



5.2

**Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.**

**5.2 A. GOALS & OBJECTIVES FOR FISCAL YEARS 2010 – 2014:**

Pending available funds (CFP, Operating, etc.), Thomson Housing Authority has established the following goals for the period 2010 – 2014:

Strive to make the City of Thomson Housing Authority a model of energy efficiency by reducing Authority and Tenants energy usage

1. Complete an Energy Audit by 2010 to establish specific Green Goals for the Thomson Housing Authority to follow in improving the energy efficiency of all housing units. The plan will include policy recommendations and renovations with energy payback opportunities.
2. Implement an Appliance Replacement Plan for refrigerators, stoves, hot water heaters, and HVAC units with poor energy ratings. Identify and purchase only appliances with a high energy efficiency rating that will reduce utility bills.
3. Discontinue the use of all incandescent bulbs and replace all incandescent bulbs with CFL energy efficient bulbs.
4. Pursue management opportunities with other apartment units constructed and operated for the use of elderly and low and moderate income families under programs using tax credit programs for construction.
5. Identify and deliver promotions and information about energy usage.
6. Emphasize the need of tenants to recycle and conserve.

In an effort to increase affordable housing options for low and moderate income families, Thomson Housing Authority has established the following larger-scale goals. If nothing else, steps will be taken to research funding sources, partnering options, the feasibility of establishing a non-profit, etc., to work toward leveraging funding in achieving the following long-term goals:

1. Partner with the City of Thomson and McDuffie County to study and assess housing stock, and formulate a plan to provide additional housing units for purchase and rent by low and moderate income families.
2. Purchase vacant property for the construction of new stand alone housing units to be rented to low and moderate income families, said properties to be included under the management umbrella of the Housing Authority.
3. Consider purchasing repossessed homes when economically feasible to rehabilitate and remodel for use as stand alone rental units for low and moderate income families.

Promote a stronger sense of pride and participation in community and neighborhood within Housing Authority Residents:

1. Continue to involve the THA Advisory Board and the Tenants Association in the planning process of capital projects.
2. Sponsor an annual field trip /outing for residents through the Tenants Association.
3. Observe holidays with Tenants via special parties and activities.
4. Establish playground opportunities, sports facilities, garden plots, and neighborhood services to establish and foster a sense of community and pride in the PHA properties.
5. Seek summer employment funds for high school students, and training programs for young mothers and adults through promotion and coordination with existing local sponsors.
6. Create a monthly recognition of residents who excel in house maintenance or personal accomplishments.

Make the THA campus more attractive and user friendly to all residents regardless of age or physical condition.

1. Install steps, handrails and grab bars to enhance senior citizen ingress and egress and occupancy in all one and two bedroom apartment units (112).
2. Begin landscaping program to include tree plantings, shrubs, and flowers.

5.2

**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

(Continued)

**5.2 B. PROGRESS ON GOALS & OBJECTIVES ESTABLISHED FOR FISCAL YEARS 2005 – 2009:**

<b>GOAL: Improve the quality of assisted housing.</b>	
<b>Objective</b>	<b>Progress</b>
Renovate or modernize public housing units: <ul style="list-style-type: none"> <li>• Complete modernization of GA128-4 by 12/31/2008</li> <li>• Complete modernization of GA128-1 by 12/31/2009</li> </ul>	<b>Project under contract w/completion expected by 9/31/2009. Completes modernization of 115.</b>  <b>Project under contract W/completion expected by April, 2010. Will complete 85 units.</b>

<b>GOAL: Provide an improved living environment</b>	
<b>Objective</b>	<b>Progress</b>
Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: <ul style="list-style-type: none"> <li>• Comply with Deconcentration regulations by annually analyzing the average incomes of all of our developments</li> </ul>	<b>Deconcentration regulations were met. Annual analysis no longer required.</b>
Implement public housing security improvements: <ul style="list-style-type: none"> <li>• Continue to partner with the local law enforcement agency to provide additional security for our residents</li> <li>• Continue to provide a police sub station at our main office</li> </ul>	<b>Strong working relationship established and will be carefully nurtured.</b>  <b>Available as needed by Police.</b>

<b>GOAL: Promote self-sufficiency and asset development of assisted households</b>	
<b>Objective</b>	<b>Progress</b>
Increase the number and percentage of employed persons in assisted families: <ul style="list-style-type: none"> <li>• to provide a local preference for working families</li> </ul>	<b>Admission policy provides local preference for working families. Thirty teenagers and young adults up to age of 24 secured summer jobs with a training component provided by ONE STOP.</b>

<b>GOAL: Ensure equal opportunity and affirmatively further fair housing</b>	
<b>Objective</b>	<b>Progress</b>
Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: <ul style="list-style-type: none"> <li>• Provide accessible units to families needing such housing</li> </ul>	<b>A variety of accessible units are available including exclusively for families and individuals with disabilities.</b>  <b>Plans are to enhance others for senior citizens not requiring complete accessible unit.</b>

6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p style="padding-left: 40px;"><b>This was already included in Section 5.2</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>The Housing Authority of the City of Thomson has adopted a definition of substantial deviation and significant amendment or modification:</p> <p><b>A. Substantial Deviation from the 5-year Plan:</b></p> <p style="padding-left: 40px;">A “Substantial Deviation” from the 5-Year Plan is a fundamental basic change in the direction of the Authority pertaining to the Authority’s Goals and Objectives. This includes changing the Authority’s Goals and Objectives.</p> <p><b>B. Significant Amendment or Modification to the Annual Plan:</b></p> <p style="padding-left: 40px;">A “Significant Amendment or Modification” to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:</p> <ul style="list-style-type: none"> <li>➤ Changes to rent or admissions policies or organization of the waiting list.</li> <li>➤ Additions of non-emergency work items over \$50,000(items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.</li> </ul>

<p><b>11.0</b></p>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. <b>See Attachment A</b></li> <li>(g) Challenged Elements – <b>See Attachment B</b></li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>
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## **Supporting Document**

### **Housing Authority of the City of Thomson**

#### **Five-Year Plan**

**Fiscal Years 01/01/2010 – 01/01/2014**

#### **Violence Against Women Act Report**

A goal of the Housing Authority of the City of Thomson is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

The Housing Authority of the City of Thomson provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

**Through cooperation with the local domestic violence agency and City of Thomson Police Department, any cases of violence as described are referred for assistance. The local domestic violence agency is SAFE Homes, (706)736-2499, a domestic violence intervention center, located in Augusta, GA.**

**The local District Attorney's Office has Local Victims Assistance program receiving Referrals from TPD (706)595-7175.**

**Dr. Mary Powell, a local physician, (706)595-6555 is a domestic violence advocate making Referrals to the appropriate agency when necessary.**

**Thomson Housing Authority uses the Barring Procedure when necessary to remove Perpetrators from Housing Authority property.**

The Housing Authority of the City of Thomson provides or offers the following activities, services, or programs that help child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

**SAFE Homes' domestic violence program staff is aware of our housing program and makes client referrals to our office. Subsequently eligible clients are placed on our waiting list.**

**For persons already living in a Housing Authority unit who become victims as described, these are referred to police and SAFE Homes program for assistance. If the management becomes aware of any violator who may be restricted through an order of protection, that person is prohibited from the premises and is considered a trespasser subject to arrest and removal. The Police Department is cooperative and supportive in cases such as this, and willingly responds and enforces the protective orders.**

The Housing Authority of the City of Thomson provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**The same methods as described herein, making referrals to SAFE Homes for counseling and support services and attempting to enforce orders of protection with the cooperation of Police Department personnel, are used.**

The Housing Authority of the City of Thomson has the following procedure in place to assure applicants and residents are aware of their rights under the Violence Against Women Act:

**All residents have been notified of their rights and responsibilities under the Violence Against Women Act.**

**The orientation for new residents includes information on their rights and responsibilities under the Violence Against Women Act.**

**The Admissions & Continued Occupancy Policy (ACOP) and the Public Housing Dwelling Lease have been revised to include screening and termination language related to the Violence Against Women Act**