

THEHOUSING AUTHORITYOF THE CITYOFNORTHPORT

PHAPlans

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear2002

al152v02

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: THENORTHPORTHOUSINGAUTHORITY

PHANumber: AL152

PHAFiscalYearBeginning:) 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
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.Mission

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

B.Goals

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 Apply for additional rental vouchers:
 Reduce public housing vacancies:
 Leverage private or other public funds to create additional housing opportunities:
 Acquire or build units or developments
 Other (list below)
To apply for all available subsidized housing available
- PHA Goal: Improve the quality of assisted housing
Objectives:
 Improve public housing management: (PHA Score) 90%
 Improve voucher management: (SEMAP score)
 Increase customer satisfaction:

Placing more emphasis on tenant retention
Improving communications skills
Improve Curb Appeal
Tenant appreciation Programs
Resident Surveys

- Concentrate effortsto improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispo se of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

**Implement Marketing/Leasing
Advertising
Promotion
Redecorating, Landscaping, Renovation**

- PHA Goal: Increase assisted housing choices

Objectives:

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

Implement Flat Rent, Provide counseling services for late paying renters

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

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements: **Continue effortsto implement Neighborhood Watch program. Continue Renewal of Police Officers contract with the City of Northport.**
- 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

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

Objectives: **Job Fairs/Counseling Services**

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistancerecipients' employability:
- 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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

Prohibit discrimination in any manner

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2000
 [24CFRPart903.7]

i. AnnualPlanType:

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupporting documentsavailableforpublicinspection .

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration - **Attachment: (al152a02)**
- FY2001 -2002 Capital Fund Program Annual Statement - Attachment (al152b02-al152d02)&(al15202l -al152m02)**
- 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 - **Attachment (al152k02)**
- FY2001 Capital Fund Program 5 Year Action Plan Attachment: **(al152e02-al152j02)&(al152o02 -al152t02)**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **Attachment: (al152u02)**
- Other (List below, providing each attachment name)
 - A. **Voluntary Conversion -(al152w02)**
 - B. **Pet Policy (al152x02)**
 - C. **Brief Statement of Progress in meeting the five year plan mission & goals-(al152y02)**
 - D. **NHA's Implementation of Community Service Requirements (al152z02)**
 - E. **Resident Membership of PHA Governing Board (al152aa02)**
 - F. **List of membership of Resident Advisory Board (al152bb02)**

Supporting Documents Available for Review

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification 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
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Schedule of flat rents offered each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	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
	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
	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	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self - Sufficiency
	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 resident services grant) grant program reports	Annual Plan: Community Service & Self - Sufficiency
X	The most recent Public Housing Drug Elimination Program	Annual Plan: Safety and

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(PHEDEP) semi -annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

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

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	67.77 %				NA	NA	Tuscaloosa County
Income > 30% but <= 50% of AMI	25.62%				NA	NA	Tuscaloosa County
Income > 50% but < 80% of AMI	6.61%				NA	NA	Tuscaloosa County
Elderly	2				NA	NA	Tuscaloosa County
Families with Disabilities	2				NA	NA	Tuscaloosa County
Race/Ethnicity -1	13				NA	NA	Tuscaloosa County
Race/Ethnicity -2	98				NA	NA	Tuscaloosa County
Race/Ethnicity -3	0				NA	NA	Tuscaloosa County
Race/Ethnicity -4	0				NA	NA	Tuscaloosa County

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:
- 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)
NHA waitinglist -2001 -2002

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	111		
Extremely low income <=30% AMI	77	69.37%	
Very low income (>30% but <=50% AMI)	29	26.13	
Low income (>50% but <80% AMI)	5		
Families with children	107	96.40	
Elderly families	2	1.81	
Families with Disabilities	2	1.81	
Race/ethnicity	(1)13	11.72	

Housing Needs of Families on the Waiting List			
Race/ethnicity	(2)98	88.29	
Race/ethnicity	(3)0		
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	29	26.13	18
2BR	42	37.84	20
3BR	33	29.73	14
4BR	5	4.51	2
5BR	2	1.81	0
5+BR	N/A	N/A	N/A
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 re-open 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	261		
Extremely low income <= 30% AMI	207	80%	
Very low income (> 30% but <= 50% AMI)	46	18%	
Low income (> 50% but < 80% AMI)	8	2%	
Families with children	232	89%	

Housing Needs of Families on the Waiting List			
Elderly families	2	.01%	
Families with Disabilities	3	.02%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 12 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Public Housing - Offer applicant units as they come available - keeping the waiting list open.

(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:

- 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 -uprates 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 -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates 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)

Apply for additional rental vouchers

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

- 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

- 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

- Employ admissions preferences aimed at families who are working
 - Adopt rent policies to support and encourage work
 - Other: (list below)
- Continue current policies and lease requirements**

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher 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:

- 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 voucher 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:

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

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel section 8 tenants 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

[24CFR Part 903.79(b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	792,640.00	
b) Public Housing Capital Fund	799,220.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant -Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	98,277.00	
g) Resident Opportunity and Self - Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	442,555.00	
4. Other income (list below)		
4. Non -federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	2,132,692.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.79(c)]

A. Public Housing

(1) Eligibility

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

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

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) **Surrounding States, Cities**

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 plan 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 transfer 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
- Household that contribute to meeting income goals (broad range of incomes)
- Household 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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

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

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
- Household that contribute to meeting income goals (broad range of incomes)
- Household 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 referencematerialscan applicantsand residentsusetoo obtaininformation abouttherulesofoccupancyofpublichousing(selectallthatapply)

- ThePHA -residentlease
- ThePHA’sAdmissionsand(Continued)Occupancypolicy
- PHAbriefingseminarsorwrittenmaterials
- Othersource(list)

b. HowoftenmustresidentsnotifythePHAofchangesinfamilycomposition? (selectallthatapply)

- Atanannualreexaminationandleaserenewal
- Anytimefamilycompositionchanges
- Atfamilyrequestforrevision
- Other(list)
Within10days -SeeACOP/Lease

(6)DeconcentrationandIncomeMixing

a. Yes NoDoes thePHAhaveanygeneraloccupancy(family)publichousing developmentscoveredbythedeconcentrationrule?Ifno,this sectioniscomplete.Ifyes,continuetonextquestions.

b. Yes No:DidthePHAadoptanychangestoits **admissionspolicies** based ontheresultsoftherequiredanalysisoftheneedtopromote deconcentrationofpovertyortoassureincomemixing?

c. Iftheanswertobwasyes,whatchangeswereadopted?(selectallthatapply)

- Adoptionofsite -basedwaitinglists
Ifselected,listtargeteddevelopmentsbelow:
- Employingwaitinglist“skipping”toachieve deconcentrationofpovertyor incomemixinggoalsattargeteddevelopments
Ifselected,listtargeteddevelopmentsbelow:
- Employingnewadmissionpreferencesattargeteddevelopments
Ifselected,listtargeteddevelopmentsbelow:
- Other(listpoliciesanddevelopmentstargetedbelow)

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

(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)

If the person is on the program and name of present landlord # in family

(2) Waiting List Organization

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

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

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

- PHA main administrative office
 Other (list below)

(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:

Proof of ineligibility to locate suitable units, case of emergency (Hospitalization, death in family) Interferes with search, or circumstances beyond applicants control.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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 points 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

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

Homelessness
Highrentburden

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
- Household that contribute to meeting income goals (broad range of incomes)
- Household 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 the 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 admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

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

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

SEE ACOP

(1) Income Based Rent Policies

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent -setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent -setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

- Market comparability study
- Fair market rents (FMR)
- 95th 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 re-examinations, 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
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

Within 10 days

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper

- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant -Based Assistance

(1) Payment Standards

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

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

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

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

PHA made payment standard equal to FMR which was 100% until FMR increased

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

[24CFR Part 903.79(e)]

A. PHA Management Structure

(select one)

- An organization chart showing the PHA's management structure and organization is attached. **(a1152k02)**
- A brief description of the management structure and organization of the PHA follows:

A. HUD Programs Under PHA Management

B.

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	388	100-150 Annually
Section 8 Vouchers	320	
Section 8 Certificates	0	
Section 8 Mod Rehab	28	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	400	

Other Federal Programs (list individually)	N/A	

C. Management and Maintenance Policies

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

Maintenance & Operations Manual

(2) Section 8 Management: (list below)

Administrative Plan

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant -Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office

Other(listbelow)

7.CapitalImprovementNeeds

[24CFRPart903.79(g)]

A.CapitalFundActivities

(1)CapitalFundProgramAnnualStatement

Selectone:

TheCapitalFundProgramAnnualStatementisprovidedasanattachmentto
thePHAPlanatAttachment **-(a1152b02-a1152d02)&(a1152l02 -a1152m01)**

-or-

TheCapitalFundProgramAnnualStatementisprovidedbelow:(ifselected,
copytheCFPAnnual StatementfromtheTableLibraryandinsertthere)

(2)Optional5 -YearActionPlan

a. Yes No: IsthePHAprovidinganoptional5 -YearActionPlanforthe
CapitalFund?(ifno,skiptosub -component7B)

b.If yestoquestiona,selectone:

TheCapitalFundProgram5 -YearActionPlanisprovidedasanattachmentto
thePHAPlanatAttachment(statename **(a1152e02-a1152j02)& (a1152o02-
a1152t02)**

-or-

TheCapitalFundProgram5 -YearActionPlanisprovidedbelow:(ifselected,
copytheCFPOptional5 YearActionPlanfromtheTableLibraryandinsert
here)

B.HOPEVI and Public Housing Development and Replacement Activities(Non -Capital Fund)

Yes No:a) Has the PHA received a HOPEVI 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 HOPEVI 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 HOPEVI revitalization grant in the Plan year?

If yes, list development name/s below:

East Circle -AL152002

Yes No:d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

Tax Credits, Loan from private bank -Hampton Point

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:

To be included in CFP Annual Statement - Possible replacement of demolished unit at East Circle AL152002

8. Demolition and Disposition

[24CFR Part 903.79(h)]

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.)

Demolition/Disposition Activity Description
1a. Development name: East Circle 1b. Development (project) number: AL152002
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(02/18/02)</u>
5. Number of units affected: 70 - The PHA has received tax credits which will effect 170 units planned to be converted to 70 vouchers of which 20% of four total voucher program allocation will be project based assistance.
6. Coverage of action (select one)

<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development
7. Timeline for activity:
a. Actual or projected start date of activity : 09/30/2002
b. Projected end date of activity: 09/30/2004

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

[24CFR Part 903.79(i)]

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.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
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 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> (DD/MM/YY) </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:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 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 FY1996 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.

Conversion of Public Housing Activity Description	
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)	

<p>question) <input type="checkbox"/> Other(explainbelow)</p>
<p>3. <input type="checkbox"/> Yes <input type="checkbox"/> No:IsaConversionPlanrequired?(Ifyes,gotoblock4;ifno,goto block5.)</p>
<p>4.StatusofConversionPlan(selectthestatementthatbestdescribesthecurrent status) <input type="checkbox"/> ConversionPlanindevelopment <input type="checkbox"/> ConversionPlansubmittedtoHUDon:(DD/MM/YYYY) <input type="checkbox"/> ConversionPlanapprovedbyHUDon:(DD/MM/YYYY) <input type="checkbox"/> ActivitiespursuanttoHUD -approvedConversionPlanunderway</p>
<p>5.Descriptionofhowrequirements ofSection202arebeingsatisfiedbymeansother thanconversion(selectone) <input type="checkbox"/> Unitsaddressedinapendingorapproveddemolitionapplication(date submittedorapproved: <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIDemolitionapplication (datesubmittedorapproved:) <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIREvitalizationPlan (datesubmittedorapproved:) <input type="checkbox"/> Requirementsnolongerapplicable:vacancyratesarelessthan10percent <input type="checkbox"/> Requirementsnolongerapplicable:sitenowhaslessthan300units <input type="checkbox"/> Other:(describellow)</p>

B.ReservedforC onversionspursuanttoSection22oftheU.S.HousingActof 1937

C.ReservedforConversionspursuanttoSection33oftheU.S.HousingActof 1937

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

1. Yes No: DoesthePHAadministeranyhomeownershipprograms administeredbythePHAunderanapprovedsection5(h) homeownershipprogram(42U.S.C.1437c(h)),oranapproved HOPE Iprogram(42U.S.C.1437aaa)orhas thePHAappliedor plantoapplytoadministeranyhomeownershipprogramsunder

section 5(h), the HOPEI 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.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <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 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:

12. PHA Community Service and Self -sufficiency Programs

[24 CFR Part 903.79(1)]

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

Other(describe)

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

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

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

b. Economic and Social self -sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any program 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)
<i>Joint Resident Council</i>	<i>15</i>	<i>Other</i>	<i>Development</i>	<i>Public Housing</i>
<i>Back to School Jamboree</i>	<i>100</i>	<i>Other</i>	<i>Development</i>	<i>Public Housing</i>
<i>Youth/Adult Basketball</i>	<i>45</i>	<i>Other</i>	<i>Development</i>	<i>Both</i>

TheEmpowermentCenter (tutorial)	20	Other	Development	Both
ChristmasCelebration	150	Other	Development	Both
BigBrothers/BigSistersprogram	10	Other	Development	PublicHousing
ScholarshipProgram	5	Other	Development	Both
HalloweenCelebration	53	Other	Development	PublicHousing
CommunityChoir	10	Other	Development	PublicHousing
21 st CenturyTraining/Prevention ServicesforYouths	10	Other	Development	PublicHousing

(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		

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

C. Welfare Benefit Reductions

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

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

Attachment: (al152z02)

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(m)]

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 area 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 level 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 anti crime/anti drug programs
- Other (describe below)

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

AL152003-VALLEYHILLS

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

1. List the crime prevention activities the PHA has undertaken or plan 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)

AL152003-VALLEYHILLS
AL152002-EASTCIRCLE

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts or 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 teviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

AL152001 AL152002
AL152003 AL152004

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specific 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 FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

ATTACHMENT:(al152x02)

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79(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?
Recommendations
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

[24CFR Part 903. 79(q)]

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

18. Other Information

[24CFR Part 903.79(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 (Filename) **(a1152bb02)**

Provided below:

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments. List changes below:
- Other: (list below)
Informed local official of Resident's comment.

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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.StatementofConsistencywiththeConsolidatedPlan

1.ConsolidatedPlanjurisdiction: **StateofAlabama**

2.ThePHAhasstakenthefollowingstepstoensureconsistencyofthisPHAPlanwith theConsolidatedPlanforthejurisdiction:(selectallthatapply)

- ThePHAhasbaseditsstatementofneedsoffamiliesinthejurisdictiononthe needsexpressedintheConsolidatedPlan/s.
- ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.
- ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwith theinitiativescontainedintheConsolidatedPlan.(listbelow)

Other:(listbelow)

4.TheConsolidatedPlanofthejurisdictionssupportsthePHAPlanwiththefollowing actionsandcommitments:(describebelow)

D.OtherInformationRequiredbyHUD

Attachments

1. AdmissionsPolicyforDeconcentration(al152a02)
2. FY2001&2002CFPAnnualStatement(al152b02 -al152d02)&
(al152l02-a;152m02)
3. PHAManagementOrganizationalchart(al152202)
4. FY2001&2002CFPFiveYearActionPlan(al152e02 -al152j01)&
(al152o02-al152t02)
5. CommentsofResidentAdvisoryBoard(al152u02)
6. VoluntaryConversion(al152w02)
7. PetPolicy(al152x02)
8. BriefStatementofProgressinmeetingthefiveyearplanmission&
goals.(al152y02)
9. NHA'sImplementationofCommunityServiceRequirements
(al152z02)
10. ResidentMembershipofPHAGoverningBoard(al152aa02)
11. ListofMembershipofResidentAdvisoryBoard.(al152bb02)

Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

Office of Public and Indian Housing

The Northport Housing Authority FF

Y2000 -AL09P15250100

Development Number/Name HA-Wide Activities	All Funds Original	Obligated (Quarter Revised)	Ending Date (Actual) ²	All Funds Original	Expended (Quarter Revised)	Ending Date (Actual)	Reasons for Revised Target Dates ²
AL152002 EASTCIRCLE	03/31/03			09/30/03			

Signature of Executive Director

Signature of Public Housing

¹ To be completed for the Performance and Evaluation Report was Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

Ms. Gwendolyn P. Little of 3500 West Circle, #63, Northport, Alabama (resident of Northport Housing Authority) was appointed by Mayor Wayne Rose on August 14, 2000 as a Commissioner of the Housing Authority of Northport.

A Certificate of appointment was given by Mayor Wayne Rose and is posted in the Minutes.

The term of office of Commissioner Little is August 14, 2000 until June 23, 2004.

Hard copy of Certificate of Appointment is on file.

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part I: Summary

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

OMB Approval No. 2577 -0157
 (exp. 3/31/2002)

HA Name	The Northport Housing Authority	Comprehensive Grant Number	AL09P152501 01	FFY of Grant Approval	2001
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number
 X Performance and Evaluation Report Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Obligated	Cost Expended
		Original	Revised		
1	Total Non - CGP Funds	0.00			
2	1406 Operations (May not exceed 10% of line 20)	79,922.00		78,334.00	
3	1408 Management Improvements	16,285.00			
4	1410 Administration	20,000.00			
5					
6	1415 Liquidated Damages				
7	1430 Fees and Costs	21,500.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	9,500.00			
10	1460 Dwelling Structures	622,388.00			
11	1465.1 Dwelling Equipment - Non-expendable	7,125.00			
12	1470 Non - dwelling Structures				
13	1475 Non - dwelling Equipment	15,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	7,500.00			
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20).				
20	Amount of Annual Grant (Sum of lines 2 - 19)	799,220.00			
21	Amount of line 20 Related to LBP Activities	30,000.00			
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	76,875.00			

ResidentAdvisoryBoardMembers –2002

HattieHarris	3500WestCircle,#19,Northport,AL35476
MaryBroughton	3500WestCircle,#133,Northport,AL35476
MyrtleReece	3500WestCircle,#130,Northport,AL35476
AgnesElliot	7NorthgateCircle, Northport,AL35476
OrmelterTurner	47NorthgateCircle,Northport,AL35476
LindaMadison	66ValleyHills,Northport,AL35476
DebraBlairScott	3500WestCircle,#36,Northport,AL35476
JudyGray	3500WestCircle,#35,Northport,AL35476

Comprehensive Grant Program (CGP) Part II: Supporting Pages

Office of Public and Indian Housing

FFY2000 ó AL09P15250101

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Original	Cost Revised	Total Actual Funds Obligated	Cost Funds Expend	Status of Proposed Work
AL152002 EAST CIRCLE	OPERATIONS	1406	1	79,922.00				
	COMPUTER SOFTWARE	1408	1	2,500.00				
	COMPUTER HARDWARE	1408	1	2,500.00				
	OFFICE EQUIPMENT	1408	1	1,000.00				
	OFFICE SUPPLIES	1408	1	10,285.00				
	MOD COORDINATOR	1410	1	20,000.00				
	A&E SERVICES	1430	1	20,000.00				
	ADVERTISEMENT	1430	1	1,500.00				
	REMOVE TREES	1450	15	4,500.00				
	LAWN EQUIPMENT	1450	2	5,000.00				
	NEW INTERIOR WALLS	1460	15	112,000.00				
	NEW ELECTRICAL SYSTEM	1460	15	112,000.00				
	NEW HVAC	1460	15	75,000.00				
	INTERIOR REPAIR - PAINT, SORM DOORS, DOORBELLS, NEW CABINETS, NEW FIXTURES	1460	15	138,513.00				
	REMOVE LBP	1460	15	30,000.00				
	CEILING FANS	1460	15	1,875.00				
	WATER HEATER	1460	15	3,000.00				
	VINYL SIDING	1460	15	75,000.00				
	FRONT PORCHES	1460	15	75,000.00				
	NEW REFRIGERATORS	1465.0	15	7,125.00				
	PLAYGROUND EQUIPMENT	1475	1	15,000.00				
	RELOCATION	1495.1	15	7,500.00				

Signature of Executive Director

Date

Signature of Public Housing

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

Office of Public and Indian Housing

The Northport Housing Authority FF

Y2000 -AL09P15250101

Development Number/Name HA-Wide Activities	All Funds Original	Obligated (Quarter Revised)	Ending Date (Actual) ²	All Funds Original	Expended (Quarter Revised)	Ending Date (Actual)	Reasons for Revised Target Dates ²
AL152002 EASTCIRCLE	10/31/2002			04/31/2004			

Signature of Executive Director

Signature of Public Housing

¹ To be completed for the Performance and Evaluation Report was Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Five-Year Action Plan

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

Part I: Summary (Continuation) Comprehensive Grant Program (CGP)

A. Development Number/Name	Work Stmt. for Year 1 FFY _____	Work Statement for Year 2 FFY 2002	Work Statement for Year 3 FFY 2003	Work Statement for Year 4 FFY 2004	Work Statement for Year 5 FFY 2005
AL152002 East Circle AL152002 East Circle AL152002 East Circle AL152002 East Circle	See Annual Statement	646,513.00	646,513.00	646,513.00	646,513.00
		AL09P152501 00			

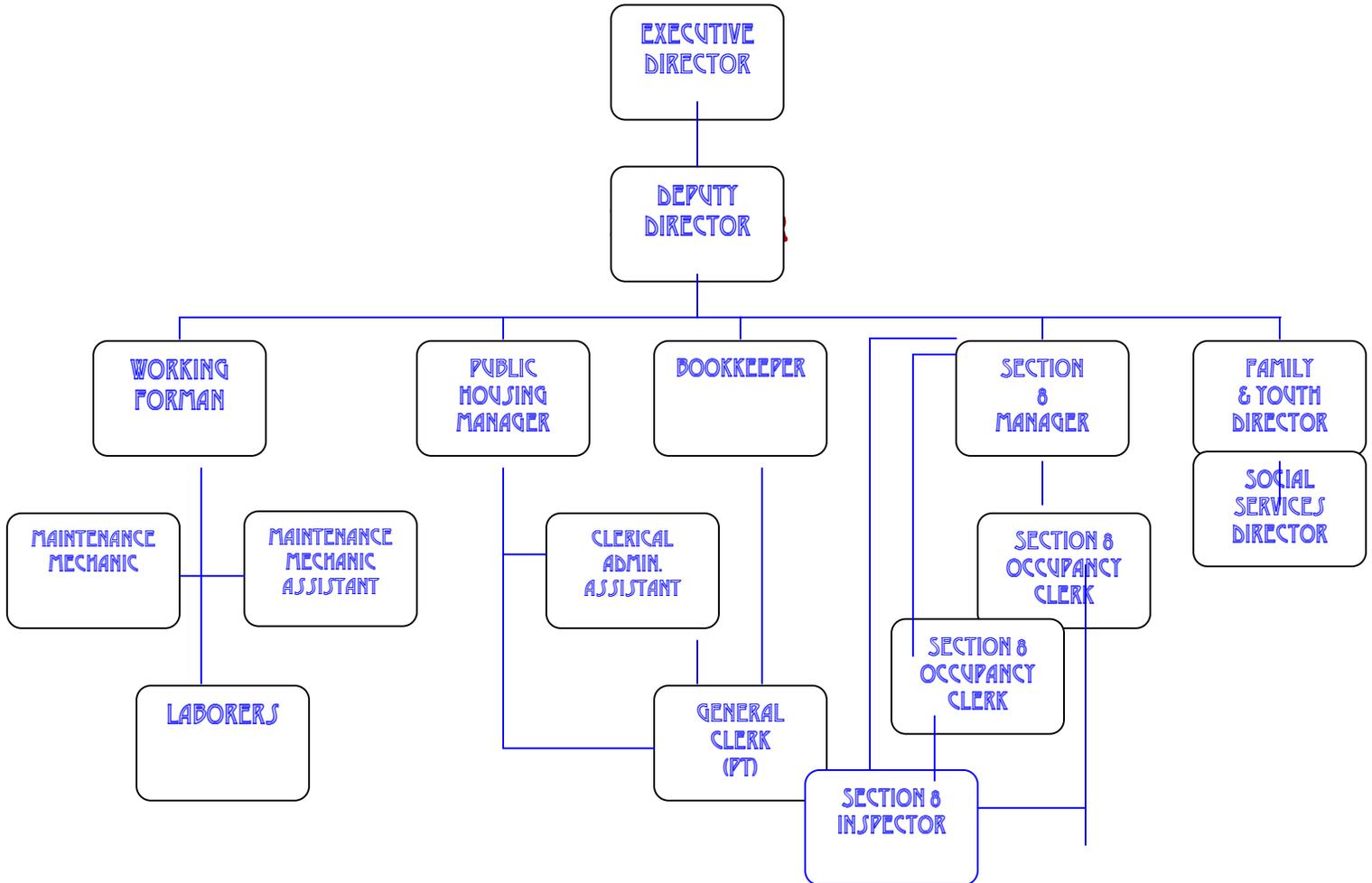
Five-Year Action Plan Part I:

Summary (Continuation) Comprehensive
Grant Program (CGP)
AL09P15250101

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

A. Development Number/Name	Work Stmt. for Year 1 FFY _____	Work Statement for Year 2 FFY 2002	Work Statement for Year 3 FFY 2003	Work Statement for Year 4 FFY 2004	Work Statement for Year 5 FFY 2005
AL152002 East Circle AL152002 East Circle AL152002 East Circle AL152002 East Circle	See Annual Statement	646,513.00	646,513.00	646,513.00	632,513.00

The Northport Housing Authority



Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part I: Summary

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

OMB Approval No. 2577 -0157
 (exp. 3/31/2002)

HA Name	The Northport Housing Authority	Comprehensive Grant Number	AL09P152501 00	FFY of Grant Approval	2000
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Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report or Program Year Ending _____
 _____ Revised Annual Statement/Revision Number
 _____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Obligated	Cost Expended
		Original	Revised		
1	Total Non - CGP Funds	0.00			
2	1406 Operations (May not exceed 10% of line 20)	78,334.00		78,334.00	
3	1408 Management Improvements	16,000.00			
4	1410 Administration				
5	1411 Audit	20,000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	21,500.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	9,500.00			
10	1460 Dwelling Structures	608,388.00			
11	1465.1 Dwelling Equipment - Non-expendable	7,125.00			
12	1470 Non - dwelling Structures				
13	1475 Non - dwelling Equipment	15,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	7,500.00			
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20).				
20	Amount of Annual Grant (Sum of lines 2 - 19)	783,347.00			
21	Amount of line 20 Related to LBP Activities	30,000.00			
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				

Comprehensive Grant Program (CGP) Part II: Supporting Pages

Office of Public and Indian Housing

FFY2000 ó AL09P15250100

Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Original	Cost Revised	Total Actual Funds Obligated	Cost Funds Expend	Status of Proposed Work
AL152002 EAST CIRCLE	OPERATIONS	1406	1	78,334.00				
	COMPUTER SOFTWARE	1408	1	2,500.00				
	COMPUTER HARDWARE	1408	1	2,500.00				
	OFFICE EQUIPMENT & SUPPLIES	1408	1	1,000.00				
	MOD COORDINATOR	1410	1	10,000.00				
	A&E SERVICES	1430	1	20,000.00				
	ADVERTISEMENT	1430	1	1,500.00				
	REMOVE TREES	1450	15	4,500.00				
	LAWN EQUIPMENT	1450	2	5,000.00				
	NEW INTERIOR WALLS	1460	15	105,000.00				
	NEW ELECTRIC AL SYSTEM	1460	15	105,000.00				
	NEW HVAC	1460	15	75,000.00				
	INTERIOR REPAIR - PAINT, SORM DOORS, DOORBELLS, NEW CABINETS, NEW FIXTURES	1460	15	138,513.00				
	REMOVE LBP	1460	1	30,000.00				
	CEILING FANS	1460	15	1,875.00				
	WATER HEATER	1460	15	3,000.00				
	VINYL SIDING	1460	15	75,000.00				
	FRONT PORCHES	1460	15	75,000.00				
	NEW REFRIGERATORS	1465.0	15	7,125.00				
	PLAYGROUND EQUIPMENT	1475	1	15,000.00				
	RELOCATION	1495.1	15	7,500.00				

Signature of Executive Director

Date

Signature of Public Housing

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

SECTION XXVI . DECONCENTRATION RULE

1. Objective: 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 no 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 action 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.
2. Actions: To accomplish the deconcentration goals, the housing authority will take the following actions:
 - A. 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 moves from the previous housing authority fiscal year.
 - B. To accomplish the goal of:
 - 1) 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
 - 2) 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.

Five-Year Action Plan Part 1:
Summary Comprehensive Grant
Program (CGP)

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

OMB Approval No. 2577 --0157
 (exp. 3/31/2002)

HA Name : The Northport Housing Authority

Locality (City/County & State)
 Tuscaloosa, Alabama

Original Revision No. _____

A. Development Number/Name	Work Stmt. for Year 1 FFY	Work Statement for Year 2 FFY 2002	Work Statement for Year 3 FFY 2003	Work Statement for Year 4 FFY 2004	Work Statement for Year 5 FFY 2005
AL152002EastCircle AL152002EastCircle AL152002EastCircle AL152002EastCircle	See Annual Statement	632,513.00	632,513.00	632,513.00	646,513.00
B. Physical Improvements Subtotal		632,513.00	632,513.00	632,513.00	632,513.00
C. Management Improvements		16,000.00	16,000.00	16,000.00	16,000.00
D. HA -Wide Nondwelling Structures and Equipment		15,000.00	15,000.00	15,000.00	15,000.00
E. Administration		20,000.00	20,000.00	20,000.00	20,000.00
F. Other		99,834.00	99,834.00	99,834.00	99,834.00
G. Operations					
H. Demolition					
I. Replacement Reserve					
J. Mod Used for Development					
K. Total CGP Funds		783,347.00	783,347.00	783,347.00	783,347.00
L. Total Non -CGP Funds		0.00	0.00	0.00	0.00
M. Grand Total		783,347.00	783,347.00	783,347.00	783,347.00

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Five-Year Action Plan Part I:

Summary (Continuation) Comprehensive
 Grant Program (CGP)
 AL09P15250100

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

A. Development Number/Name	Work Stmt. for Year 1 FFY _____	Work Statement for Year 2 FFY 2002	Work Statement for Year 3 FFY 2003	Work Statement for Year 4 FFY 2004	Work Statement for Year 5 FFY 2005
AL152002 East Circle AL152002 East Circle AL152002 East Circle AL152002 East Circle	See Annual Statement	632,513.00	632,513.00	632,513.00	632,513.00

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Work Statement	Work Statement for Year <u>2</u> FFY <u>2002</u>			Work Statement for Year <u>3</u> FFY <u>2003</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
for Year 1						
See Annual Statement	Remove Trees	15	4,500.00	Remove Trees	15	4,500.00
	Lawn Equipment	2	5,000.00	Lawn Equipment	2	5,000.00
	New Interior Walls	15	112,000.00	New Interior Walls	15	112,000.00
	New Electrical System	15	112,000.00	New Electrical System	15	112,000.00
	New HVAC	15	75,000.00	New HVAC	15	75,000.00
	Interior Repair, paint, Storm Doors, Door Bells, Cabinets & Fixtures	15	138,513.00	Interior Repair, paint, Storm Doors, Door Bells, Cabinets & Fixtures	15	138,513.00
	Remove LBP	15	30,000.00	Remove LBP	15	30,000.00
	Vinyl Siding	15	1,875.00	Vinyl Siding	15	1,875.00
	Front Porches	15	75,000.00	Front Porches	15	75,000.00
	New Refrigerators	15	7,125.00	New Refrigerators	15	7,125.00
	Playground Equipment	1	15,000.00	Playground Equipment	1	15,000.00
	Relocation	15	7,500.00	Relocation	15	7,500.00

**Five-Year Action Plan Part III:
Supporting Pages Management Needs
Work Statement(s)
Comprehensive Grant Program (CGP)**

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

Work Statement for Year 1 FFY ____	Work Statement for Year 2			Work Statement for Year 3		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantify	Estimated Cost
See Annual Statement	Computer Software		2,500.00	Computer Software		2,500.00
	Computer Hardware		2,500.00	Computer Hardware		2,500.00
	Computer Supplies		1,000.00	Computer Supplies		1,000.00
	Office Equipment & Supplies		10,285.00	Office Equipment & Supplies		10,285.00
			Subtotal of Estimated Cost			Subtotal of Estimated Cost
			16,285.00			16,285.00

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Work Statement	Work Statement for Year <u>4</u> FFY <u>2004</u>			Work Statement for Year 5 FFY <u>2005</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
for Year 1						
See Annual Statement	Remove Trees	15	4,500.00	Remove Trees	15	4,500.00
	Lawn Equipment	2	5,000.00	Lawn Equipment	2	5,000.00
	New Interior Walls	15	107,000.00	New Interior Walls	15	107,000.00
	New Electrical System	15	107,000.00	New Electrical System	15	107,000.00
	New HVAC	15	75,000.00	New HVAC	15	75,000.00
	Interior Repair, paint, Storm Doors, Door Bells, Cabinets & Fixtures	15	138,513.00	Interior Repair, paint, Storm Doors, Door Bells, Cabinets & Fixtures	15	138,513.00
	Remove LBP	15	30,000.00	Remove LBP	15	30,000.00
	Vinyl Siding	15	1,875.00	Vinyl Siding	15	1,875.00
	Front Porches	15	75,000.00	Front Porches	15	75,000.00
	New Refrigerators	15	7,125.00	New Refrigerators	15	7,125.00
	Playground Equipment	1	15,000.00	Playground Equipment	1	15,000.00
	Relocation	15	7,500.00	Relocation	15	7,500.00

Five-Year Action Plan Part III: Supporting
 Pages Management Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY ____	Work Statement for Year 4			Work Statement for Year 5		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantify	Estimated Cost
See Annual Statement	Computer Software		2,500.00	Computer Software		2,500.00
	Computer Hardware		2,500.00	Computer Hardware		2,500.00
	Computer Supplies		1,000.00	Computer Supplies		1,000.00
	Office Equipment & Supplies		10,285.00	Office Equipment & Supplies		10,285.00
	Copy Machine		10,000.00	Copy Machine		10,000.00
	Subtotal of Estimated Cost		16,285.00	Subt otal of Estimated Cost		16,285.00

Resident Advisory Board
COMMENTS ON ANNUAL AND FIVE YEAR PLAN

The Resident Advisory Board meeting was held on February 20, 2002. Ms. Burton, Deputy Director of the Northport Housing Authority reviewed the Five Year Annual Plan with the Resident Advisory Committee. Mrs. Debra Blair Scott of the West Circle Community commented that she wanted to know how the resident board members are selected. She stated that the residents who attend the residents meetings should be chosen and not just anyone. She feels that the residents should be known by the Board members and get their input on issues concerning the residents. Mrs. Scott asked if she could see the plan.

The Northport Housing Authority made contact with Mayor Harvey Fretwell and informed him of Mrs. Scott's request.

The Northport Housing Authority also has offered to meet with Mrs. Debra Blair Scott, for any further suggestions. We have resident council meetings monthly, sponsor programs monthly and request suggestions from residents.

PROGRESS OF 5 YEAR PLAN MISSIONS AND GOALS- 2002-

MISSION- To promote adequate and affordable Housing, economic opportunity and a suitable living environment free from discrimination.

The Northport Housing Authority is exploring avenues in which to promote adequate and a affordable housing; by doing the following:

1. Meet with Northport City's Mayor Fretwell and other City Administrators concerning purchasing property has applied for tax credits received 12/01. Presenting, submitting an application for demolishing the East Circle site.
2. Collaborate Career Day program and provide counseling from our local Community College.
3. Provide staff and residents with expertise on Financing, home buying, and/or additional Affordable Housing in the City of Northport.

GOALS -

1. Increase the availability of decent, safe, and affordable housing.
 - A. The Northport Housing Authority 's goal to reduce Vacancies by 3% was obtained, actually June 2000 we were 100% leased. However, the seventy (70) units in East circle are scheduled for demolition, pending approval of application . The development is 98% vacant, therefore, the results are not recognized.
2. The Northport Housing Authority will continue to apply for subsidized housing as available. The Northport Housing Authority applied for tax credits September 2001 and received notification of award on December 2001. Presently, we're completing supporting documentations and hope to build additional units by April 2002.

HUD Strategic Goal: Improve Community Quality of Life and Economic Vitality.

1. The Northport Housing Authority is advertising on the radio, preparing T.V. advertisement, and making appointments to meet

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with Department Stores and other organizations to talk with potential applicants/residents in our effort to de-concentrate poverty.

2. The Northport Housing has and will continue it's efforts to implement Neighborhood watch programs and continue to contract with the City of Northport for Housing Officers.

HUD Strategic Goal: Promote Self-Sufficiency and asst development of families and individuals.

1. The Northport Housing is providing Counseling Services and are making efforts to host a job fair and financial counseling services. The Northport Housing Authority is providing space for Senior Citizens meals on wheels programs and Focus to provide van services to shopping centers, etc.

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

The Northport Housing Authority has in the past and will in the future continue it's anti-discrimination efforts.

Pet Policy

Northport Housing Authority (HA)

Section I.

1. Pet ownership: A tenant may own one or more common household pets or have one or more common household pets present in the dwelling unit of such tenant, subject to the following conditions:
 1. Each head of household may own up to two pets. If one of the pets is a dog or cat, (or other four-legged animal), the second pet must be contained in a cage or an aquarium for fish. Each bird or other animals, other than fish, shall be counted as one pet.
 2. If the pet is a dog or cat, it must be neutered/spayed by the age of six (6) months, and cats must be declawed by the age of three (3) months. The evidence can be provided by a statement/bill from a veterinarian and/or staff of the humane society. The evidence must be provided prior to the execution of this agreement and/or within 10 days of the pet becoming of the age to be neutered/spayed or declawed. Tenant must provide water proof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Cardboard boxes are not acceptable and will not be approved. The Tenant shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. Also, the weight of a cat cannot exceed 10 pounds (fully grown) and a dog may not exceed 20 pounds in weight (fully grown). All other four-legged animals are limited to 10 pounds (fully grown).
 3. If the pet is a bird, it shall be housed in a bird cage and cannot be let out of the cage at any time.
 4. If the pet is a fish, the aquarium must be twenty gallons or less, and the container must be placed in a safe location in the unit. The Tenant is limited to one container for the fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and non-hazardous manner.
 5. If the pet is a cat or dog, it must have received rabies and distemper inoculations or boosters, as applicable. Evidence of inoculations can be provided by a statement/bill from a veterinarian or staff of the humane society and must be provided before the execution of this agreement.
 6. All pets must be housed within the unit and no facilities can be constructed outside of the unit for any pet. No animal shall be permitted to be loose and if the pet is taken outside it must be taken outside on a leash and kept off other Tenant's lawns. Also, all pets must wear collars with identification at all times. Pets without a collar will be picked up immediately and transported to the Humane Society or other appropriate facility.
 7. All authorized pet(s) must be under the control of an adult. An unleashed pet, or one tied to a fixed object, is not considered to be under the control of an adult. Pets which are unleashed, or leashed and unattended, on HA property may be impounded and taken to the local Humane Society. It shall be the responsibility of the Tenant to reclaim the pet at the expense of the Tenant. Also, if a member of the HA staff has to take a pet to the Humane Society the Tenant will be charged \$50 to cover the expense of taking the pet(s) to the Humane Society.
 8. Pet(s) may not be left unattended for more than twenty-four consecutive hours. If it is

- reported to HA staff that a pet(s) has been left unattended for more than twenty-four (24) consecutive hours, HA staff may enter the unit and remove the pet and transfer the pet to the humane society. Any expense to remove and reclaim the pet from any facility will be the responsibility of the Tenant. In the case of an emergency, the HA will work with the resident to allow more than 24 hours for the resident to make accommodations for the pet.
9. Pet(s), as applicable, must be weighed by a veterinarian or staff of the humane society. A statement containing the weight of the pet must be provided to the HA prior to the execution of this agreement and upon request by the HA.

Note:

Any pet that is not fully grown will be weighed every six months. Also, any pet that exceeds the weight limit at any time during occupancy will not be an eligible pet and must be removed from HA property.

2. **Responsible Pet Ownership:** Each pet must be maintained responsibly and in accordance with this pet ownership lease addendum and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership. Any waste generated by a pet must be properly and promptly disposed of by the tenant to avoid any unpleasant and unsanitary odor from being in the unit.
3. **Prohibited Animals:** Animals or breeds of animals that are considered by the HA to be vicious and/or intimidating will not be allowed. Some examples of animals that have a reputation of a vicious nature are: reptiles, rottweiler, doberman pinscher, pit bulldog, and/or any animal that displays vicious behavior. This determination will be made by a HA representative prior to the execution of this lease addendum.
4. Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other tenants. The terms, "disturb, interfere or diminish" shall include but not be limited to barking, howling, chirping, biting, scratching and other like activities. This includes any pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one-half hour or more and therefore disturbs any person at any time of the day or night. The Housing Manager will terminate this authorization if a pet disturbs other tenants under this section of the lease addendum. The Tenant will be given one week to make other arrangements for the care of the pet or the dwelling lease will be terminated.
5. If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other persons, or create a problem in the area of cleanliness and sanitation, the Housing Manager will notify the tenant, in writing, that the animal must be removed from the Public Housing Development, within 10 days of the date of the notice from the HA. The Tenant may request a hearing, which will be handled according to the HA established grievance procedure. The pet may remain with the tenant during the hearing process unless the HA has determined that the pet may be a danger or threat to the safety and security of other persons. If this determination has been made by the HA, the pet must be immediately removed from the unit upon receipt of the notice from the HA.
6. The Tenant is solely responsible for cleaning up the waste of the pet within the dwelling and on the premises of the public housing development. If the pet is taken outside it must be on a leash at all times. If there is any visible waste by the pet it must be disposed of in a plastic bag, securely tied and placed in the garbage receptacle for the unit. If the HA staff is required to clean any waste left by a pet, the Tenant will be charged \$25 for the removal of the waste.
7. The Tenant shall have pets restrained so that maintenance can be performed in the apartment. The Tenant shall, whenever an inspection or maintenance is scheduled, either be at home or shall have all animals restrained or caged. If a maintenance person enters an apartment where an animal is not restrained, maintenance shall not be performed, and the Tenant shall be charged a fee of \$25.00. If this same situation occurs, the pet shall be removed from the premises. Pets that are not

caged or properly restrained may be impounded by animal control officers or by HA staff and taken to the local Humane Society. It shall be the responsibility of the Tenant to reclaim the pet at the expense of the Tenant. Also, if a member of the HA staff takes a pet to the Humane Society the Tenant will be charged an additional \$50 to cover the expense of taking the pet(s) to the Humane Society. The housing authority shall not be responsible if any animal escapes from the residence due to maintenance, inspections or other activities of the landlord.

8. Pets may not be bred or used for any commercial purposes.

Section II. SCHEDULE OF ANNUAL FEES AND INITIAL DEPOSIT
FEE AND DEPOSITS SCHEDULE

(An Annual Fee and Deposit is required for each pet)

Type of Pet	Fee	Deposit
Dog	\$150	\$250
Cat	\$100	\$150
Fish Aquarium	\$50	\$100
Fish Bowl (Requires no power and no larger than two gallons)	\$0	\$25
Caged Pets	\$100	\$150

Note: The above schedule is applicable for each pet; therefore, if a tenant has more than one pet the tenant must pay the applicable annual fee and deposit for each pet.

The entire annual fee and deposit (subject to the exception listed below) must be paid prior to the execution of the lease addendum. No pet shall be allowed in the unit prior to the completion of the terms of this pet policy. The annual fee shall be paid at the time of reexamination each year and all proof of inoculations and other requirements shall be made available to the HA at such time. The Annual Fee is not reimbursable. The deposit made shall be utilized to offset damages caused by the pet and/or tenant. Any balance, if any, from the deposit will be refunded to the tenant. THERE SHALL BE NO REFUND OF THE ANNUAL FEE.

It shall be a serious violation of the lease for any tenant to have a pet without proper approval and without having complied with the terms of this policy. Such violations shall be considered to be a violation of Paragraph IV(L) of the lease (a serious violation) and the HA will issue a termination notice. The tenant will be entitled to a grievance hearing in accordance with the provisions of Paragraph 5 of this Pet Policy or the Grievance Procedure, as applicable.

RESIDENTACKNOWLEDGMENT

After reading and/or having read to me this lease addendum I, _____ agree to the following: (Print Name)

I agree to abide by the requirements outlined in this lease addendum for pet ownership and to keep the _____ pet(s) in accordance with this lease addendum.

I agree and understand that I am liable for any damage or injury whatsoever caused by pet(s) and shall pay the landlord or applicable party for any damages or injury caused by the pet(s). I also realize that I should obtain liability insurance for pet ownership and that paying for the insurance is my responsibility.

I agree to accept full responsibility and will indemnify and hold harmless the landlord for any claims by or injuries to third parties or the _____ property caused by my pet(s).

I agree to pay a non-refundable annual fee of \$_____ to cover some of the additional operating cost incurred by the HA. I also understand that this fee is due and payable prior to the execution of this lease addendum and each twelve months thereafter.

I agree to pay a refundable pet deposit of \$_____ to the HA. The Annual Fee and Initial Deposit must be paid prior to the execution of this lease addendum. The pet deposit may be used by the Landlord at the termination of the lease toward payment of any rent or toward payment of any other costs made necessary because of Tenant's occupancy of the premises. Otherwise, the pet deposit, or any balance remaining after final inspection, will be returned to the Tenant after the premises are vacated and all keys have been returned.

I AGREE AND UNDERSTAND THAT ALL INFORMATION CONCERNING MY PET(S) MUST BE UPDATED ANNUALLY AND PROVIDED TO THE HA AT THE ANNUAL REEXAMINATION. ANNUAL FEES SHALL BE PAYABLE IN FULL TWELVE MONTHS FROM THE APPROVAL DATE.

I AGREE AND UNDERSTAND THAT VIOLATING THIS LEASE ADDENDUM MAY RESULT IN THE REMOVAL OF THE PET(S) FROM THE PROPERTY OF THE HA AND/OR EVICTION. I, ALSO UNDERSTAND THAT I MAY NOT BE ALLOWED TO OWN ANY TYPE OF PET IN THE FUTURE WHILE BEING AN OCCUPANT OF THE HA.

I ALSO UNDERSTAND THAT I MUST OBTAIN PRIOR APPROVAL FROM THE HA BEFORE MAKING A CHANGE OF A PET FOR WHICH THIS POLICY WAS APPROVED OR ADDING A SECOND PET. ALSO, A PICTURE MAY BE TAKEN BY THE HA STAFF OF THE PET(S) FOR DOCUMENTATION.

Head of Household Signature

Date

Housing Authority Representative Signature

Date

Voluntary Conversion of Public Housing Development Analysis
Required Initial Assessment

DEVELOPMENT NUMBER AL09P152001 -004

As required by 24 CFR Part 972 - Complete each section to determine if
Conversion of Public Housing to Tenant -Based Assistance, may be
appropriate:

Necessary conditions of voluntary conversion:
<ul style="list-style-type: none">• Will not be more expensive than continuing to operate the development (or portion of it) as public housing• Will principally benefit the residents of the public housing development to be converted and the community; and• Will not adversely affect the availability of affordable housing in the community.

1) Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Section 8.

- a. Public Housing Line 520, HUD 52599: (PUM)
\$242.81
- b. Section 8 HUD 52681, Line 30115, 148 divided by
line 11:333 = avg. unit cost \$345.59
- c. Is line 1b higher? Yes

If line c is yes, Section 8 is more expensive to operate and is not appropriate for conversion and you do not have to complete sections 2 or 3.

2) Would the conversion of this public housing development principally benefit the residents of this development and the community: YES ___ NO ___

- a. Would the conversion adversely affect the availability of affordable housing in the community? YES ___ NO ___

Comments:

- b. Would the conversion provide the development residents with better housing choices? YES ____ NO ____

Comments:

- c. Would the conversion help to de-concentrate low-income families in the community? YES ____ NO ____

Comments:

- d. Could other sources of housing be developed in connection with the conversion of this development to benefit residents? YES ____ NO ____

Comments:

If line 2 is no, this development is not appropriate for conversion and you do not go to Number 3.

- 3) Would the conversion of this public housing development affect the availability of affordable housing stock in the area? YES ____ NO ____

Comments:

We have determined that conversion is:

_____ Appropriate because conversion of the development would meet the necessary conditions for voluntary conversion.

X _____ Inappropriate because conversion of the development would not meet the necessary conditions for voluntary conversion.

(ORIGINAL SIGNED COPY – WITH ANNUAL PLAN)

Description of the NHA's Implementation of Community Service Requirements

The Northport Housing Authority implemented the requirement and sent notice to all residents explaining what was required and how often. The lease was re-written to include the requirements of Community Service and all residents signed the new lease. A second notice was sent to all residents that outlined the requirements and exemption of each adult family member. The Northport Housing Authority had entered into an agreement with TANF several years before the Community Service was required by all adult members of the household who were not working at least 8 hours per month, 62 years old or older, disabled with Doctor's statement, or receiving AFDC/TANF/Welfare. Further description of service was School, Nursing Homes, Hospital, Public Libraries, Church (other than attendance), Resident Council meeting and any participation of Housing Authority program that is offered.

The Housing Authority also allowed babysitting for another resident to perform community service. Assistance of Elderly residents, basically anything that they performed outside their homes for someone else that they did not receive payment for and brought signed verification into the office. As of December 2001, this requirement was terminated for FY '02. Notice was sent by PHAD November 9, 2001 of "House Senate pass HUD Spending Bill".