

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

York, Alabama Housing Authority Plan Update
Annual Plan for Fiscal Year: 2002-2003

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

**PHA Plan
Agency Identification**

PHA Name: York Housing Authority

PHA Number: AL-116

PHA Fiscal Year Beginning: 04/2002

PHA Plan Contact Information:

Name: Joe Alexander

Phone: 205-392-5071

TDD: Same as above

Email (if available): ja@uwa.edu

Public Access to Information

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

- Main administrative office of the PHA
PHA development management offices

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

PHA Programs Administered:

Public Housing and Section 8

Annual PHA Plan
Fiscal Year 2001-2002
 [24 CFR Part 903.7]

i. Table of Contents

Annual Plan	Contents Page #
Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.	1
Executive Summary (optional)	1
Annual Plan Information	1
Table of Contents	1
Description of Policy and Program Changes for the Upcoming Fiscal Year	1
Capital Improvement Needs	2
Demolition and Disposition	2
Homeownership: Voucher Homeownership Program	3
Crime and Safety: PHDEP Plan	3
Other Information:	
Resident Advisory Board Consultation Process	4
Statement of Consistency with Consolidated Plan	4
Criteria for Substantial Deviations and Significant Amendments	4
Attachments	
Attachment A : Supporting Documents Available for Review	
Attachment B : Capital Fund Program Annual Statement	
Attachment C : Capital Fund Program 5 Year Action Plan	
Attachment : Capital Fund Program Replacement Housing Factor Annual Statement	
Attachment D : Deconcentration Policy and Questions	
Attachment E : Resident Membership on PHA Board or Governing Body	
Attachment F : Membership of Resident Advisory Board or Boards	
Attachment G : Voluntary Conversion Required Initial Assessment	
Other (List below, providing each attachment name)	

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

This Plan was developed per HUD rules and regulations in order to provide decent, safe, and affordable housing for residents of our community.

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

All are covered in this plan.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

- A. Yes : Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$180,204.00
- C. Yes Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

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

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition Disposition
3. Application status (select one) Approved Submitted, pending approval Planned application

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) Part of the development Total development
7. Relocation resources (select all that apply) Section 8 for units Public housing for units Preference for admission to other public housing or section 8 Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

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

The PHA has demonstrated its capacity to administer the program by (select all that apply):
 Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
 Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
 Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.
 Yes : Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$

C. Yes Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

6. Other Information

[24 CFR Part 903.7 9 (r)]

Resident Advisory Board (RAB) Recommendations and PHA Response

1. Yes : Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments were that the residents wanted central air added to the apartment units.

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

The PHA changed portions of the PHA Plan in response to comments

A list of these changes is included

No: below or

Yes Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is that the PHA will request modernization funds to add air conditioning.

Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

necessary):
1. Consolidated Plan jurisdiction: State of Alabama

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)

X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with

specific initiatives contained in the Consolidated Plan. (list such initiatives below)
X Other: PHA continues to be involved in providing needed housing for qualified applicants and is cognizant of housing needs in the area.

3. PHA Requests for support from the Consolidated Plan Agency

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

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

C. Criteria for Substantial Deviation and Significant Amendments

Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5-year Plan:

This PHA would consider any deviation which would require a budget revision or other extraordinary action to be taken which would directly be relevant to the operations of the housing authority and which could not be remedied without extraordinary action.

B. Significant Amendment or Modification to the Annual Plan:

This PHA would consider any action which would require substantial deviation from the annual plan as submitted to require an amendment or modification. The Board of Commissioners will decide what is a "substantial deviation."

Attachment A Supporting Documents Available for Review

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

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions

Applicable & On Display	Supporting Document	Related Plan Component
		Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development 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	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types check here if included in Section 8 Administrative Plan	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 any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	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
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs

Applicable & On Display	Supporting Document	Related Plan Component
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
X	PHDEP-related documentation: <ul style="list-style-type: none"> • Baseline law enforcement services for public housing developments assisted under the PHDEP plan; • Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); • Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; • Coordination with other law enforcement efforts; • Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and • All crime statistics and other relevant data (including Part 	Annual Plan: Safety and Crime Prevention

Applicable & On Display	Supporting Document	Related Plan Component
	I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.	
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) X check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Small PHA Plan Update Page

5

Table Library ATTACHMENT B, PAGE 1

Annual Statement/Performance and Evaluation Report					
PHA Name: YORK HOUSING AUTHORITY			Grant Type and Number AL09P116501-00		FFY; 2000
Revised Annual Statement (revision no: 1) Performance and Evaluation Report for Revised Estimate Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	30,000.00			30,000.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000.00			10,000.00
10	1460 Dwelling Structures	130,000.00	136,626.00		5,244.70
11	1465.1 Dwelling Equipment—Nonexpendable	6,626.00	-0-		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				45,244.70
20	Amount of Annual Grant: (sum of lines 2-19)	176,626.00			
21	Amount of line 20 Related to LBP Activities				

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				

ATTACHMENT B, PAGE 2

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

PHA Name: YORK HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: AL09P 116 501 00 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Propos Worl
				Original	Revised	Funds Obligated	Funds Expended	
PHA - WIDE	Operations	1406	12 Months	30,000.00		30,000.00	30,000.00	
PHA - WIDE	Site Improvements	1450	12 Months	10,000.00		10,000.00	10,000.00	
	Dwelling Structures							
AL-116-001	AL-116-1 / New Roofing	1460	12 Months	50,000.00				
AL-116-002	AL-116-2 / Install HVAC	1460	12 Months	80,000.00	86,626.00		5,224.70	On Sched
PHA - WIDE	DWELLING EQUIPT. NONEXP	1465.1		6,626.00	-0-			

Attachment B, Page 4

Annual Statement/Performance and Evaluation Report					
PHA Name: YORK HOUSING AUTHORITY			Grant Type and Number AL09P116501-01		FFY: 2001
Original Annual Statement			Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)		
Performance and Evaluation Report for Period Ending:			Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	50,000.00			50,000.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	3,600.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000.00			5,518.07
10	1460 Dwelling Structures	109,978.00			4,535.00
11	1465.1 Dwelling Equipment—Nonexpendable	6,626.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				

20	Amount of Annual Grant: (sum of lines 2-19)	180,204.00			60,053.07
21	Amount of line 20 Related to LBP Activities	5,000.00			
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: YORK HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: AL09P 116 501 01 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Propos Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA - WIDE	Operations	1406		50,000.00			50,000.00	
PHA - WIDE	Fees and Costs	1430 / LBP	12 Months	3,600.00				
PHA - WIDE	Site Improvements / Landscaping	1450	Lump Sum	10,000.00			5,518.07	
AL-116-002	Dwelling Structures	1460		109,978.00			4,535.00	
PHA-WIDE	Dwelling Equipment	1465		6,626.00				
	TOTAL			180,204.00			60,053.07	

Name/HA-Wide Activities				Original	Revised	Funds Obligated	Funds Expended	Work

Annual Statement/Performance and Evaluation Report

Attachment B page 7

PHA Name: YORK HOUSING AUTHORITY

Grant Type and Number AL09P116501-02

FFY: 2002

Original Annual Statement

~~Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report~~

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	55,804.00			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	8,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	9,000.00			
10	1460 Dwelling Structures	107,400.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	180,204.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				

23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Attachment B, Page 8
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages

PHA Name: YORK HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: AL09P 116 501 02 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Propos Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA - WIDE	Hire Clerk of the Works for duration of mod. Work	1406	6 Months	13,804.00				
PHA - WIDE	Operations	1406	12 Months	42,000.00				
PHA - WIDE	A & E Fees and Cost for contact docs/Admin.	1430	Lump Sum	8,000.00				
PHA - WIDE	Misc. site improvements	1450	Lump Sum	5,000.00				
AL-116-002	Construct new concrete walks	1450	Lump Sum	4000.00				
AL-116-002	Remove & Relocate rear andicap ramp	1460	2 DU	3,000.00				
AL-116-002	Install new sliding shower doors	1460	24 DU	4,800.00				
AL-116-002	Construct new exterior Mechanical Rooms	1460	12 DU	57,600.00				

Name/HA-Wide Activities				Original	Revised	Funds Obligated	Funds Expended	Work
AL-116-002	Install new central HVAC	1460	12 DU	42,000.00				

Capital Fund Program 5-Year Action Plan

ATTACHMENT C, PAGE 1

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 year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
Original statement	Revised statement	
Development Number	Development Name (or indicate PHA wide)	
AL-116-1 AND AL-116-2	PHA-WIDE	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)

AL-116-1 RE-ROOF 16 UNITS AT WEST END COURT AND MARCUS STREET	58,000.00	2003
AL-116-2 BUILDING RENOVATIONS REPLACE TV CABLE & PHONE LINES CONTINUE WITH HVAC INSTALLATION FROM 2000 & 2001 PROGRAMS	48,400.00	
PHA-WIDE LANDSCAPING	10,000.00	
HIRE CLERK OF WORKS FOR DURATION OF MOD WORK	13,804.00	
OPERATIONS	42,000.00	
A & E FEES	8,000.00	
Total estimated cost over next 5 years	901,020.00	

Capital Fund Program 5-Year Action Plan ATTACHMENT C, PAGE 2

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 year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
Original statement	Revised statement	
Development Number	Development Name (or indicate PHA wide)	
AL-116-1 AND AL-116-2	PHA-WIDE	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
AL-116-1 BUILDING RENOVATIONS UPGRADE ELECTRICAL IN 28 UNITS INCLUDES A&E FEES AND ADD TELEPHONE JACKS IN ALL BEDROOMS	95,000.00	2004
AL-116-2 SITE IMPROVEMENTS REPLACE DAMAGED PARKING AREAS & SIDEWALKS	20,000.00	
PHA-WIDE LANDSCAPING	10,000.00	
STOVES & REFRIGERATORS OPERATIONS	5,204.00 50,000.00	
Total estimated cost over next 5 years	901,020.00	

Capital Fund Program 5-Year Action Plan ATTACHMENT C, PAGE 3

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 year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
Original statement	Revised statement	
Development Number	Development Name (or indicate PHA wide)	
AL-116-1 AND AL-116-2	PHA-WIDE	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
AL-116-1 BUILDING RENOVATIONS CONTINUE WITH HVAC INSTALLATION INCLUDES A & E	65,000.00	2005
AL-116-2 MAINTENANCE IMPROVEMENTS/ADDITION TO SHOP FOR STORAGE AND COVERED PARKING INCLUDES A&E	50,000.00	
PHA-WIDE LANDSCAPING	10,000.00	
STOVES & REFRIGERATORS	5,204.00	

OPERATIONS	50,000.00	
Total estimated cost over next 5 years	901,020.00	

Capital Fund Program 5-Year Action Plan

ATTACHMENT C, PAGE 4

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 year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
Original statement	Revised statement	
Development Number	Development Name (or indicate PHA wide)	
AL-116-1 AND AL-116-2	PHA-WIDE	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
AL-116-1 BUILDING RENOVATIONS UPGRADE BATHROOMS	75,000.00	2006
AL-116-2 SITE IMPROVEMENTS RESURFACE PARKING AREA AND REPAIR WALKS AT McDONALD COURT	40,000.00	
PHA-WIDE LANDSCAPING	10,000.00	
STOVES & REFRIGERATORS	1,626.00	
OPERATIONS	50,000.00	

Total estimated cost over next 5 years	901,020.00	

Capital Fund Program 5-Year Action Plan ATTACHMENT C, PAGE 5

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 year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
Original statement	Revised statement	
Development Number	Development Name (or indicate PHA wide)	
AL-116-1 AND AL-116-2	PHA-WIDE	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
AL-116-1 BUILDING RENOVATIONS UPGRADE BATHROOMS ON MARCUS STREET INCLUDES A & E	35,000.00	2007
RESURFACE PARKING AREAS AT WEST END COURT	5,000.00	
AL-116-2 BUILDING REPAIRS REPAIR CRACKED FOUNDATIONS & REFINISH APTS. INCLUDES A # E	80,000.00	
PHA-WIDE LANDSCAPING	8,000.00	
STOVES & REFRIGERATORS	2,204.00	
OPERATIONS	50,000.00	
Total estimated cost over next 5 years	901,020.00	

REQUIRED ATTACHMENT D : DECONCENTRATION POLICY AND QUESTIONS

Deconcentration Policy - It is the policy of the York Housing Authority of the City of York, Alabama that families of the Housing Authority will be housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. This Authority will also take actions to insure that no individual developments has a concentration of higher income families in one or more of the developments.

It is the goal of the Housing Authority of the City of York, Alabama, to house no less than 40% of units to families that have income at or below 30% of the area median income by development and not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area median income except where allowed by law due to size. The Housing Authority will track the status of family income in each development.

Component 3, (6) Deconcentration and Income Mixing

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

Required Attachment E : Resident Member on the PHA Governing Board

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

Name of resident member(s) on the governing board: Bessie Walker

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

Elected

X Appointed by the Mayor of the City of York, Alabama

C.The term of appointment is (include the date term expires): She is filling the unexpired term of a former commissioner. Her term expires October 6, 2003.

2. A.If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? Not Applicable
the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

- B. Date of next term expiration of a governing board member: Not Applicable, but the date will be October 6, 2002.

Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Mayor Carolyn Mitchell-Gosa

Required Attachment F : Membership of the Resident Advisory Board or Boards

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

Ella Hawkins, Bobby Amerson, James Wilson, and Bessie Walker

Required Attachment G : Voluntary Conversion Required Initial Assessments

- a. How many of the PHA'S developments are subject to the Required Initial Assessment? 1
- b. How many of the PHA'S developments are not subject to the Required Initial Assessments based on exemption? 0
- c. How many Assessments were conducted for the PHA'S covered developments? 1
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: Based on the assessments that the York Housing Authority conducted, it was found that no units are appropriate for voluntary conversion. It was found that there is a large difference in cost to operate Section 8 Units as compared to Conventional Housing Units located in the same area. It was found that it is much more costly to operate Section 8 Units than Conventional Housing Units.