

August 29, 2007

RE: **Thom asville Housing Authority's 5-Year and Annual Plan**

The Thom asville Housing Authority (THA) would like to inform you of the availability of THA's 5-Year Plan for fiscal years 2008-2012 and the Annual Plan for 2008. The 5-Year outlines Thom asville Housing Authority's mission statement and goals. The Annual Plan describes housing needs; waiting lists; strategies for addressing identified needs; financial resources; eligibility, selection, and admission policies; unit determination policies; capital improvement needs; public housing designation for the elderly and disabled; homeownership programs; safety and crime prevention measures; fiscal audit; civil rights; the selection process for the Resident Council and statement of consistency with the Consolidated Plan for North Carolina. These plans are available for review at the Thom asville Housing Authority's Administrative Office, located at 201 James Avenue, during regular office hours Monday through Friday, 8:30 am. to 4:30 pm.

THA will sponsor a Public Hearing for all interested residents and the Thom asville community at large on Thursday, October 11, 2007 at 3:00 pm. at the City of Thom asville, PoBo Building (Court Room), and 7 W. Buford Street, Thom asville, NC. The purpose of the meeting is to discuss the plans, answer questions and gather feedback from the residents of THA.

All interested persons will be heard and their comments and suggestions will be considered in preparing the final version of the 5-Year and Annual Plans for submission to the Department of Housing and Urban Development (HUD).

Individuals who are hearing impaired should contact TDD # (336) 475-6137 no later than October 1, 2007 for the Public Hearing, and someone will be present to assist you, if needed.

If you have any questions concerning the plans, please contact:

Rob A. Hunter  
Executive Director  
Thom asville, NC 27360-2426  
(336) 475-6137 (phone/TDD)  
(336) 475-1671 (fax)

**Attachment M: Definition of “Substantial Deviation” and “Significant Amendment or Modification” [903.7 r]:**

In response to Notice PIH 99-51 (HA) the Thomasville Housing Authority officially adopts HUD’s definition of “substantial deviation” and “significant amendment or modification” which includes the following:

- changes to rent or admission policies or organization of the waiting list;
- additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- additions of new activities not included in the current PHDEP Plan;
- and any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

**Attachment O: Additional Requirements Under Section 603 Title VI Violence Against Women and Department of Justice Reauthorization Act of 2005 Amending Section 5A of the U.S. Housing Act of 1937**

- The Thomasville Housing Authority will assist and provide support to families that are victims of domestic violence, dating violence, and stalking in order to enhance their quality of life, increase staff and family awareness, exercise discretion, sensitivity and excellent customer service when providing agency service and/or referrals.
- The Thomasville Housing Authority will provide decent and affordable housing for victims of domestic violence, dating violence and stalking. We will make referrals to agency partners based on client needs and educate Thomasville Housing Authority staff and clients on the seriousness of domestic violence in order to enhance quality of life.
- Services, Programs, and Activities:
  - 1. Have agency partners conduct on-site training for staff and clients to increase awareness of domestic violence
  - 2. Keep a current list of Thomasville Housing Authority domestic violence victims. Upon approval by client, the Housing Authority will conduct periodic visits to residents for detection of non-reported domestic violence.
  - 3. Make agency referrals to agency partners based on client needs.
  - 4. Strongly encourage victims to participate in counseling programs and report any incidents of violence against women.

## CAPITAL FUND PROGRAM TABLES START HERE

### Annual Statement /Performance and Evaluation Report

### Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <p style="text-align: center;"><b>Thomasville Housing Authority</b></p>	Grant Type and Number: Capital Fund Program No: <span style="float: right;"><b>NC19P07150104</b></span> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2004</b>
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement/Revision Number   #1   6/30/07  
 Performance and Evaluation Report for Period Ending   6/30/2007     
  Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses				
3	1408 Management Improvements	4,750.00	4,750.00	4,750.00	4,750.00
4	1410 Administration	17,575.00	0.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	32,775.00	14,395.00	14,395.00	7,645.00
8	1440 Site Acquisition				
9	1450 Site Improvement		256,685.00	256,685.00	
10	1460 Dwelling Structures	328,009.00	122,279.00	122,279.00	
11	1465.1 Dwelling Equipment-Nonexpendable	15,000.00	0.00	0.00	
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	2,000.00	2,000.00	2,000.00	2,000.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	<b>\$400,109.00</b>	<b>400,109.00</b>	<b>400,109.00</b>	<b>14,395.00</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

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

PHA Name: <b>Thomasville Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>NC19P07150104</b> Replacement Housing Factor Grant No:						Federal FY of Grant: <b>2004</b>
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>HA-Wide</b>	<b>Management Improvements:</b>	1408						
	Resident Training - (job training, etc)		(20) resident	2,375.00	2,375.00	2,375.00	2,375.00	Complete
	Train Staff		10%	2,375.00	2,375.00	2,375.00	2,375.00	
	<b>Total 1408</b>			<b>4,750.00</b>	<b>4,750.00</b>	<b>4,750.00</b>	<b>4,750.00</b>	
<b>HA-Wide</b>	<b>Administration:</b>	1410						
	Executive Director			9,500.00	0.00			move to 1450
	Administrative Assistant			4,750.00	0.00			
	Maintenance Foreman			3,325.00	0.00			
	<b>Total 1410</b>			<b>17,575.00</b>	<b>0.00</b>			
<b>HA-Wide</b>	<b>Fees &amp; Costs:</b>							
	Update Needs Assessment	1430		2,350.00	0.00			
	A&E Design							
	Inspection Cost/Project Rep.							
	Consultant - Utility Allowances			1,425.00	0.00			
	Design Handicap Kitchen Cabinets		13	8,500.00	8,500.00	8,500.00	7,645.00	Complete
	Design Landscaping concepts			20,500.00	1,552.00	1,552.00		Continue 2005
	Design Paving				4,343.00	4,343.00		Continue 2005
	<b>Total 1430</b>			<b>32,775.00</b>	<b>14,395.00</b>	<b>14,395.00</b>	<b>7,645.00</b>	
	<b>Site Improvements:</b>							
<b>NC 71-4</b>	Install parking lot - front of 1000 Building							Moved from 2003
<b>HA-Wide</b>	Site Paving				256,685.00	256,685.00		Obligated Turner Asphalt
	<b>Total 1450</b>				<b>256,685.00</b>	<b>256,685.00</b>		



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

PHA Name: <b>Thomasville Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>NC19P07150104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Dwelling Structures:</b>	1460						
<b>HA Wide</b>	General Repairs & Painting		LS	13,901.00	0.00			
<b>NC 71-2</b>	Complete A/C Installation & Electrical Upgrades		LS	0.00				Complete with 2002 Funds
	Replace Front Storm Doors		60 units	\$28,500.00	0.00			
	Install Door Bells		60 Units	8,850.00	0.00			
<b>NC 71-3</b>	Replace Floor Tile		135 units	74,110.00	122,279.00	122,279.00		Begin 2004 Obligated Ceiling & Floor Complete with 2005 CFP Funds
<b>NC 71-3</b>	Install New Kitchen Cabinets in 1 Bedrooms		12 units	36,100.00	0.00			
	Install Door Bells		135 units	19,286.00				
	Complete Roof Replacement		50 units	100,000.00	0.00	0.00		
<b>NC 71-4</b>	Install New Storm Doors - 73 doors							
	8 units with 2 doors		65 units	38,000.00	0.00			
	Install Door Bells		65 units	\$9,262.00	0.00			
	<b>Total 1460</b>			<b>328,009.00</b>	<b>122,279.00</b>	<b>122,279.00</b>		

















## CAPITAL FUND PROGRAM TABLES START HERE

### Annual Statement /Performance and Evaluation Report

### Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <p style="text-align: center;"><b>Thomasville Housing Authority</b></p>	Grant Type and Number: Capital Fund Program No: <span style="float: right;"><b>NC19P07150105</b></span> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2005</b>
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement/Revision Number   #2   6/30/07  
 Performance and Evaluation Report for Period Ending   6/30/2007     
  Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses				
3	1408 Management Improvements	0.00	0.00		
4	1410 Administration	15,000.00	0.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	108,000.00	184,605.00	184,605.00	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures		217,424.00	217,424.00	
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	279,029.00			
13	1475 Nondwelling Equipment	0.00	0.00		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	<b>\$402,029.00</b>	<b>402,029.00</b>	<b>402,029.00</b>	<b>0.00</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				









## CAPITAL FUND PROGRAM TABLES START HERE

### Annual Statement /Performance and Evaluation Report

### Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <p style="text-align: center;"><b>Thomasville Housing Authority</b></p>	Grant Type and Number: Capital Fund Program No: <span style="float: right;"><b>NC19P07150106</b></span> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2006</b>
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement/Revision Number #2 06/30/07 Amended 04/23/07  
 Performance and Evaluation Report for Period Ending 6/30/2007   
  Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses				
3	1408 Management Improvements	24,000.00	0.00		
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	32,775.00	32,775.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	4,325.00	100,000.00		
10	1460 Dwelling Structures	322,305.00	261,630.00		
11	1465.1 Dwelling Equipment-Nonexpendable	9,000.00	0.00		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	2,000.00	0.00		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	<b>\$394,405.00</b>	<b>394,405.00</b>	<b>0.00</b>	<b>0.00</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

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

PHA Name: <b>Thomasville Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>NC19P07150106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>HA-Wide</b>	<b>Management Improvements:</b>	1408						
	Resident Training - (job training, etc)		(20) resident	2,000.00	0.00			
	Resident Coordinator Salary				0.00			Moved to 1450
	Update Computer Software				0.00			
	Police Patrol Security			20,000.00	0.00			
	<b>Total 1408</b>			<b>22,000.00</b>	<b>0.00</b>			
<b>HA-Wide</b>	<b>Administration:</b>	1410						
	Executive Director			0.00	0.00			
	Administrative Assistant			0.00	0.00			
	Maintenance Foreman			0.00	0.00			
	<b>Total 1410</b>			<b>0.00</b>	<b>0.00</b>			
<b>HA-Wide</b>	<b>Fees &amp; Costs:</b>							
	Update Needs Assessment	1430		2,850.00	2,850.00			
	A&E Design			23,750.00	23,750.00			
	Inspection Cost/Project Rep.			4,750.00	4,750.00			
	Consultant - Utility Allowances			1,425.00	1,425.00			
	<b>Total 1430</b>			<b>32,775.00</b>	<b>32,775.00</b>			
<b>HA Wide</b>	<b>Site Improvements:</b>	1450						
	General site work of creek			4,325.00	100,000.00			
	<b>Total 1450</b>			<b>4,325.00</b>	<b>100,000.00</b>			









## CAPITAL FUND PROGRAM TABLES START HERE

### Annual Statement /Performance and Evaluation Report

### Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <p style="text-align: center;"><b>Thomasville Housing Authority</b></p>	Grant Type and Number: Capital Fund Program No: <span style="float: right;"><b>NC19P07150107</b></span> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2007</b>
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement/Revision Number    #1   
 Amended 09/01/07  
 Performance and Evaluation Report for Period Ending \_\_\_\_\_   
  Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses				
3	1408 Management Improvements	57,000.00	0.00		
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	32,775.00	32,775.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	61,161.00	0.00		
10	1460 Dwelling Structures	208,864.00	79,136.00		
11	1465.1 Dwelling Equipment-Nonexpendable	30,000.00	0.00		
12	1470 Nondwelling Structures		282,889.00		
13	1475 Nondwelling Equipment	5,000.00	0.00		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	<b>\$394,800.00</b>	<b>394,800.00</b>	<b>0.00</b>	<b>0.00</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

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

PHA Name: <b>Thomasville Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>NC19P07150107</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2007</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>HA-Wide</b>	<b>Management Improvements:</b>	1408						
	Resident Training - (job training, etc)		0	2,000.00	0.00			
	Resident Coordinator Salary		0%	20,000.00	0.00			
	Police Patrol Security			35,000.00	0.00			
	<b>Total 1408</b>			<b>57,000.00</b>				
<b>HA-Wide</b>	<b>Administration:</b>	1410						
	Executive Director			0.00	0.00			
	Administrative Assistant			0.00	0.00			
	Maintenance Foreman			0.00	0.00			
	<b>Total 1410</b>			<b>0.00</b>	<b>0.00</b>			
<b>HA-Wide</b>	<b>Fees &amp; Costs:</b>							
	Update Needs Assessment	1430		2,850.00	2,850.00			
	A&E Design			23,750.00	23,750.00			
	Inspection Cost/Project Rep.			4,750.00	4,750.00			
	Consultant - Utility Allowances			1,425.00	1,425.00			
	<b>Total 1430</b>			<b>32,775.00</b>	<b>32,775.00</b>			
<b>HA Wide</b>	<b>Site Improvements:</b>	1450						
	Repaving of parking lots			61,161.00	0.00			
	<b>Total 1450</b>			<b>61,161.00</b>				



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

PHA Name: <b>Thomasville Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>NC19P07150107</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2007</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	<b>Dwelling Equipment:</b>	1465						
	Ranges		20	10,000.00	0.00			
	Refrigerators		20	10,000.00	0.00			
	Water Heaters		20	10,000.00	0.00			
	<b>Total 1465</b>			<b>30,000.00</b>	<b>0.00</b>			
HA-Wide	<b>Non-Dwelling Structures:</b>	1470						
	Recreational Facility		LS		282,889.00			
	<b>Total 1470</b>				<b>282,889.00</b>			
HA-Wide	<b>Non-Dwelling Equipment:</b>	1475						
	Office Equipment		LS	2,000.00	0.00			
	<b>Total 1475</b>			<b>2,000.00</b>				



**Attachment T**

**Thomasville Housing Authority  
Section 8 Homeownership Program Capacity Statement**

Thomasville Housing Authority has demonstrated its capacity to administer the Section 8 Homeownership program by:

Requiring that financing for purchase of a home under its Section 8 homeownership program will be provided, insured, or guaranteed by the state or Federal government, comply with secondary mortgage marketing underwriting requirements, or comply with generally accepted private sector underwriting standards.