

# The Tuscaloosa Housing Authority

## PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2002

## PHA Plan Agency Identification

**PHA Name:** Tuscaloosa Housing Authority

**PHA Number:** AL077

**PHA Fiscal Year Beginning:** 04/2002

### 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 2000 - 2004**  
[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 PHA's mission is:** To provide drug free, decent, safe, and sanitary housing for eligible families and to provide opportunities and promote self-sufficiency and economic independence for residents.

In order to achieve this mission, we will:

- Recognize residents as our ultimate customer;
- Improve Public Housing Authority (HA) management and service delivery efforts through effective and efficient management of HA staff;
- Seek problem-solving partnerships with residents, community, and government leadership;
- Apply limited HA resources to the effective and efficient management and operation of public housing programs.

**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.**

- X** PHA Goal: Expand the supply of assisted housing  
Objectives:
- X** Apply for additional rental vouchers:
  - X** Reduce public housing vacancies:
  - X** Leverage private or other public funds to create additional housing opportunities:
  - X** Acquire or build units or developments
  - Other (list below)

- X PHA Goal: Improve the quality of assisted housing  
Objectives:
  - X Improve public housing management: (PHAS score)
  - X Improve voucher management: (SEMAP score)
  - X Increase customer satisfaction:
    - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - X Renovate or modernize public housing units:
    - Demolish or dispose of obsolete public housing:
    - Provide replacement public housing:
    - Provide replacement vouchers:
    - Other: (list below)

- X PHA Goal: Increase assisted housing choices  
Objectives:
  - Provide voucher mobility counseling:
  - X Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - X Implement voucher homeownership program:
  - X 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**

- X PHA Goal: Provide an improved living environment  
Objectives:
  - X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: (Within approved ACOP)
  - X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - X Implement public housing security improvements:
  - X Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - Other: (list below)

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

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

Objectives:

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

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

**X** PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- X** Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- X** 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:
- X** Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- X** Other: To provide a discriminative free environment.

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

**As listed within ACOP.**

**Annual PHA Plan**  
**PHA Fiscal Year 2001**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**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 Tuscaloosa Housing Authority has been serving the Tuscaloosa Community since 1950. We continue to provide decent, safe, sanitary and drug free housing to eligible families located in ten developments. Two ongoing goals are to provide opportunities while helping dreams become reality through opportunities and promotion of self-sufficiency and economic independence for all residents.

The past year has realized many of our goals and objectives. In addition THA has provided activities for its youth. THA hosted the HUD and Alabama Association of Housing Redevelopment Authorities' Annual 2001 Alabama Public Housing State Basketball Tournament; partnered with local businesses, agencies, higher education institutes and concerned citizens to bring the Harlem Ambassadors for an expo at Stillman College; as well as many other meaningful youth activities. These were a first for THA.

THA works closely with its Residents Councils and Resident Advisory Council seeking advice to improve the quality of living within the developments. This coming year we aim to increase opportunities for homeownership. THA's Board has created a private corporation to fund homeownership via purchasing and renovating real estate for sale at reasonable costs to residents with proceeds re-channeled into the program. Also, THA has devised a Section 8 Homeownership Program, working closely with local banks to finance the homes. In this effort, THA will work closely with HUD to seek additional funding to assist Section 8 applicants utilize their HAP for monthly notes.

In an effort to continue providing much needed services to low-income families, THA propose to add new development(s) to reduce its waiting list of applicants; find private funding to provide community policing by local law enforcement agencies; reduce its turnovers by working closely with families who appear to be having financial problems; and improve its PHAS and SEMAP scores.

THA is constantly providing an ongoing needs assessment for means to meet the needs of its housing communities. THA has an open door policy for comments and suggestions from all its residents to increase our proficiency.

### **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**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary	1
ii. Table of Contents	
1. Housing Needs	6
2. Financial Resources	12
3. Policies on Eligibility, Selection and Admissions	14
4. Rent Determination Policies	23
5. Operations and Management Policies	27
6. Grievance Procedures	29
7. Capital Improvement Needs	30
8. Demolition and Disposition	32
9. Designation of Housing	33
10. Conversions of Public Housing	35
11. Homeownership	36
12. Community Service Programs	41
13. Crime and Safety	46
14. Pets	48
15. Civil Rights Certifications (included with PHA Plan Certifications)	49
16. Audit	50
17. Asset Management	51
18. Other Information	52

#### **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 (within ACOP)
- FY 2002 Capital Fund Program Annual Statement (LIBRARY TABLE)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

#### Optional Attachments:

- PHA Management Organizational Chart
- FY 2002 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan

- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

**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>
<b>X</b>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<b>X</b>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<b>X</b>	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>X</b>	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
<b>X</b>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<b>X</b>	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
<b>X</b>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	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
<b>X</b> <b>X</b>	Public housing rent determination policies, including the methodology for setting public housing flat rents <b>X</b> check here if included in the public housing	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	A & O Policy	
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X 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 X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X 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 any active CIAP grant	Annual Plan: Capital Needs
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
N/A	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
X	Policies governing any Section 8 Homeownership program X 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
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other	Annual Plan: Community

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b>	resident services grant) grant program reports	Service & Self-Sufficiency
<b>X</b>	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
<b>X</b>	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
<b>N/A</b>	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
<b>X</b>	Involuntary Conversion	Annual Plan

# 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	5,557	5	3	3	4	4	3
Income >30% but <=50% of AMI	2,722	3	3	3	3	4	3
Income >50% but <80% of AMI	893	3	2	2	2	3	2
Elderly	1,339	5	4	4	5	4	4
Families with Disabilities	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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: 1995
- 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/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	179		
Extremely low income <=30% AMI	35	20	
Very low income (>30% but <=50% AMI)	96	54	
Low income (>50% but <80% AMI)	48	27	
Families with children	109	61	
Elderly families	5	3	
Families with Disabilities	28	16	
Race/ethnicity	W 27	15	
Race/ethnicity	B 152	85	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	70	39	

Housing Needs of Families on the Waiting List			
2 BR	78	44	
3 BR	29	16	
4 BR	2	1	
5 BR			
5+ BR			
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			

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	495		
Extremely low income <=30% AMI	155	31	
Very low income (>30% but <=50% AMI)	275	56	
Low income (>50% but <80% AMI)	65	13	
Families with children	388	78	
Elderly families	2	.004	
Families with Disabilities	22	4	
Race/ethnicity	W 48	10	
Race/ethnicity	B 447	90	
Race/ethnicity			

<b>Housing Needs of Families on the Waiting List</b>			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	107	22	
2 BR	223	45	
3 BR	139	28	
4 BR	20	4	
5 BR	5	1	
5+ BR	1	.002	
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)? 4 MONTHS			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

### **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)

**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)

**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)

**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 2000 grants)</b>		
a) Public Housing Operating Fund	2,065,187	
b) Public Housing Capital Fund	1,912,168	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,285,129	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	303,930	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Economic Develop & Support Service	39,727	
Family Self-Sufficiency Grant	41,032	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	1,314,232	PH Operating
<b>4. Other income (list below)</b>		
Interest Income	75,000	PH Operating
Miscellaneous	121,756	PH Operating
<b>4. Non-federal sources (list below)</b>		
<b>Other State Grants</b>	39,614	
<b>Total resources</b>	<b>9,197,775</b>	

### **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: At time of application.

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): Credit - Rental History

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)

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)

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.

#### Date and Time

#### Former Federal preferences:

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

#### 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)

- X The PHA-resident lease
- X 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)

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

**(6) Deconcentration and Income Mixing** (*WITHIN ACOP*)

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:
- 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:

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:

## **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)

**(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      2808 10<sup>TH</sup> Avenue  
Tuscaloosa, AL 35401
- Other (list below)

**(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:

**(4) Admissions Preferences**

a. Income targeting

Yes      X 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 X 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)

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.

Date and Time

Former Federal preferences

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

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)

- X The Section 8 Administrative Plan
- X 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?

- X Through published notices
- X Other (list below)  
MEDIA

**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)

- X 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) Increase/Decrease in Annual Income or change in Family Composition

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
- X 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
- X 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)

- X 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 2001</b>	<b>Expected Turnover</b>
Public Housing	1232	250 Units
Section 8 Vouchers	987	30 Units
Section 8 Certificates	71	45 Units
Section 8 Mod Rehab	26	5 Units
Special Purpose Section 8 Certificates/Vouchers (list individually)	28	5 Units
Public Housing Drug Elimination Program (PHDEP)	1045	
Other Federal Programs(list individually)		
ED/SS	260	

**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)

THA-ACOP  
THA Maintenance Manual

- (2) Section 8 Management: (list below)

THA – Section 8 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 **X** 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)
- X PHA main administrative office  
X PHA development management offices  
 Other (list below)

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

1.  Yes **X** 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)
- X 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: **File al077e01**

-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 **File al077e01**)

-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:

- 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:	Robertson Tower
1b. Development (project) number:	AL077-05
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(1968)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	102
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Rosedale Court Annex
1b. Development (project) number:	AL077-03
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 type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(1967)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected:	28
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	McKenzie Court Annex
1b. Development (project) number:	AL077-04
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 type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(1967)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
8. Number of units affected:	30
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):

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

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

**Component 10 (B) Voluntary Conversion Initial Assessments**

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

Seven

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)?

Three

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

One

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

None

**Development Name Number of Units**

If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: N/A

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

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

[24 CFR Part 903.7 9 (k)]

Pursuant to the Final Rule Dated September 12, 2000, The Tuscaloosa Housing Authority (THA) hereby establishes a Section 8 Homeownership Program.

The Homeownership option is designed to promote and support homeownership by a “first-time” homeowner (a family who moves for the first time from rental housing to a family owned home)

The homeownership option will be utilized to assist families in two types of housing:

1. A unit owned by the family – one or more family members hold title to the home

2. A cooperative unit – one or more family members hold membership shares in the cooperative

Initially the Program will be limited to 10 eligible families. The search and purchase period will be limited to a maximum of 4 months. If the family is unable to locate a home to purchase within the established deadline, the THA will issue the family a rental voucher.

#### Family Qualifications

1. The family must meet the eligibility requirements for admission as outlined in the Section 8 Administrative Plan
  2. Section 8 participants must be in compliance with their lease and the program requirements and must terminate their current lease in compliance with the lease
  3. The family must be in good standing with the PHA. There must be no outstanding debts for damages or unpaid rent and must have no history of late rental payments.
  4. The family must be a “first-time homeowner. The family must have not owned title to a principal residence in the last three years before commencement of homeownership assistance for the family under the homeownership program.
  5. The family must attend and satisfactorily complete the required pre-assistance homeownership and housing counseling program.
  6. The head of household or spouse must be employed full-time (not less than an average of 30 hours per week not less than the Federal minimum hourly wage) and have been continuously employed for the last 12 months prior to commencement of homeownership assistance.
- .....

#### Portability

Families who are determined eligible for homeownership assistance may exercise the homeownership option outside of the THA jurisdiction if the receiving public housing authority is administering the program and accepting new families. The receiving PHA may absorb or bill the initial PHA. The receiving PHA will arrange for counseling, and the receiving PHA’s homeownership policies apply.

#### Financing and Housing Assistance Payments

Selected families must secure their own financing. Rates and terms of the first mortgage are subject to review and approval by THA. The THA may disapprove proposed financing, refinancing or other debt if the THA determines the debt is unaffordable for the participant. The first mortgage lender shall be a federally regulated financial institution. Local or state CDBG financing is acceptable. Other lenders must be approved by the THA. All lender underwriting and property inspection requirements apply. The THA will prohibit balloon payment mortgages, variable interest rate loans, and seller financing. The family may refinance to take advantage of lower interest rates, or better mortgage terms without recapture penalty.

The THA has established a minimum down payment of at least 3% of the purchase price for participation in the homeownership program, and requires that at least one percent of the purchase price come from the family’s personal resources. Section 8 funds may not be used for financing costs. Section 8 rental assistance is paid monthly after closing to assist the family in meeting the mortgage and home expenses and will be paid directly to the lender.

The THA will use its voucher program utility allowance schedule to determine the allowance for the unit.

The Family and the THA will execute a Statement of Homeownership Obligations.

The payment standard used for the Section 8 Voucher Program will be used for the Homeownership Program. The housing assistance payment will be the lesser of:

1. The payment standard minus the total tenant payment (TTP), or
2. The family's monthly homeownership expenses less the TTP

Homeownership expenses include principal and interest on mortgage debt, refinancing charges of mortgage debt, real estate taxes and other public assessments, insurance, maintenance and major repair expenses, and the utility allowance. The THA will use its schedule for determining the allowance for maintenance expenses, major repairs and replacements.

The assistance payment will be adjusted to reflect changes in the Payment Standard.

If the family's income increases where they no longer receive housing assistance payments, eligibility for such payments will continue for 180 days. At the end of the continuous period of 180 days, eligibility for Section 8 assistance will automatically terminate.

The maximum term of homeownership assistance is:

1. 15 years if the initial mortgage term is 20 years or longer
2. 10 years in all other cases

The THA may not establish a shorter or longer maximum term. Elderly or disabled families are exempt from subsidy time limits.

#### Eligible Units

1. The unit must be eligible
2. The unit is either under construction or already existing at the time the THA determined the family was eligible for H/O assistance to purchase the unit
3. The unit is either a one-unit property or a single dwelling unit in a cooperative or condominium
4. The unit has been inspected by the THA inspector and by an independent inspector designated by the family
5. The unit must meet the federal mandated Housing Quality Standards

The THA will not commence homeownership assistance for occupancy of a home if the THA has been informed that the seller of the home is debarred, suspended, or subject to a limited denial of participation

#### Inspections

The home selected by the family must pass two home inspections.

1. The THA inspection, using the voucher program HQS guidelines
2. An inspection performed by an independent inspector hired and paid for by the family. This inspection must cover major building systems and components, including electrical and heating systems, roofing, plumbing, foundation and structure, housing interior and exterior. The independent inspector is not selected by the THA. This inspector cannot be a THA employee, contractor or other inspector under the control of the THA. The inspector must provide a copy of his report to the family and the THA. The THA may disapprove the unit for homeownership based on the inspectors report.

The family and the THA will determine if any pre-purchase repairs are necessary. If repairs are required, the seller must pay for the cost of such repairs

The Contract of Sale must:

1. Include the home's purchase price and term of sale
2. Provide that the purchaser will arrange for an independent pre-purchase inspection and that the purchaser will not be obligated to purchase unless the inspection is satisfactory to purchaser and that the purchaser is not obligated to pay for necessary repairs.
3. Contain a certification from the seller that the seller has not been debarred, suspended or subject to a limited denial of participation under part 24 of the federal regulations pertaining to this program

Family and PHA Responsibilities

The family must live in the home, comply with the terms of the mortgage and attend and complete homeownership counseling. The PHA will conduct an annual re-examination, but no annual HQS inspection will be conducted.

Recapture of Homeownership Assistance

If the family sells the home the family must execute documentation securing the THA's right to recapture homeownership assistance. The amount to be recaptured is automatically reduced by 10% per year beginning one year from the date of purchase.

When the family uses sales proceeds to purchase a new home with homeownership assistance or when the family refinances there is no recapturing of funds. The family may purchase another home with Section 8 assistance if there is no mortgage loan default, however, the maximum term of homeownership applies to the total time of participation.

**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.)

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: **Program in developmental stage.**

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

[24 CFR Part 903.7 9 (l)]

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 has 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? 08/21/01

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: Partners in the administration of the Family Unification Program (FUP)

**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. )

Services and Programs				
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)
EDSS Program	260	Volunteers	Main Office	Public Housing
Hay Court/Stillman Family Resource Ctn.	95	Volunteers/Specific Criteria	Stillman College administers at THA development	Both
Shelton State College Skills Training	15	Specific Criteria	Shelton State College	Both
Stillman College Creating Community Connections	450	Volunteers/Specific Criteria	Stillman College administers At THA developments	Public Housing

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

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8	53	46 as of 01/09/02

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

## C. Community Service Requirement

### Community Service Requirements

*Title 24 of CFR 960.00 requires non-exempt public housing residents to perform community service as outlined in this policy. All non-exempt residents eighteen (18) years of age or older must perform volunteer work or duties that are a public benefit and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community.*

This requirement is effective with resident reexamination of family income and composition on or after April 1, 2001.

#### Community Service Criteria

*All non-exempt residents must meet the following criteria during each 12 month period of the dwelling lease:*

- a. Contribute 8 hours per month of community service (not including political activities); or
- b. Participate in an economic self-sufficiency program for 8 hours per month; or
- c. Perform 8 hours per month combined activities as described in a and b.

#### Criteria for Exempt Status

In accordance with Section XXVII of the Admissions and Continued Occupancy Policy, the following adult family members are exempt from performing community service.

- a. 62 years of age or older
- b. Persons with qualifying disabilities which prevents the individual's compliance. The individual must provide appropriate documentation to support the qualifying disability. In addition, other persons may be exempted if they provide a written Doctor's statement, which specifies the nature of their medical condition, the reason(s) they are not capable of complying with the Community Service requirement due to their medical condition and the expected duration of the medical condition.
- c. Persons engaged in work activities as defined in Section 407(d) of the Social Security Act. This would be employment that issued a license to conduct business and the resident pays into the Social Security System.
- d. Persons participating at least eight (8) hours per month in a welfare-to-work program. (Example: JOBS – administered by the Department of Human Resources.
- e. Persons receiving assistance from and in compliance with a State program funded under Part A, Title IV of the Social Security Act. This would be programs funded through the Department of Human Resources.
- f. Proof of Compliance - Each head of household must present to their Site-Manager that he/she and all other persons eighteen years of age and older living in the household, who are not exempt has complied with this requirement. The documentation must be provided to the appropriate Site-Manager, by the head of household, at least 90 calendar days prior to the

required annual reexamination of family income and composition. Documentation may include a letter from the agency on letterhead or other official document. The letter or other official document must contain the following information:

1. Agency Name, Address and Phone Number
2. Agency officials' name and title
3. Name, Address and Social Security Number of Resident
4. Total Hours Worked by the Resident
5. Sign and Date the following certification:

I, \_\_\_\_\_, certify that  
\_\_\_\_\_

has performed volunteer community service for this agency over  
the past twelve months for the total of work indicated.

6. The letter must be signed and dated by the certifying official.
7. Failure to Comply with Community Service Requirements

The THA will verify compliance of each applicable family member who is required to fulfill the community service requirement during annual reexamination. If the head of household fails to provide the signed certification to the THA, a determination of noncompliance will be made and the resident notified, in writing, of their noncompliance. The letter will explain the resident's status and what actions the resident must take to remedy the noncompliance. Noncompliance will result in termination of lease.

8. **Qualifying Agencies - Any agency that is designated as a non-profit agency and/or serves the public is an authorized agency for meeting this community service requirement. It is the responsibility of the resident to contact qualifying agencies and make the necessary arrangements to perform community services as outline in this Policy. It is also the responsibility of the head of household to ensure that all non-exempt family members comply with the community service requirement.**
9. Qualifying Agency for Participation is an Economic/Family Self-Sufficiency Program as noted in Section IV above, non-exempt residents may meet the community service requirement by participating in an economic of family self-sufficiency program. Therefore, if a resident chooses to participate in such a program, the head of household must submit the name of the agency and/or organization to the THA, in writing, prior to performing the community service. A decision will be made on the agencies eligibility and the resident will be notified, in writing, if the agency is approved or disapproved. If the agency is disapproved, the resident is entitled to follow the grievance procedure to try and resolve the dispute.
10. Procedure for Processing Changes to Exempt or Non-Exempt - The head of household must notify the THA within ten (10) calendar days after there is a change in any family members exempt status as defined in Section III above. Therefore, a change from exempt to non-exempt or non-exempt to exempt must be reported by the head of household within ten (10) calendar days of the change for any affected household member.

### **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 use 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)

Rosedale Court	Branscomb Apartments
McKenzie Court	Crescent East Apartments
<b>Hay Court</b>	

**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)

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

McKenzie Court      Branscomb Apts.      Crescent East Apts.

**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)  
Police provide training to residents at Resident Council Meetings

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

Rosedale Court      McKenzie Court      Delaware Jackson Apts.  
Hay Court      Crescent East Apts.

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

PHAs eligible for FY 2001 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 2001 in this PHA Plan?
- Yes     No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

## **14. PET POLICY**

[24 CFR Part 903.7 9 (n)]

### **ATTACHMENT 16**

#### **EXCERPT:**

Each head of household may own up to two (2) pets. If one pet is a four legged animal (dog or cat), the second pet must be contained in a cage or an aquarium. All dogs and/or cats must be neutered/spayed by age six months and cats must be declawed by age three months. Evidence to must be provided at time of entering into pet agreement or within 10 days of the pet becoming of age to be neutered/spayed or declawed. Dogs must not exceed 20 pounds and cats must not exceed 10 pounds (fully grown, respectively). All other four legged animals are limited to 10 pounds fully grown.

Fees and deposits will be required for each pet to be maintained in unit:

TYPE PET	ANNUAL FEE	AMOUNT
Dog	\$150	\$250
Cat	\$100	\$150
Caged Pets	\$100	\$150

There shall be no refund of annual fee and deposit and must be paid prior to the execution of the lease addendum.

It shall be a violation of the lease in accordance with Paragraph IV(L) if pet(s) are housed without proper approval and not having complied with the terms of the full policy and termination proceedings shall be enforced. Tenant shall be entitled to a grievance hearing in accordance with Paragraph 5 of the Pet Policy and the ACOP for Grievance Procedure, as applicable.

## **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)  
PHA-WIDE Utility Upgrade
  
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)
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.)

**Resident Board Member originally elected by residents;  
then appointed as a Regular Board Member by Mayor  
March 15, 1998.**

### 3. Description of Resident Election Process

- 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)
- 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)

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)

**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: City of Tuscaloosa
  
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)
  - ✓ Provide decent housing
  - ✓ Provide a suitable living environment
  - ✓ Expand economic opportunities

**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.

ATTACHMENT	DESCRIPTION
1	Goals - Updated
2	PHA Management Organizational Chart
3	PHDEP Plan and Budgets
4	Resident Advisory Board
5	Board Approved Operating Budget
6	Flat Rents
7	CGP Annual Statement: AL09P07750100
8	CGP 5 Year Action Plan – 2001-2005
9	Cooperative Agreement – PHA and TANF
10	ED/SS Grant Program Report
11	PHDEP Semi-Annual Reports – Open Programs
12	Fiscal Year 2000 Audit Report
13	FSS Action Plan
14	ED/SS Action Plan
15	Community Service Policy
16	Pet Policy

**Component 7  
Capital Fund Program Annual Statement  
Parts I, II, and II**

**Annual Statement**

**Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number AL0P077-501-00 FFY of Grant Approval: 2000  
Closed September 2001

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	241,652.00
3	1408 Management Improvements	60,000.00
4	1410 Administration	160,000.00
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	100,000.00
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	1,312,798.00
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	483,305.00
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	58,774.00
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>2,416,529.00</b>
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	127,320.00
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	



**Annual Statement**  
**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date) Actual
PHA-WIDE		
1406	9/30/2001	6/30/2002
1408	9/30/2001	6/30/2002
1410	9/30/2001	6/30/2002
1430	9/30/2001	6/30/2002
AL077-07		
Crescent East Apts.		
1460	9/30/2001	12/30/2001
1502	9/30/2001	06/30/2002
1495.1	9/30/2001	12/30/2001



Bobbie Robinson, President  
Resident Advisory Council  
2700 10<sup>th</sup> Ave.  
Apt 26-B  
Tuscaloosa, AL 35401

Bennie Davis, Third Vice President  
Resident Advisory Council  
2700 10<sup>th</sup> Ave.  
Apt 34-B  
Tuscaloosa, AL 35401

Mary Norfleet  
2700 10<sup>th</sup> Ave.  
Apt 32-D  
Tuscaloosa, AL 35401

Howard Lanier, President  
McKnezie Courts Resident Council  
2700 M. L. King Blvd.  
Apt. 22-D  
Tuscaloosa, AL 35401

Christine Coleman, Vice President  
McKnezie Courts Resident Council  
2700 M. L. King Blvd.  
Apt. 51-D  
Tuscaloosa, AL 35401

Vanessa Knox, Secretary  
McKnezie Courts Resident Council  
2700 M. L. King Blvd.  
Apt. 16-B  
Tuscaloosa, AL 35401

Lydia Carter, Treasurer  
McKnezie Courts Resident Council  
2700 M. L. King Blvd.  
Apt. 108-C  
Tuscaloosa, AL 35401

Silas Lewis, Jr.  
2701 MLK Blvd., #106-B  
Tuscaloosa, AL 35401

JoAnn Gay, President  
Hay Court Resident Council  
4420 21<sup>st</sup> Street  
Apt. 59-B  
Tuscaloosa, AL 35401

LaSharon Brown, Vice President  
Hay Court Resident Council  
4420 21<sup>st</sup> Street  
Apt. 17-B  
Tuscaloosa, AL 35401

Sonya LaFon, Secretary  
Resident Advisory Council  
4420 21<sup>st</sup> Street  
Apt. 20-B  
Tuscaloosa, AL 35401

Johnny Boone, Asst. Secretary/ Treasurer  
Hay Court Resident Council  
4420 21<sup>st</sup> Street  
Apt. 79 - A  
Tuscaloosa, AL 35401

Lillie Curry, Treasurer  
Hay Court Resident Council  
4420 21<sup>st</sup> Street  
Apt. 17-A  
Tuscaloosa, AL 35401

Ruth Dixon, President  
Delaware Jackson Resident Council  
1104 6<sup>th</sup> Avenue East  
Apt.16-B  
Tuscaloosa, AL 35401

Mary Tidmore, Vice President  
Delaware Jackson Resident Council  
1104 6<sup>th</sup> Avenue East  
Apt.19-A  
Tuscaloosa, AL 35401

Egena Walker  
Delaware Jackson Resident Council  
1104 6<sup>th</sup> Avenue East  
Apt.12-D  
Tuscaloosa, AL 35401

Dessie Little, Assistant Secretary  
Resident Advisory Council  
121 – C 49<sup>th</sup> Avenue East  
Tuscaloosa, AL 35405

Bernice Washington, President  
Robertson Towers Resident Council  
312 19<sup>th</sup> Avenue, Apt 102  
Tuscaloosa, AL 35401

Joe Ross, Vice President  
Resident Advisory Council  
312 19<sup>th</sup> Avenue, Apt 411  
Tuscaloosa, AL 35401

Ms. Beavers, Secretary  
Robertson Towers Resident Council  
312 19<sup>th</sup> Avenue, Apt 303  
Tuscaloosa, AL 35401

Ms. Shepherd, Treasurer  
Robertson Towers Resident Council  
312 19<sup>th</sup> Avenue, Apt 611  
Tuscaloosa, AL 35401

Zola Prince  
312 19<sup>th</sup> Ave., #509  
Tuscaloosa, AL 35401

Jossett Thomas, President  
Branscomb

Debra Scott  
3333-C 12<sup>th</sup> Avenue East  
Tuscaloosa, AL 35405

Mary Taggart  
1116 42<sup>nd</sup> Avenue  
Tuscaloosa, AL 35401

Laura Colbert  
2101 44<sup>th</sup> Street East, Apt. 35  
Tuscaloosa, AL 35405

Steven Chapel  
715 28<sup>th</sup> Avenue East, #74  
Tuscaloosa, AL 35404

Alice Marie Effinger  
3412-B 12<sup>th</sup> Avenue East  
Tuscaloosa, AL 35405

Tabatha Martin  
425 51<sup>st</sup> Street, Apt 5-C  
Tuscaloosa, AL 35405

Mr. Mason Bonner  
Stillman College  
P.O. Box 1430  
Tuscaloosa, AL 35403-1430

Tuscaloosa Police Department  
3801 Mill Creek Avenue  
Tuscaloosa, AL 35401

ATTN: Sgt. R. S. Mason

12-27-01 Revision

# Public Housing Drug Elimination Program Plan

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

## Annual PHDEP Plan Table of Contents:

1. **General Information/History**
2. **PHDEP Plan Goals/Budget**
3. **Milestones**
4. **Certifications**

## Section 1: General Information/History

**A. Amount of PHDEP Grant \$303,429 FY2001**

**B. Eligibility type (Indicate with an "x")**      N1 \_\_\_\_\_ N2 \_\_\_\_\_      R **X**

**C. FFY in which funding is requested 2002**

**D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

THA PHDEP funds are used to address crime (potential and actual) in P.H. communities. This is done by contracting with the local police department for above base-line services in the targeted P. H. communities and by contracting with the Tuscaloosa YMCA to provide after school and summer youth programs. The increased police presence deters criminal activities and expedites response time when suspicious activities are reported. The youth programs provide wholesome, supervised recreational and educational opportunities for the youth.

## **E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Rosedale Court & Annex	187	406
McKenzie Court & Annex	370	857
Delaware Jackson Apts.	120	282
Crescent East Apts.	180	540
Hay Court and Annex	185	518

## **F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

**6 Months** \_\_\_\_\_      **12 Months** \_\_\_\_\_      **18 Months** \_\_\_\_\_      **24 Months** **X**      **Other** \_\_\_\_\_

## G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	X	AL09DEP0770195	0		Closed
FY 1996	X	AL09DEP0770196	0		Closed
FY 1997	X	AL09DEP0770197	0		Closed
FY1998	X	AL09DEP0770198	0		Closed
FY 1999	X	AL09DEP0770199	0		Closed
FY 2000	X	AL09DEP0770100	0		Closed
FY 2001	X	AL09DEP0770101	302,133.44		12/31/04

## Section 2: PHDEP Plan Goals and Budget

### A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The THA, in partnership with the local police department (TPD), is addressing crime in our public housing communities by supporting the Community Patrol Officer Program. Furthermore, THA supports youth programs, via contract with the Tuscaloosa YMCA, to provide an alternative to illegal drug activities, involvement in criminal acts, and association with known criminal gang members. Both the contract with TPD and the Tuscaloosa YMCA are monitored via contractor written reports. The TPD submits daily patrol log summaries to THA.

### B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	186,880
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	116,549
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
<b>TOTAL PHDEP FUNDING</b>	<b>303,429</b>

### C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

<b>9110 - Reimbursement of Law Enforcement</b>						<b>Total PHDEP Funding: \$186,880</b>	
Goal(s)	To maintain/reinforce the Community Policing Program in targeted Public Housing developments. The Community Policing Program is based on the "weed and seed" model developed by the U.S. Department of Justice.						
Objectives	To "weed out" the criminal element in the Public Housing developments so other social programs and positive community activities will be able to flourish. Police Officers and residents work together to develop solutions to the problems of violent and drug-related crime.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Dedicated foot/bicycle patrols			01-01-02	12-31-02	186,880	130,928 City of Tuscaloosa	The number of trespass-related arrests will decrease by 2%
2. Officers serve as positive role models for residents, especially youth			01-01-02	12-31-02	Included in Activity #1	Included in Activity #1	The number of drug-related arrests will decrease by 2%
3. Officers provide drug awareness and educational activities			01-01-02	12-31-02	Included in Activity #1	Included in Activity #1	The number of drug-related arrests will decrease by 2%
4. Collect and analyze crime statistics for trends			01-01-02	12-31-02	Included..	Included..	Dedicated patrols target trends
5. Conduct resident survey			08-01-02	12-31-02	Included..	Included..	Residents indicated THA is safer than 1 year before

<b>9120 - Security Personnel</b>						<b>Total PHDEP Funding: \$ -0-</b>	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9130 - Employment of Investigators</b>						<b>Total PHDEP Funding: \$ -0-</b>	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9140 - Voluntary Tenant Patrol</b>					<b>Total PHDEP Funding: \$ -0-</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9150 - Physical Improvements</b>					<b>Total PHDEP Funding: \$ -0-</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9160 - Drug Prevention</b>					<b>Total PHDEP Funding: \$116,549</b>		
Goal(s)							
To provide wholesome alternatives to illegal drug activities, involvement in criminal acts, and association with known gang members.							
Objectives							
Contract with the Tuscaloosa YMCA to provide their program at three of the THA PH developments							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. After school homework assistance	420	Youth 6-17 years of age	01-01-02	12-31-02	116,549	3,838 YMCA	Increase mastery of school work and prevent drop outs
2. Recreation programs and activities	1,007	Youth 6-17 years of age	01-01-02	12-31-02	Included in Activity #1	Included in Activity #1	Increased athleticism and fitness
3. Drug prevention training	420	Youth 6-17 years of age	01-01-02	12-31-02	Included in Activity #1	Included in Activity #1	Increase knowledge about drugs and alcohol

<b>9170 - Drug Intervention</b>					<b>Total PHDEP Funding: \$ -0-</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9180 - Drug Treatment</b>					<b>Total PHDEP Funding: \$ -0-</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9190 - Other Program Costs</b>					<b>Total PHDEP Funds: \$ -0-</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

**Section 3: Expenditure/Obligation Milestones**

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activities 1-5	46,720	Activities 1-5	93,440
9120				

9130				
9140				
9150				
9160	Activities 1-3	29,137	Activities 1-5	58,275
9170				
9180				
9190				
<b>TOTAL</b>		\$ 75,857		\$ 151,715

**Section 4: Certifications**

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

# **DECONCENTRATION**

**The objective of the Deconcentration Rule for public housing units is to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the housing authority is to house not less than 40 percent of its public housing inventory with families that have income at or below 30% of the area median income by public housing development. Also the housing authority will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments. To insure that the housing authority does not concentrate families with higher income levels, it is the goal of the housing authority not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area median income. The housing authority will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the housing authority's computer system.**

**To accomplish the deconcentration goals, the housing authority will take the following actions:**

**At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous housing authority fiscal year.**

**To accomplish the goals of:**

**Housing not less than 40% of its public housing inventory on an annual basis with families that have incomes at or below 30% of area median income, and**

**Not housing families with incomes that exceed 30% of the area median income in developments that have 60% or more of the total household living in the development with incomes that exceed 30% of the area median income, the housing authority's Tenant Selection and Assignment Plan, which is a part of this policy, provides for skipping families on the waiting list to accomplish these goals.**

Board of Commissioners

Executive Director

Assistant Executive Director

Executive Assistant

Receptionist

Director of Finance

Accountant

Accounting Technician

Director of Resident & Community Relations

Assistant Director of Resident & Community Relations

Neighborhood Coordinator

Director of Housing

Sr. Housing Mgr.

Occupancy Specialist

6-Housing Managers

Sr. Hsg. Specialist

4-Housing Specialists

2-HQS Inspectors

Director of Maintenance

Admin. Ass't.

Ass't. Mtn. Supt.

7-Maintenance Mechanic

4-Mtn. Mechanic Ass't.

3- Laborers

Director of Capital Programs

Ass't. Capital Supt.

6-Capital Mechanics

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

<b>PHA Name:</b> <b>The Housing Authority of The City of Tuscaloosa</b>		<b>Grant Type and Number</b> Capital Fund Program: <b>AL09P077502-02</b> Capital Fund Program Replacement Housing Factor Grant No.:			<b>Federal FY of Grant:</b> <b>FFY 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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

<b>Hay Ct. Annex</b>	Install new interior doors, frames & Hdwe.	1460	33 DU	<b>\$51,200</b>				
<b>AL077-008</b>	Install new prime doors, frames & hdwe.	1460	33 DU	<b>\$9,600</b>				
<b>AL077-008</b>	Install new Prime windows	1460	33 DU	<b>\$37,760</b>				
<b>AL077-008</b>	Install new security window screens	1460	33 DU	<b>\$12,800</b>				
<b>AL077-008</b>	Demo gyp. bd. walls & Reconstruct	1460	33 DU	<b>\$226,432</b>				
<b>AL077-008</b>	Complete Kitchen Renovations	1460	33 DU	<b>\$223,392</b>				
<b>AL077-008</b>	Complete Bathroom Renovations	1460	33 DU	<b>\$96,000</b>				
<b>AL077-008</b>	Install new standing and running trim	1460	33 DU	<b>\$10,720</b>				
<b>AL077-008</b>	Complete interior electrical renovation	1460	33 DU	<b>\$153,600</b>				
<b>AL077-008</b>	Install new vinyl coated wire shelving	1460	33 DU	<b>\$6,272</b>				
<b>AL077-008</b>	Install new VCT flooring	1460	33 DU	<b>\$25,120</b>				
<b>AL077-008</b>	Install new HVAC system complete	1460	33 DU	<b>\$119,680</b>				
<b>AL077-008</b>	Remove and Re-install water heaters	1460	33 DU	<b>\$2,400</b>				
<b>AL077-008</b>	Construct new washer/dryer rooms	1460	33 DU	<b>\$56,000</b>				
<b>AL077-008</b>	Construct new front & rear stoops & canopies	1460	33 DU	<b>\$109,120</b>				
<b>AL077-008</b>	Provide new interior paint finishes	1460	33 DU	<b>\$14,400</b>				
<b>AL077-008</b>	Provide new security screen doors	1460	33 DU	<b>\$48,716</b>				
<b>AL077-008</b>	Clean & seal brick veneer	1460	33 DU	<b>\$16,000</b>				
<b>AL077-008</b>	Install exterior wall hydrant	1460	33 DU	<b>\$3,520</b>				
<b>AL077-008</b>	Provide unit address signage	1460	33 DU	<b>\$2,880</b>				
<b>AL077-008</b>	Install new sanitary sewer	1450	80 DU	<b>\$95,000</b>				
<b>AL077-008</b>	Delete rear walks	1450	80 DU	<b>\$15,000</b>				



## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One to the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
AL077-008	Hay Court Annex				
Description of Needed Physical Improvement or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
AL077-008 Hay Court Annex  Page 1 of 1	1. Install new interior doors, frames and hardware	1460	47 DU	75,200	2003
	2. new prime doors and hardware	1460	47 DU	94,000	2003
	3. Install new prime windows	1460	47 DU	75,460	2003
	4. Install new window screens	1460	47 DU	53,000	2003
	5. Demo gyp. bd. walls and reconstruct	1460	47 DU	338,400	2003
	6. Complete kitchen renovations	1460	47 DU	355,743	2003
	7. Complete bath renovations	1460	47 DU	188,000	2003
	8. New standing & running trim	1460	47 DU	25,745	2003
	9. Complete electrical renovation	1460	47 DU	225,600	2003
	10. New vinyl coated shelving	1460	47 DU	14,100	2003
	11. New VCT flooring	1460	47 DU	36,895	2003
	12. New HVAC system	1460	47 DU	175,780	2003
	13. Re-install water heaters	1460	47 DU	4,700	2003
	14. New washer/Dryer area	1460	47 DU	82,250	2003
	15. New porches	1460	47 DU	160,270	2003
	16. New security screen doors	1460	47 DU	71,534	2003
	17. New Paint finishes	1460	47 DU	28,200	2003
	18. Clean & seal brick veneer	1460	47 DU	23,500	2003
	19. Install ext. wall hydrant	1460	47 DU	5,170	2003
	20. New unit address signage	1460	47 DU	4,230	2003
	21. Off-street parking areas	1460	47 DU	48,645	2003
	22. Provide Topsoil and Seeding	1450	LS	70,000	2003
	23. Replace interior sewer lines	1460	47 DU	47,000	2003
	23. New water dist. system	1450	80 DU	90,560	2003
<b>Total estimated cost over next 5 years</b>					<b>\$2,293,982.00</b>

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One to the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
AL077-006	Hay Court Proper				
Description of Needed Physical Improvement or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>AL077-006</b> <b>Hay Court Proper</b>  <b>Page 1 of 3</b>	1. Install new interior doors, frames and hardware	1460	19 DU	30,400	2004
	2. Install new prime doors, frames and hardware	1460	19 DU	5,700	2004
	3. Install new prime windows	1460	19 DU	22,420	2004
	4. Install new window screens	1460	19 DU	7,600	2004
	5. Demo gyp. bd. walls and reconstruct	1460	19 DU	134,444	2004
	6. Complete kitchen renovations	1460	19 DU	132,639	2004
	7. Complete bath renovations	1460	19 DU	57,000	2004
	8. New standing & running trim	1460	19 DU	6,365	2004
	9. Complete electrical renovation	1460	19 DU	91,200	2004
	10. New vinyl coated shelving	1460	19 DU	3,724	2004
	11. New VCT flooring	1460	19 DU	14,915	2004
	12. New HVAC system	1460	19 DU	71,060	2004
	13. Re-install water heaters	1460	19 DU	1,425	2004
	14. New washer/Dryer area	1460	19 DU	33,250	2004
	15. New front & rear stoops and canopies	1460	19 DU	64,790	2004
	16. New security screen doors	1460	19 DU	28,925	2004
	17. New Paint finishes	1460	19 DU	8,550	2004
	18. Clean & seal brick veneer	1460	19 DU	9,500	2004
	19. Install ext. wall hydrant	1460	19 DU	2,090	2004
	20. New unit address signage	1460	19 DU	1,710	2004
	21. new sanitary sewer system	1450	106 DU	120,000	2004
	22. new water distribution system	1450	106 DU	120,000	2004
	23. Remove all rear sidewalks	1450	106 DU	23,200	2004
	<b>Total estimated cost over next 5 years</b>				See 3 of 3

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One to the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
AL077-006	Hay Court Proper				
Description of Needed Physical Improvement or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>AL077-006</b> <b>Hay Court Proper</b>  <b>Page 2 of 3</b>	1. Install new interior doors, frames and hardware	1460	34 DU	54,400	2005
	2. Install new prime doors, frames and hardware	1460	34 DU	10,200	2005
	3. Install new prime windows	1460	34 DU	40,120	2005
	4. Install new window screens	1460	34 DU	13,600	2005
	5. Demo gyp. bd. walls and reconstruct	1460	34 DU	226,432	2005
	6. Complete kitchen renovations	1460	34 DU	257,354	2005
	7. Complete bath renovations	1460	34 DU	102,000	2005
	8. New standing & running trim	1460	34 DU	11,390	2005
	9. Complete electrical renovation	1460	34 DU	163,200	2005
	10. New vinyl coated shelving	1460	34 DU	6,664	2005
	11. New VCT flooring	1460	34 DU	26,690	2005
	12. New HVAC system	1460	34 DU	127,160	2005
	13. Re-install water heaters	1460	34 DU	2,550	2005
	14. New washer/Dryer area	1460	34 DU	59,500	2005
	15. New front & rear stoops and canopies	1460	34 DU	115,940	2005
	16. New security screen doors	1460	34 DU	51,760	2005
	17. New Paint finishes	1460	34 DU	15,300	2005
	18. Clean & seal brick veneer	1460	34 DU	17,000	2005
	19. Install ext. wall hydrant	1460	34 DU	3,740	2005
	20. New unit address signage	1460	34 DU	3,060	2005
	21. Off-street parking areas	1460	34 DU	35,200	2005
	22. Provide Topsoil and Seeding	1450	LS	70,000	2005
<b>Total estimated cost over next 5 years</b>				See 3 of 3	

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One to the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
AL077-006	Hay Court Proper				
Description of Needed Physical Improvement or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>AL077-006</b> <b>Hay Court Proper</b>  <b>Page 3 of 3</b>	1. Install new interior doors, frames and hardware	1460	34 DU	54,400	2006
	2. Install new prime doors, frames and hardware	1460	34 DU	10,200	2006
	3. Install new prime windows	1460	34 DU	40,120	2006
	4. Install new window screens	1460	34 DU	13,600	2006
	5. Demo gyp. bd. walls and reconstruct	1460	34 DU	226,432	2006
	6. Complete kitchen renovations	1460	34 DU	257,354	2006
	7. Complete bath renovations	1460	34 DU	102,000	2006
	8. New standing & running trim	1460	34 DU	11,390	2006
	9. Complete electrical renovation	1460	34 DU	163,200	2006
	10. New vinyl coated shelving	1460	34 DU	6,664	2006
	11. New VCT flooring	1460	34 DU	26,690	2006
	12. New HVAC system	1460	34 DU	127,160	2006
	13. Re-install water heaters	1460	34 DU	2,550	2006
	14. New washer/Dryer area	1460	34 DU	59,500	2006
	15. New front & rear stoops and canopies	1460	34 DU	115,940	2006
	16. New security screen doors	1460	34 DU	51,760	2006
	17. New Paint finishes	1460	34 DU	15,300	2006
	18. Clean & seal brick veneer	1460	34 DU	17,000	2006
	19. Install ext. wall hydrant	1460	34 DU	3,740	2006
	20. New unit address signage	1460	34 DU	3,060	2006
	21. Off-street parking areas	1460	34 DU	35,200	2006
<b>Total estimated cost over next 5 years</b>					<b>\$ 3,747,427.00</b>

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One to the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
PHA - WIDE	PHA - WIDE				
Description of Needed Physical Improvement or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
PHA - WIDE	1. Operations 2. Management Imp. 3. Administration 4. Fees & Costs 5. Replacement Reserve 6. Contingency 7. Site accessibility : walks, parking and unit visitability	1406 1408 1410 1430 1490 1502 1450	10% 2.5% 7% 6% of Hard Cost 20% 2.25% PHA - WIDE	247,094. X 5 yrs 65,000. X 5 yrs 170,000. X 5 yrs 136,000. X 5 yrs 494,188. X 5 yrs 56,000. X 5 yrs 245,348	2003 thru 2007 2003 thru 2007 2003 thru 2007 2003 thru 2007 2003 thru 2007 2003 thru 2007 2007
<b>Total estimated cost over next 5 years</b>					<b>\$ 6,086,758.00</b>

## 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>The Housing Authority of The City of Tuscaloosa, Alabama</b>	<b>Grant Type and Number</b> Capital Fund Program: <b>AL09P077502-02</b> Capital Fund Program Replacement Housing Factor Grant No.:	<b>Federal FY of Grant:</b>  <b>FFY 2002</b>
---	--	--

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

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
----------	--------------------------------	----------------------	-------------------

		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	<b>\$247,094.00</b>			
3	1408 Management Improvements	<b>\$60,000.00</b>			
4	1410 Administration	<b>\$140,000.00</b>			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	<b>\$100,000.00</b>			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	<b>\$1,389,658.00</b>			
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	<b>\$494,188.00</b>			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency	<b>\$40,000.00</b>			
20	Amount of Annual Grant: (sum of lines 2-19)	<b>\$ 2,470,940.00</b>			
21	Amount of line 20 Related to LBP Activities				

**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>The Housing Authority of The City of Tuscaloosa, Alabama</b>	<b>Grant Type and Number</b> Capital Fund Program: <b>AL09P077502-02</b> Capital Fund Program Replacement Housing Factor Grant No.:	<b>Federal FY of Grant:</b> <b>FFY 2002</b>
---	--	--

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

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
----------	--------------------------------	----------------------	-------------------

		Original	Revised	Obligated	Expended
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				

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One to the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
AL077-006	Hay Court				
AL077-005	Robertson Towers				
Description of Needed Physical Improvement or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
AL077-005	<ol style="list-style-type: none"> <li>1. Install new sprinkler system</li> <li>2. Install new kitchen cabinets</li> <li>3. Bath renovations</li> <li>4. New interior finishes</li> <li>5. New lighting fixtures</li> <li>6. New ceiling tile</li> <li>7. New prime doors</li> <li>8. New VCT flooring</li> <li>9. New interior doors</li> <li>10. New fan coil units</li> <li>11. Tenant relocation</li> </ol>	1460 1460 1460 1460 1460 1460 1460 1460 1460 1460 1460	102 DU 74 DU	850,000 200,000 296,000 118,400 37,000 29,600 18,500 44,400 22,200 222,000 14,800	2007
Page 2 of 2					
<b>Total estimated cost over next 5 years</b>					<b>\$ 2,680,550</b>

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One to the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
AL077-008	Hay Court Annex				
Description of Needed Physical Improvement or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
AL077-008 Hay Court Annex  Page 1 of 1	1. Install new interior doors, frames and hardware	1460	47 DU	75,200	2003
	2. new prime doors and hardware	1460	47 DU	94,000	2003
	3. Install new prime windows	1460	47 DU	75,460	2003
	4. Install new window screens	1460	47 DU	53,000	2003
	5. Demo gyp. bd. walls and reconstruct	1460	47 DU	338,400	2003
	6. Complete kitchen renovations	1460	47 DU	355,743	2003
	7. Complete bath renovations	1460	47 DU	188,000	2003
	8. New standing & running trim	1460	47 DU	25,745	2003
	9. Complete electrical renovation	1460	47 DU	225,600	2003
	10. New vinyl coated shelving	1460	47 DU	14,100	2003
	11. New VCT flooring	1460	47 DU	36,895	2003
	12. New HVAC system	1460	47 DU	175,780	2003
	13. Re-install water heaters	1460	47 DU	4,700	2003
	14. New washer/Dryer area	1460	47 DU	82,250	2003
	15. New porches	1460	47 DU	160,270	2003
	16. New security screen doors	1460	47 DU	71,534	2003
	17. New Paint finishes	1460	47 DU	28,200	2003
	18. Clean & seal brick veneer	1460	47 DU	23,500	2003
	19. Install ext. wall hydrant	1460	47 DU	5,170	2003
	20. New unit address signage	1460	47 DU	4,230	2003
	21. Off-street parking areas	1460	47 DU	48,645	2003
	22. Provide Topsoil and Seeding	1450	LS	70,000	2003
	23. Replace interior sewer lines	1460	47 DU	47,000	2003
	23. New water dist. system	1450	80 DU	90,560	2003
<b>Total estimated cost over next 5 years</b>					<b>\$2,293,982.00</b>

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One to the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
AL077-006	Hay Court Proper				
Description of Needed Physical Improvement or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>AL077-006</b> <b>Hay Court Proper</b>  <b>Page 1 of 3</b>	1. Install new interior doors, frames and hardware	1460	19 DU	30,400	2004
	2. Install new prime doors, frames and hardware	1460	19 DU	5,700	2004
	3. Install new prime windows	1460	19 DU	22,420	2004
	4. Install new window screens	1460	19 DU	7,600	2004
	5. Demo gyp. bd. walls and reconstruct	1460	19 DU	134,444	2004
	6. Complete kitchen renovations	1460	19 DU	132,639	2004
	7. Complete bath renovations	1460	19 DU	57,000	2004
	8. New standing & running trim	1460	19 DU	6,365	2004
	9. Complete electrical renovation	1460	19 DU	91,200	2004
	10. New vinyl coated shelving	1460	19 DU	3,724	2004
	11. New VCT flooring	1460	19 DU	14,915	2004
	12. New HVAC system	1460	19 DU	71,060	2004
	13. Re-install water heaters	1460	19 DU	1,425	2004
	14. New washer/Dryer area	1460	19 DU	33,250	2004
	15. New front & rear stoops and canopies	1460	19 DU	64,790	2004
	16. New security screen doors	1460	19 DU	28,925	2004
	17. New Paint finishes	1460	19 DU	8,550	2004
	18. Clean & seal brick veneer	1460	19 DU	9,500	2004
	19. Install ext. wall hydrant	1460	19 DU	2,090	2004
	20. New unit address signage	1460	19 DU	1,710	2004
	21. new sanitary sewer system	1450	106 DU	120,000	2004
	22. new water distribution system	1450	106 DU	120,000	2004
	23. Remove all rear sidewalks	1450	106 DU	23,200	2004
	<b>Total estimated cost over next 5 years</b>				See 3 of 3

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One to the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
AL077-006	Hay Court Proper				
Description of Needed Physical Improvement or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>AL077-006</b> <b>Hay Court Proper</b>  <b>Page 2 of 3</b>	1. Install new interior doors, frames and hardware	1460	34 DU	54,400	2005
	2. Install new prime doors, frames and hardware	1460	34 DU	10,200	2005
	3. Install new prime windows	1460	34 DU	40,120	2005
	4. Install new window screens	1460	34 DU	13,600	2005
	5. Demo gyp. bd. walls and reconstruct	1460	34 DU	226,432	2005
	6. Complete kitchen renovations	1460	34 DU	257,354	2005
	7. Complete bath renovations	1460	34 DU	102,000	2005
	8. New standing & running trim	1460	34 DU	11,390	2005
	9. Complete electrical renovation	1460	34 DU	163,200	2005
	10. New vinyl coated shelving	1460	34 DU	6,664	2005
	11. New VCT flooring	1460	34 DU	26,690	2005
	12. New HVAC system	1460	34 DU	127,160	2005
	13. Re-install water heaters	1460	34 DU	2,550	2005
	14. New washer/Dryer area	1460	34 DU	59,500	2005
	15. New front & rear stoops and canopies	1460	34 DU	115,940	2005
	16. New security screen doors	1460	34 DU	51,760	2005
	17. New Paint finishes	1460	34 DU	15,300	2005
	18. Clean & seal brick veneer	1460	34 DU	17,000	2005
	19. Install ext. wall hydrant	1460	34 DU	3,740	2005
	20. New unit address signage	1460	34 DU	3,060	2005
	21. Off-street parking areas	1460	34 DU	35,200	2005
	22. Provide Topsoil and Seeding	1450	LS	70,000	2005
<b>Total estimated cost over next 5 years</b>				See 3 of 3	

### Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One to the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
AL077-006	Hay Court Proper				
Description of Needed Physical Improvement or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>AL077-006</b> <b>Hay Court Proper</b>  <b>Page 3 of 3</b>	1. Install new interior doors, frames and hardware	1460	34 DU	54,400	2006
	2. Install new prime doors, frames and hardware	1460	34 DU	10,200	2006
	3. Install new prime windows	1460	34 DU	40,120	2006
	4. Install new window screens	1460	34 DU	13,600	2006
	5. Demo gyp. bd. walls and reconstruct	1460	34 DU	226,432	2006
	6. Complete kitchen renovations	1460	34 DU	257,354	2006
	7. Complete bath renovations	1460	34 DU	102,000	2006
	8. New standing & running trim	1460	34 DU	11,390	2006
	9. Complete electrical renovation	1460	34 DU	163,200	2006
	10. New vinyl coated shelving	1460	34 DU	6,664	2006
	11. New VCT flooring	1460	34 DU	26,690	2006
	12. New HVAC system	1460	34 DU	127,160	2006
	13. Re-install water heaters	1460	34 DU	2,550	2006
	14. New washer/Dryer area	1460	34 DU	59,500	2006
	15. New front & rear stoops and canopies	1460	34 DU	115,940	2006
	16. New security screen doors	1460	34 DU	51,760	2006
	17. New Paint finishes	1460	34 DU	15,300	2006
	18. Clean & seal brick veneer	1460	34 DU	17,000	2006
	19. Install ext. wall hydrant	1460	34 DU	3,740	2006
	20. New unit address signage	1460	34 DU	3,060	2006
	21. Off-street parking areas	1460	34 DU	35,200	2006
<b>Total estimated cost over next 5 years</b>					<b>\$ 3,747,427.00</b>

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One to the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
PHA - WIDE	PHA - WIDE				
Description of Needed Physical Improvement or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
PHA - WIDE	1. Operations 2. Management Imp. 3. Administration 4. Fees & Costs 5. Replacement Reserve 6. Contingency 7. Site accessibility : walks, parking and unit visitability	1406 1408 1410 1430 1490 1502 1450	10% 2.5% 7% 6% of Hard Cost 20% 2.25% PHA - WIDE	247,094. X 5 yrs 65,000. X 5 yrs 170,000. X 5 yrs 136,000. X 5 yrs 494,188. X 5 yrs 56,000. X 5 yrs 245,348	2003 thru 2007 2003 thru 2007 2003 thru 2007 2003 thru 2007 2003 thru 2007 2003 thru 2007 2007
<b>Total estimated cost over next 5 years</b>					<b>\$ 6,086,758.00</b>



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

<b>PHA Name:</b> The Housing Authority of The City of Tuscaloosa		<b>Grant Type and Number</b> Capital Fund Program: <b>AL09P077-502-02</b> Capital Fund Program Replacement Housing Factor Grant No.:		<b>Federal FY of Grant:</b> <b>FFY 2002</b>	
<b>Development Number Name/HA-Wide Activities</b>	<b>All Funds Obligated (Quarter Ending Date)</b>	<b>All Funds Expended (Quarter Ending Date)</b>		<b>Reasons for Revised Target Dates</b>	

	<b>Original</b>	<b>Revised</b>	<b>Actual</b>	<b>Original</b>	<b>Revised</b>	<b>Actual</b>	
<b>AL077-008</b>	<b>9/30/2003</b>			<b>12/30/2004</b>			
<b>Hay Court Annex 1460</b>							
<b>PHA Wide</b>							
<b>1406</b>	12/30/2003			<b>12/30/2004</b>			
<b>1408</b>	12/30/2003			<b>12/30/2004</b>			
<b>1410</b>	12/30/2003			<b>12/30/2004</b>			
<b>1430</b>	12/30/2003			<b>12/30/2004</b>			
<b>1490</b>	12/30/2003			<b>12/30/2004</b>			
<b>1502</b>	12/30/2003			<b>12/30/2004</b>			