

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

---

Small PHA Plan Update  
Annual Plan for Fiscal Year: 2002 Revised

# Housing Authority of the City of Thomson, GA

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

---

HUD 50075  
OMB Approval No: 2577-0226  
Expires: 03/31/2002

## PHA Plan Agency Identification

**PHA Name:** Housing Authority of the City of Thomson

**PHA Number:** GA128

**PHA Fiscal Year Beginning: (mm/yyyy)** 01/2002

### PHA Plan Contact Information:

Name: Marilyn Stevenson, Executive Director

Phone: (706) 595-4878

TDD: NA

Email (if available): ga128@thomson.net

### 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

### 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
- Main administrative office of the local, county or 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)

### PHA Programs Administered:

- Public Housing and Section 8       Section 8 Only       Public Housing Only

**Annual PHA Plan**  
**Fiscal Year 2002**  
 [24 CFR Part 903.7]

**i. Table of Contents**

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

<b>Contents</b>	<b><u>Page #</u></b>
<b>Annual Plan</b>	
i. Executive Summary (optional)	
ii. Annual Plan Information	
iii. Table of Contents	1
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	2
2. Capital Improvement Needs	2
3. Demolition and Disposition	2
4. Homeownership: Voucher Homeownership Program	3
5. Crime and Safety: PHDEP Plan	4
6. Other Information:	4
A. Resident Advisory Board Consultation Process	4
B. Statement of Consistency with Consolidated Plan	5
C. Criteria for Substantial Deviations and Significant Amendments	
	11

**Attachments**

- Attachment A: Supporting Documents Available for Review
  - Attachment B: Capital Fund Program Annual Statement
  - Attachment C: Capital Fund Program 5 Year Action Plan
  - Attachment   : Capital Fund Program Replacement Housing Factor Annual Statement
  - Attachment   : Public Housing Drug Elimination Program (PHDEP) Plan
  - Attachment D: Resident Membership on PHA Board or Governing Body
  - Attachment E: Membership of Resident Advisory Board or Boards
  - Attachment   : Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)
  - Other (List below, providing each attachment name)
- Attachment F: Housing Authority Deconcentration and Income Mixing  
 Attachment G: CFP FY 2001 P&E Report  
 Attachment H: CFP FY 2000 P&E Report  
 Attachment I: Statement of Progress in meeting Goals and Objectives  
 Attachment J: Voluntary Conversions

## **ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

**This Section is left blank since it is optional.**

### **1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

**We have made numerous changes to our policies and/or programs based on changes in statutes and/or HUD regulations that have occurred in the past year. HUD mandated all of these.**

- **Updated our public housing Admissions and Continued Occupancy Policy**
- **Updated our public housing Dwelling Lease**
- **Adopted a policy governing pet ownership in public housing**
- **Implemented Community Service Requirements**

**In addition, we have adopted the following discretionary changes.**

- **Increased the Pet Policy Security Deposit to \$200.**
- **The Housing Authority has been approached by the McDuffie Board of Commissioners requesting land that was not in use by the Housing Authority at Project GA128-4. The County applied for a CDB Grant to construct a Multi-purpose Center to house a Boys and Girls Club. The Housing Authority Board of Commissioners has formally approved the donation of 3.30 acres of land to McDuffie County for said purpose. The Housing Authority was advised on August 30, 2001 that the grant has been approved for the construction of the building.**

**All expenses related to the survey of the land and construction of the facilities will be by the County. The County will perform the environmental review.**

**Since the approval of the Community Development Block Grant was approved subsequent to the submission of our Agency Plan for 2002 to HUD, we are required to revise our Agency Plan and publish a Notice to the public for review. The public review has been completed. The Resident Advisory Board has also been consulted regarding the donation of the land to the County and offered no objections or recommendations. The Resident Advisory Board is in support of this action. Residents are thrilled that the Boys and Girls Club will be located adjacent to Housing Authority property. They feel that the location of the Club**

will give the children who live in the Housing Authority developments the opportunity to use the facilities. (At this time there is no transportation available for them to access the existing location.)

**2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A.  Yes  No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) Capital Fund Program grant for the upcoming year? **\$389,376**

C.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

**(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

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

The Capital Fund Program Annual Statement is provided as Attachment B

**3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability: 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 next component ; if “yes”, complete one activity description for each development.)

2. Activity Description

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name: White Oak Road Homes
1b. Development (project) number: GA128-4
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: <u>(01/02/02)</u></p>
<p>5. Number of units affected: None - vacant land</p>
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Relocation resources (select all that apply) – NotApplicable, Vacant Land</p> <p><input type="checkbox"/> Section 8 for      units</p> <p><input type="checkbox"/> Public housing for      units</p> <p><input type="checkbox"/> Preference for admission to other public housing or section 8</p> <p><input type="checkbox"/> Other housing for      units (describe below)</p>
<p>8. Timeline for activity:</p> <p>a. Actual or projected start date of activity: Application Submission in January, 2002</p> <p>b. Actual or projected start date of relocation activities: Not Applicable</p> <p>c. Projected end date of activity: Application approval anticipated no later than 03/31/02</p> <p>Note: The County plans to start construction as soon as the disposition application is approved by HUD and the property transferred to the County. Planned completion of the facility is October, 2002.</p>

**4. Voucher Homeownership Program -NA**

[24 CFR Part 903.7 9 (k)]

A.  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 next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

**B. Capacity of the PHA to Administer a Section 8 Homeownership Program - NA**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards

- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

## **5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A.  Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_\_\_\_\_
- C.  Yes  No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D.  Yes  No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

## **6. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board (RAB) Recommendations and PHA Response**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

See Item 1. Summary of Policy or Program Changes for the coming Year

2. If yes, the comments are Attached at Attachment (File name)

3. In what manner did the PHA address those comments? (select all that apply)

- The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included  
 Yes  No: below or  
 Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_\_.
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment \_\_\_\_\_.
- Other: (list below)

Agency Plan changes include the explanation of process for donation of the vacant land to the County for the Boys and Girls Club; the requirement for a formal Disposition application to HUD; and the revision to the template to include an explanation of the disposition process.

**B. 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: (State of Georgia)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
  - The Housing Authority of the City of Thomson will continue to maintain and renovate its public housing units utilizing the Capital Fund Program funds made available by the Department of Housing and Urban Development.
  - The Housing Authority of the City of Thomson will continue to market its public housing program to make elderly families and individuals aware of the availability of decent, safe, sanitary and affordable housing in the City of Thomson
  - The Housing Authority of the City of Thomson will continue to apply its limited resources to the effective and efficient management and operation of public housing programs.
  - The Housing Authority of the City of Thomson will continue to provide a drug free workplace.
  - The Housing Authority of the City of Thomson has successfully eliminated the risk of lead based paint poisoning in all of its public housing units.
  - The Housing Authority of the City of Thomson will continue to meet the special needs of families with disabilities by providing reasonable accommodation and accessible housing in the public housing program.



Other: (list below)

The Housing Authority of the City of Thomson Admission and Continued Occupancy Policy (ACOP) requirements are established and designed to:

1. Provide improved living conditions for very low and low-income families while maintaining their rent payments at an affordable level.
2. To operate a socially and financially sound public housing agency that provides violence and drug-free, decent, safe and sanitary housing with a suitable living environment for residents and their families.
3. To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to our employees.
4. To attempt to house a tenant body that is composed of families that is representative of the range of incomes of low-income families in our jurisdiction.
5. To facilitate the judicious management of our inventory and efficient management of our staff.
6. To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal fair housing laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.

Our agency is part of the entire effort undertaken by the City of Thomson, and the State of Georgia to address our jurisdiction's affordable housing needs. While we cannot ourselves meet the entire need identified in the Consolidated Plan, in accordance with our goals and objectives included in this Plan, we will try to address some of the identified need by using appropriate resources to maintain and preserve our existing stock. When appropriate and feasible, we will apply for additional grants and loans from federal, state and local sources, including private sources to enhance the affordable housing available in our community. We intend to continue working with our local partners to try and meet these identified needs.

This year we expect to continue to utilize the funds we receive for our existing programs to house people. We will be focusing on management improvements and modernization. Priorities and guidelines for programs often change from year to year and our decisions to pursue certain opportunities and resources may change over the coming year if there are program changes beyond our control.

3. PHA Requests for support from the Consolidated Plan Agency

Yes  No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

The following information is taken from the State of Georgia Consolidated Plan Executive Summary and Annual Action Plan.

**Executive Summary**

The Consolidated Plan Executive Summary reports that the housing and community development needs of Georgians are:

- Regardless of tenure, income or household size, the most common problem affecting all households is cost burden. One in every four households pay at least 30% of their income for housing. Approximately 39% of these cost burdened households and 10% of all households are severely cost burdened, devoting at least 50% of their income on housing costs.
- 41% of all renters, compared to 22% of all homeowners, have at least one housing problem.
- 40% of all Georgia households are of low or moderate income. Housing problems affect 75% of all extremely low-income households.
- 64% of all elderly households are of low or moderate income, with the largest concentration in the extremely low-income range. 30% of all small family households are of low or moderate income. Cost burden is the most significant problem affecting both elderly and small family households. 42% of all large family households are of low or moderate income. Overcrowding is the most significant concern of this household type.
- Insufficient income is the single largest barrier to affordable housing.
- Estimates based on the age of housing indicate that 1.1 million housing units in Georgia may contain lead-based paint. Some 127,000 low and moderate income households are at high-risk of exposure to lead-based paint hazards such as chipping or peeling paint and dust.

The Housing and Community Development Strategic Plan

Over five years the State anticipates providing assistance to put over 55,000 extremely low, low and moderate income households in affordable housing free of overcrowded, structurally substandard conditions, with supportive services where appropriate for populations with special need.

The Consolidated Plan divides the State's priorities into two categories based on function:

- (1) priorities to directly benefit low and moderate income households and
- (2) priorities to improve the production capacity of Georgia's affordable housing providers.

Direct Benefit Priorities:

- ❑ to increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.
- ❑ To increase the number of Georgia's low and moderate-income households who have achieved and are maintaining home ownership free of overcrowded and structurally substandard conditions.

Strategic Plan Five-Year Objectives

- ❑ The Strategic Plan estimates, based on resources expected to be available over a five year period, that the State will provide the following benefits for low and moderate income Georgians:
  - ❑ Rehabilitate or construct 5,505 affordable rental units
  - ❑ Provide rental assistance for 44,700 households
  - ❑ Assist 6,750 households to achieve or maintain home ownership in housing free of overcrowded and structurally substandard conditions.
  - ❑ Assist an average of 190 organizations annually to provide housing and supportive services to the homeless.
  - ❑ Assist an average of 39 organizations annually to provide housing and supportive services to Georgia's Special Need populations.

Public Housing Authorities

The Consolidated Plan Executive Summary provides the following comments relating to Public Housing Authorities in Georgia.

Public Housing Authorities implement a large portion of Georgia's housing assistance effort. Local governments have created 202 PHAs, providing public housing. Seventeen PHAs offer Section 8 rental subsidies. PHAs utilize funds from public housing rent receipts, federal subsidies from HUD, and proceeds from bond issues for some development costs. Over 108,000 residents live in the 55,834 units of local public housing available across Georgia.

No public housing authorities are operated by the State. Therefore, the State has not developed a plan to encourage public housing residents to become more involved in the public housing management or to become owners of their units. However, the State encourages individual PHAs to develop such a plan with residents. The State also continues to encourage within its programs the transition of public housing residents into private housing living situations.

### **Action Plan**

The following activities are extracted from the State of Georgia Annual Action Plan.

#### **Part VI. Action Plan**

Activities planned to meet the State's housing priorities and objectives include:

- ❑ Rehabilitate or construct affordable rental housing for 1,003 low or moderate income households.
- ❑ Assist 1,498 low or moderate- income households achieve or maintain home ownership.
- ❑ Provide 1,000 low or moderate -income households with rental assistance.
- ❑ Make 290 funding awards to organizations that provide housing and supportive services necessary for the homeless to break the cycle of homelessness.
- ❑ Make 357 funding awards to organizations that provide the housing and supportive services necessary for special need households to achieve decent, safe and sanitary living conditions.

Among the Federal resources available to Georgia (Part VI, Section C) include Section 8 Rental Certificates and Vouchers to address affordable housing needs; HOPE I (Public Housing Home ownership) to address home ownership needs; and for Public Housing, the Comprehensive Grant Program and Public Housing Development funds.

#### **Part VI, Section I. Georgia's Activities to met the State's Housing Priorities and Objectives**

This section outlines activities by priority and objective. While the activities, priorities and objectives do not directly relate to the public housing program, the activities do include the Section 8 program. Again while none of the activities tap public housing funds, the activities do parallel the goals and objectives of the Housing Authority of the City of Thomson. The Priorities and Objectives are listed as follows:

Priority: to increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing which is free of overcrowded and structurally substandard conditions.

Objective #1: Rehabilitate or construct affordable, rental housing units for 280 extremely low, 431 low, and 290 moderate income households.

Objective #2: Provide 4,950 extremely low, and 1,100 low income households with rental assistance.

(This objectives refers specifically to the Section 8 Rental Assistance Program which is administered by the Georgia Department of Community Affairs.)

Priority: To increase the number of Georgia's low and moderate income households who have achieved and are maintaining homeownership in housing free of overcrowded and structurally substandard conditions.

Objective #3: Assist 30 extremely low, 345 low, and 1,124 moderate income households to achieve or maintain home ownership in housing free of overcrowded and structurally substandard conditions.

Priority: To increase the access of Georgia's homeless to a continuum of housing and supportive services which address their housing, economic, health and social needs:

Objective #4: Make 290 funding awards to provide shelter/bed nights, transitional housing units, and supportive services necessary for the homeless to break the cycle of homelessness.

Priority: To increase the access of Georgia's Special Need populations to a continuum of housing and supportive services which address their housing, economic health and social needs.

Objective #5: Make 358 funding awards to organizations or households that assist 1,000 Special Need households with the housing and supportive services necessary to achieve decent, safe and sanitary living conditions.

(This objective includes as an activity the implementation of Georgia's Section 8 Rental Assistance Program and it refers specifically to the Georgia Department of Community Affairs continuing to administer the program in Georgia's 149 counties.)

In summary, the Georgia Consolidated Plan strategies are consistent with and support the

goals and objectives of the Housing Authority of the City of Thomson.

## **C. Criteria for Substantial Deviation and Significant Amendments**

### **1. Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

#### **A. Substantial Deviation from the 5-year Plan:**

A substantial deviation from the 5-year Plan occurs when the Board of Commissioners decides that it wants to change the mission statement, goals or objectives of the 5-year plan.

#### **B. Significant Amendment or Modification to the Annual Plan:**

Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the plans of the agency and which require formal approval of the Board of Commissioners.

## Attachment A

### Housing Authority of the City of Thomson

#### FY 2002 Agency Plan

#### Supporting Documents Available for Review

PHAs are to 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>Related Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
NA	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: 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
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located 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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
NA	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents 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
NA	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	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
NA	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
NA	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	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
NA	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 any active grant year	Annual Plan: Capital Needs



<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
NA	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
NA	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
NA	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy (Incorporated by reference)	Pet Policy
X	The results of 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
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Substantial Deviation Definition Implementation of Community Service Requirements Voluntary Conversion Assessments Deconcentration/Income Mixing Documentation	(specify as needed)  Annual Plan ACOP Annual Plan ACOP/Annual Plan

**Attachment B**

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

PHA Name: <b>Housing Authority of the City of Thomson</b>	Grant Type and Number Capital Fund Program Grant No: GA06P12850102 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
---	---	-------------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	9,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	77,340			
8	1440 Site Acquisition				
9	1450 Site Improvement	207,683			
10	1460 Dwelling Structures	78,250			
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	17,103			
21	Amount of Annual Grant: (sum of lines 2 – 20)	389,376			
22	Amount of line 21 Related to LBP Activities				

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

<b>PHA Name: Housing Authority of the City of Thomson</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: GA06P12850102 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2002</b>
---	--	--

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Thomson		Grant Type and Number Capital Fund Program Grant No: GA06P12850102 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2002</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><u>Administration</u></b> Sundry Planning Costs; grant administration;  <b>Subtotal 1410</b>	1410		9,000				
<b>HA Wide</b>	<b><u>Fees and costs</u></b> A&E Fees; reimbursable costs Construction Inspection Services.  <b>Subtotal 1430</b>	1430		47,340 30,000 <b>77,340</b>				

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

PHA Name: Housing Authority of the City of Thomson		Grant Type and Number Capital Fund Program Grant No: GA06P12850102 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2002</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><u>Site Improvement</u></b>	1450						
GA128-1	Install backflow prevention devices/systems;		25 units	12,500				
GA128-2	Install backflow prevention devices/systems;		60 units	30,000				
GA128-4	Install backflow prevention devices/systems:		115 units	57,500				
GA128-1	Replace sewer mains, laterals, & cleanouts;		25 units	60,000				
GA128-1	Remove roots & replace damaged sidewalks;		25 units	4,800				
GA128-2	Remove roots & replace damaged sidewalks:		60 units	11,400				
GA128-1	Replace clothesline wiring;		25 units	625				
GA128-2	Replace clothesline wiring;		60 units	1,308				
GA128-1	Trim/prune trees;		25 units	4,800				
GA128-2	Trim/prune trees:		60 units	8,500				
GA128-1	Fill & sod beneath trees;		25 units	16,250				
	<b>Subtotal 1450</b>			<b>207,683</b>				









**Attachment C**

**Capital Fund Program Five-Year Action Plan**

**Part I: Summary**

PHA Name : Housing Authority of the City of Thomson		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 01/01/03	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 01/01/04	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 01/01/05	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 01/01/06
	Annual Statement				
GA128-1		389,376	68,023	-0-	
GA128-2		-0-	313,750	389,376	
GA128-4		-0-	-0-	-0-	
HA Wide		-0-	7,603	-0-	
CFP Funds Listed for 5-year planning		<b>389,376</b>	<b>389,376</b>	<b>389,376</b>	<b>389,376</b>
Replacement Housing Factor Funds					

**Capital Fund Program Five-Year Action Plan**

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

---

Activities for Year 1	Activities for Year : <u>  2  </u> FFY Grant: 2003 PHA FY: 01/01/03	Activities for Year: <u>  3  </u> FFY Grant: 2004 PHA FY: 01/01/04
-----------------------------	---	--

	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
See	<b>GA128-1</b>	<u>Dwelling Structures</u> Replace floor tile / base; Replace interior doors & hardware; Install whole house attic fans; Renovate kitchens; Renovate bathrooms; Enclose closets with conventional swinging doors; Replace interior sewer lines & install cleanouts; Replace interior gas lines; Replace interior waterlines & cutoff valves;  <b>Subtotal 1460</b>	38,750 31,250  8,750  94,273 72,500 33,750  31,250 17,500 33,750  <b>361,773</b>	<b>GA128-2</b>	<u>Site Improvement</u> Replace sewer mains, laterals & cleanouts;  <b>Subtotal 1450</b>	144,000  <b>144,000</b>
Annual	<b>GA128-1</b>	<u>Relocation Costs</u> Relocation of Residents  <b>Subtotal 1495.1</b>	20,000  <b>20,000</b>	<b>GA128-1</b>	<u>Dwelling Structures</u> Enclose water heaters in closets/replace heaters as needed; Paint misc. exterior surfaces; Pressure wash building exteriors; Patch and repaint unit interiors;  <b>GA128-2</b> Replace metal fascia, soffit & siding; Replace sinking porch slabs;  <b>Subtotal 1460</b>	15,000  4,500 4,500 23,750  136,750 33,000  <b>217,500</b>
Statement	<b>GA128-1</b>	<u>Contingency</u> Contingency;  <b>Subtotal 1502</b>	7,603  <b>7,603</b>	<b>GA128-1</b>	<u>Dwelling Equipment – Non expendable</u> Replace ranges and refrigerators;  <b>Subtotal 1465.1</b>	20,273  <b>20,273</b>

				<b>HA Wide</b>	<b><u>Contingency</u></b> Contingency;	7,603
					<b>Subtotal 1502</b>	<b>7,603</b>
	<b>Total CFP Estimated Cost</b>		<b>389,376</b>			<b>389,376</b>

GA128-1: 25 units; GA128-2: 60 units; GA128-4: 115 units



<b>Total CFP Estimated Cost</b>		<b>389,376</b>		<b>389,376</b>

## Attachment D

### Housing Authority of the City of Thomson

#### FY 2002 Agency Plan

#### Required Attachment: Resident Member on the PHA Governing Board

1.  Yes  No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

- Elected  
 Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis  
 the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.  
 Other (explain):

B. Date of next term expiration of a governing board member: August 21, 2002

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Robert E. Knox, Jr., Mayor of the City of Thomson



## **Attachment E**

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

#### **FY 2002 Agency Plan**

#### **Required Attachment: Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Mattie Day  
Queen Lewis  
Thomas Butler  
Janie Moss  
Laurie McCauley  
Eugene Calhoun  
Annie Denson

**Attachment F**

**Housing Authority of the City of Thomson**

**FY 2002 Agency Plan**

**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 covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>

**Attachment G**  
**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b>  <b>Housing Authority of the City of Thomson</b>	<b>Grant Type and Number</b> Capital Fund Program: GA06P12850101 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>FFY 2001</b>
---	---	--

**Original Annual Statement** (revision no: )  **Reserve for Disasters/ Emergencies**  **Revised Annual Statement**  
 **Performance and Evaluation Report for Period Ending: 06/30/01**  **Final Performance and Evaluation Report**

Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	5,000	NA	-0-	-0-
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	26,500	NA	-0-	-0-
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	357,876	NA	-0-	-0-
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2- 19)	389,376	NA	-0-	-0-
21	Amount of line 20 Related to LBP Activities				

**Attachment G**  
**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b>  <b>Housing Authority of the City of Thomson</b>	<b>Grant Type and Number</b> Capital Fund Program: GA06P12850101 Capital Fund Program Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>FFY 2001</b>
---	---	--

**Original Annual Statement** (revision no: )  **Reserve for Disasters/ Emergencies**  **Revised Annual Statement**  
 **Performance and Evaluation Report for Period Ending: 06/30/01**  **Final Performance and Evaluation Report**

<b>Lin e No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Thomson		Grant Type and Number Capital Fund Program #: GA06P12850101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Management Improvements	1408		5,000	NA	-0-	-0-	Planning
GA128-4	Fees and Costs	1430		26,500	NA	-0-	-0-	Planning
GA128-4	Replace furnaces on 115 units	1460	115 units	115,000	NA	-0-	-0-	Planning
GA128-4	Upgrade kitchens in 98 units	1460	98 units	242,876	NA	-0-	-0-	Planning

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

PHA Name: Housing Authority of the City of Thomson		Grant Type and Number Capital Fund Program #: GA06P12850101 Capital Fund Program Replacement Housing Factor #:					Federal FY of Grant: <b>2001</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	12/31/02			12/31/2003	06/30/04		Authority needs 3 years to expend funds
GA 128-4	12/31/02			12/31/2003	06/30/04		Authority needs 3 years to expend funds

**Attachment H**

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

PHA Name: Housing Authority of the City of Thomson	Grant Type and Number Capital Fund Program Grant No: GA06P12850100 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2000</b>
--	---	-------------------------------------

Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 06/30/01  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	381,773		381,773	381,773
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	381,773		381,773	381,773
22	Amount of line 21 Related to LBP Activities				

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

PHA Name: Housing Authority of the City of Thomson	Grant Type and Number Capital Fund Program Grant No: GA06P12850100 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2000</b>
--	---	-------------------------------------

Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 06/30/01  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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				







# Attachment I

## Housing Authority of the City of Thomson

### Fiscal Year 2002 Agency Plan

#### Statement of Progress in Meeting the 5-Year Plan Mission and Goals

The following table reflects the progress we have made in achieving our goals and objectives:

<b>Goal One: MANAGE THE THOMSON HOUSING AUTHORITY'S PUBLIC HOUSING PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER THEREBY QUALIFYING AS AT LEAST A STANDARD PERFORMER UNDER PHAS</b>	
<b>Objective</b>	<b>Progress</b>
1. HUD shall recognize the Thomson Housing Authority as a Standard Performer for the Fiscal Year ending December 31, 2000	The Thomson Housing Authority is a standard performer under MASS for the fiscal year ended 12/31/00
2. HUD shall recognize the Thomson Housing Authority as a Standard Performer for the Fiscal Year ending December 31, 2001	Not applicable for this progress report.

<b>Goal Two: MAKE THE THOMSON HOUSING AUTHORITY THE AFFORDABLE HOUSING OF CHOICE FOR THE VERY LOW INCOME RESIDENTS OF OUR COMMUNITY</b>	
<b>Objective</b>	<b>Progress</b>
1. The Thomson Housing Authority shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System for the Fiscal Year ending December 31, 2001	Not applicable for this progress report.
2. The Thomson Housing Authority shall remove all graffiti within 24 hours of discovering it by December 31, 2000	It is Housing Authority policy for the Maintenance staff to inspect all buildings and grounds on an on-going basis and remove all graffiti when it is discovered.

--	--

<b>Goal Three: PROVIDE A SAFE AND SECURE ENVIRONMENT IN THE THOMSON HOUSING AUTHORITY'S PUBLIC HOUSING DEVELOPMENTS</b>	
<b>Objective</b>	<b>Progress</b>
1. The Thomson Housing Authority shall apply to HUD for Technical Assistance to determine the appropriate strategies for reducing crime and vandalism in its developments by December 31, 2000.	We applied to HUD for assistance and received a Technical Assistance Report containing recommendations for reducing crime and vandalism in the developments. The report has been shared with the police department and various recommendations are being implemented. Physical improvements are included in the Capital Fund Program annual statements and 5-year action plan
2. The Thomson Housing Authority shall remove all graffiti within 24 hours of discovering it by December 31, 2000	This is a duplicate objective and is being removed from our 5-Year Plan

<b>Goal Four: MAINTAIN THE THOMSON HOUSING AUTHORITY'S PROPERTIES IN A DECENT CONDITION</b>	
<b>Objective</b>	<b>Progress</b>
1. The Thomson Housing Authority will continue to deliver timely and high quality maintenance service to the residents. This is an on-going objective.	We continue to get good scores in PHAS for our inspections, work orders, etc. We also intend to hire an additional maintenance person to work on the grounds.
2. The Thomson Housing Authority shall create and implement a Maintenance Plan by December 31, 2000.	The Maintenance Plan is currently in the process of being developed. It will be finalized within the next fiscal year (12/31/01)
3. The Thomson Housing Authority shall create an appealing, up to date environment in its developments by December 31, 2004.	Extensive modernization and site improvements are currently under way or planned for all of our public housing developments.
4. The Thomson Housing Authority will adopt a Pest Control Policy (including the eradication of cockroaches) by December 31, 2000.	The Pest Control Policy is being adopted as a part of this Agency Plan.

<b>Goal Five: OPERATE THE THOMSON HOUSING AUTHORITY IN FULL COMPLIANCE WITH ALL EQUAL OPPORTUNITY LAWS AND REGULATIONS AND AFFIRMATIVELY FURTHER FAIR HOUSING</b>	
<b>Objective</b>	<b>Progress</b>
The Thomson Housing Authority shall mix its public housing development populations as much as possible with respect to ethnicity, race and income. This is an on-going objective.	This is an integral part of our adopted Admissions and Continued Occupancy Policy. We affirmatively further fair housing in the administration of our public housing program. We are in compliance with the 40% requirement and also actively monitor the deconcentration requirements.

<b>Goal Six: IMPROVE THE ACCESS OF PUBLIC HOUSING RESIDENTS TO SERVICES THAT SUPPORT ECONOMIC OPPORTUNITY AND QUALITY OF LIFE</b>	
<b>Objective</b>	<b>Progress</b>
1. The Thomson Housing Authority will implement a minimum of two (2) new partnerships in the area of supportive service opportunities in order to enhance self-sufficiency and quality of life for residents by December 31, 2000.	We have 3 new partnerships: Partners For Success;, Family Connection; and Second Chance.
2. The Thomson Housing Authority's community room shall be more effectively utilized to provide resident services as measured by the number of activities held by December 31, 2000.	All three of the partners mentioned above utilize the community room on a regular basis. Other groups utilize the space on an as requested basis.

## Attachment J

### Housing Authority of the City of Thomson

#### Fiscal Year 2002 Agency Plan

### Voluntary Conversion of Developments from Public Housing Stock; Required Initial Assessments

In accordance with HUD Regulations published in the Federal Register on June 22, 2001, all public housing developments must be assessed unless they meet certain exemptions.

The Housing Authority of the City of Thomson owns and operates three (3) public housing developments. All developments are designed for general occupancy. As stated in Notice PIH 2001-26, beginning with Fiscal Year 2002, all PHAs must address the following questions:

- a. **How many of the PHA's developments are subject to the Required Initial Assessments?**

Three developments

- b. **How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?**

None

- c. **How many Assessments were conducted for the PHA's covered developments?**

One initial assessment was conducted for each development. See below.

- d. **Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments.**

Development Name	Number of Units
None	None

- e. **If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:** Assessments completed.

The regulations require a three-part test to determine if a development is appropriate for conversion to vouchers or inappropriate.

1. Conversion would not be more expensive than continuing to operate the development (or a portion of it) as public housing;
2. Conversion would principally benefit residents of the public housing development to be converted and the community; and
3. Conversion would not adversely affect the availability of affordable housing in the community.

The Housing Authority of the City of Thomson has reviewed the criteria and made a determination on the appropriateness of each development to be converted to vouchers. Our process for determination of appropriateness was to consider the criteria in reverse order. We considered criteria number 3 first.

General Comments:

The Housing Authority of the City of Thomson owns and operates 200 public housing units on three sites. There are currently sixty-five (65) families on the Housing Authority-wide waiting list. There is a Section 8 Housing Assistance Payments Program in Thomson, administered by the State of Georgia. However, the waiting list is currently closed due to lack of affordable housing available in the community.

GA128-1, Henry Price Homes, consists of 25 units. This development has undergone some modernization with additional work planned. There are no vacancy issues at this development. There are no neighborhood issues affecting desirability of living at this development. Given the waiting list and the lack of other affordable housing in the community, it is the opinion of the Housing Authority that Conversion would adversely affect the availability of affordable housing in the community.

GA128-2, Alex Reid Homes, consists of 60 units. This development has undergone some modernization with additional work planned. There are no vacancy issues at this development. There are no neighborhood issues affecting desirability of living at this development. Given the waiting list and the lack of other affordable housing in the community, it is the opinion of the Housing Authority that Conversion would adversely affect the availability of affordable housing in the community.

GA128-4, White Oak Road Homes, consists of 115 units. This development has undergone some modernization with additional work planned. There are no vacancy issues at this development. There are no neighborhood issues affecting desirability of living at this development. Given the waiting list and the lack of other affordable housing

in the community, it is the opinion of the Housing Authority that Conversion would adversely affect the availability of affordable housing in the community.