

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

ALEXANDERCITYHOUSINGAUTHORITY
ALEXANDERCITY,ALABAMA

PHAPlans

5YearPlanforFiscalYears2002 -2006
AnnualPlanforFiscalYear2002

**NOTE: THIS PHA PLAN TEMPLATE (HUD50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHAName: AlexanderCity,Alabama

PHANumber: A1174

PHAFiscalYearBeginning: October1,2002

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 2002 -2006
 [24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

- The 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: **To provide decent, safe and affordable housing for eligible low -income families and participate with outside sources that promote and provide family self -sufficiency and economic independence.**

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS**. (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

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: **The Section 8 Voucher Program is being used increasingly more by the community. We stay full or over -leased and plan to apply for an increase in our allocations.**
 - Reduce public housing vacancies: **Plan to reduce vacancies through an aggressive plan to improve appearance, marketing, public relations and provide more efficient services to our residents. Hopeto accomplish a 10% reduction in average vacancy rate.**
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management : (PHAS score -90 or above) **maintain high -performer status. We succeeded in achieving this score for FYE 2001 with a score of 96 overall.**
- Improve voucher management : (SEMAP score -90 or above) **Did not achieve this. Received a standard performer rating because of underutilization. This will not be the case this next year based on past six months of performance. Utilization has increased dramatically to over 100%.**
- Increase customer satisfaction: **Conduct annual surveys of residents to determine areas of improvement needed and develop plan to put into effect to accomplish. Will obtain customer service training.**
- Concentrate on efforts to improve specific management functions: **Improve communication with residents and neighborhood appearance. We have added a new department called Youth and Adult Services which will focus on all residents, not just youth. Through this department, communication will be greatly enhanced. We will no longer contract with the Boys and Girls Club. We also are developing a beautification plan for all sites through the development of a master landscape plan.**
- Renovate or modernize public housing units: **Will continue to apply for Capital Fund each year to carry out identified needs in our 5 -year Action Plan.**
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to 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: Not convert, but replace.
- Other: **Will consider need for additional Section 8 Voucher allocations this next year.**

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: **Our goal is to meet the objectives of the Admissions and Continued Occupancy Policies (ACOP) and Section 34 of the Section 8 Administrative plan.**
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: **The housing Authority will promote income mixing by implementing Section XI 3 D as outlined in our ACOP.**
 - Implement public housing security improvements: **We will continue to provide the Investigator Unit through the Operating Fund and Capital Fund budgets.**
 - Designated developments or buildings for particular resident groups (elderly persons with disabilities):
 - Other: **Will develop Youth and Adult Service Program for all residents. Programs will focus on recreation, education, crafts, family self-sufficiency and any other services needed to meet the needs of our residents.**

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:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability: **The ACHA will continue to hire residents, as needed, as a temporary labor to train in the maintenance, administration and modernization areas. We will be expanding our residents services program to include adults and senior citizens along with the youth. Through this program we hope to connect our residents to the business community and thereby receive training from them.**
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities. **Through City and other local supportive services and faith-based organizations, we will make our facilities available for these groups on an as-needed basis to provide their services to our residents. Medical, transportation, Mealson**

- Wheels, etc. We provide handicapped accessible units to eligible families and other handicapped needs as necessary or requested.**
- 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: **The ACHA promotes fair housing for all residents and applicants. We will not tolerate any type of discrimination because of a person's race, color, religion, sex or national origin. The ACHA works to promote equal opportunity and affirmative action for all eligible low-income families.**
- 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: **The ACHA will follow its admissions policies to ensure that all applicants are housed on a non-discriminatory basis in the Public Housing and Section 8 programs administered by the Authority**
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives:

Five Year Goal: Establish a Marketing and Public Relations Program to improve and enhance the image of the ACHA in the community and increase occupancy.

Annual Objectives:

By October 30, 2001, the Executive Director, in consultation with the Board of Commissioners, will determine the type Public/Marketing Program needed.

This has been accomplished.

By April 30, 2002 the Executive Director will hire a consultant to assist in the development of the Program and set objectives for the program.

This has been accomplished also.

By September 30, 2002, the ACHA will implement the plan and monitor results.

The consultant, The Morris Group, is currently gathering information from the outside community and the residents. When this is complete, the consultant will then determine the criteria for addressing any problems or situations that exist. We are well ahead of schedule and expect to be complete by September, 2002.

Five Year Goal: The ACHA has always been interested in the appearance of its properties. In order to enhance the appearance and improve market appeal, we will employ a landscape architect to develop an overall landscape plan for the housing authority. In addition, we will improve signage and mailbox delivery areas. Playground areas will be improved by replacement and/or improvement of playground equipment and grounds.

Annual Objectives:

By October 1, 2002, the ACHA will employ a landscape architect to develop plans for all sites.

By February 1, 2003, the plans will be complete and the Housing Authority will advertise for bids for installation and implementation of the plan in phases.

By May 1, 2003, a contractor will be selected and approved by the Board and work will commence. Work will be done in phases based on fund availability in the Capital Fund Program over the next three years.

During the non-growing season (October – March), the Housing Authority's landscape team will maintain the property in accordance with the Plan.

Five Year Goal: The ACHA will strive to improve customer services skills through education and professional development of all staff. Will bring in professional organization and/or programs to train employees in their interaction with our residents and other clients.

Annual Objectives

By August 1, 2002, the Executive Director will determine the method of training and the most qualified organizations available to provide the kind of training we need.

The Executive Director has identified a consultant.

By October 1, 2002, a Request for Proposals will be mailed to qualified organizations to do the training.

By November 30, 2002, a qualified organization will be selected by the Executive Director and approved by the Board.

We plan to accomplish this.

By February 1, 2003, the training will be complete and in operation. The Executive Director, in cooperation with the contractor, will establish a monitoring program that will evaluate the staff's progress through their interaction with the residents.

This will be accomplished.

Five Year Goal: In an effort to improve our total delivery of services to our residents we have initiated a new program that will replace the Boys and Girls Club. It is called the Youth and Adult Services Program. This program will include all residents and will be directed toward providing recreation activities, education, assistance in developing job skills and many other activities for all residents.

Annual Objectives:

By May 1, 2002, the ACHA will complete the organization of the department and begin to offer programs to our residents.

This has been accomplished. This program began operation in April, 2002.

By July 30, 2002, all staff will be hired, and the program will be in full operation.

Normal reporting, regarding progress being made, will be initiated and reports will be submitted to the Executive Director on a monthly basis and the Executive Director will report to the Board monthly.

This has been accomplished.

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

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

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesanddiscretionarypoliciessthePHAhasincludedintheAnnualPlan.

Notrequired.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

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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 Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration **Attachment d**
- FY2000 Capital Fund Program Annual Statement **Attachment i**
- Most recent board - approved operating budget (Required Attachment for PHA that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY2000 Capital Fund Program 5 Year Action Plan **Attachment j**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **Included in Plan.**
- Other (List below, providing each attachment name)

- Pet Policy..... **Attachment a**
- Resident Membership on Governing Board..... **Attachment b**
- Members of Resident Advisory Board..... **Attachment c**
- Voluntary Conversion of Public Housing
Development Analysis..... **Attachment e**
- Definition of Significant Amendments and
Substantial Deviations/Modifications..... **Attachment f**
- Resident Assessment – Follow -up Plan 2001..... **Attachment g**
- P&E Report AI09P17450101..... **Attachment h**

Supporting Documents Available for Review

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

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 jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which include 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 include 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA Board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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 HOPEVI applications or, if more recent, approved or submitted HOPEVI 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
X	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

[24CFR Part 903.79(a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Need of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	535						
Income > 30% but	378						

Housing Needsof FamiliesintheJurisdiction byFa milyType							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
<=50%ofAMI							
Income>50%but <80%ofAMI	462						
Elderly	666						
Familieswith Disabilities							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthatapply;allmaterialsmustbemadeavailableforpublic inspection.)

- ConsolidatedPlanoftheJurisdiction/s
Indicateyear:2001,ConsolidatedPlanforStateofAlabama
- U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy(“CHAS”)dataset
- AmericanHousingSurveydata
Indicateyear:
- Otherhousingmarketstudy
Indicateyear:2000
- Othersources:(listandindicateyearofinformation)

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

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA -wide waiting list administered by the PHA.** PHA may provide separate tables for site -based or sub -jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" 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:			
As of 3/25/02	# of families	% of total families	Annual Turnover
Waiting list total	142		159/33%
Extremely low income <= 30% AMI	95	66	
Very low income (>30% but <=50% AMI)	46	32	
Low income (>50% but <80% AMI)	1	0	

Housing Needs of Families on the Waiting List			
Families with children	102	71	
Elderly families	7	4	
Families with Disabilities	23	16	
Race/ethnicity(1)	51	35	
Race/ethnicity(2)	91	64	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	7		
2BR	2		
3BR	4		
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to 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 on to the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthejurisdictionandonthewaitinglist Agency'sreasonsforchoosingthisstrategy.

INTHEUPCOMINGYEAR ,andthe

(1)Strategies

Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.Maximizethenumberofaffordableunitsa vailabletothePHAwithinitcurrentresourcesby:

Selectallthatapply

- Employeffectivemaintenanceandmanagementpolicies tominimizethenumberofpublichousingunitsoff -line
- Reduceturnovertimeforvacatedpublichousingunits
- Reducetimetorenovatepublichousingunits
- Seekreplacementofpublichousingunitslosttotheinventorythroughmixedfinancedevelopment
- Seekreplacementofpublichousingunit slosttotheinventorythroughsection8replacementhousingresources
- Maintainorincreasesection8lease -upratesbyestablishingpaymentstandardsthatwillenablefamieliestorentthroughoutthejurisdiction
- UndertakemeasurestoensureaccesstoaffordablehousingamongfamiliesassistedbythePHA,regardlessofunitsizerequired
- Maintainorincreasesection8lease -upratesbymarketingtheprogramtoowners,particularlythoseoutsideofareas ofminorityandpoverty concentration
- Maintainorincreasesection8lease -upratesbyeffectivelyscreeningSection8applicantstoincreaseowneracceptanceofprogram
- ParticipateintheConsolidatedPlandevelopmentprocesstoensurecoordinationwithbroadercommunitystrategies
- Other: **WeareadvisingallSection8applicantstoconsiderPublicHousingsincewehavevacanciesinthisarea.Wewillalsoapplyfor additionalSection8Vouchers.**

Strategy2:Increasethenumberofaffordablehousingunitsby:

Selectallthatapply

- Applyforadditionalsection8unitsshouldtheybecomeavailable: **TheACHA isexperiencinganincreaseinneedforSection8housing.Wehavestopped**

taking applications and are only taking pre -applications for now. As soon as possible, we will apply for additional Section 8 housing to HUD.

- Leverage affordable housing resources in the community through the creation of mixed -finance housing
- Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

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

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- Seekdesignationofpublichousingfortheelderly
- Applyforspecial -purposevoucherstargetedtotheelderly,shouldtheybecomeavailable
- Other:(listbelow)

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

- Seekdesignationofpublichousingforfamilieswithdisabilities
- Carryoutthomodificationsneededinpublichousingbasedonthesection504NeedsAssessmentforPublicHousing
- Applyforspecial -purposevoucherstargetedtofamilieswithdisabilities,shouldtheybecomeavailable
- Affirmativelymarkettolocalnon -profitagenciesthatassistfamil ieswithdisabilities
- Other:(listbelow)

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousingneeds

Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesandethnicitieswithdisproportionateneeds:

Selectifapplicable

- Affirmativelymarkettoraces/ethnicitiesshowntohavedisproportionatehousingneeds
- Other:(listbelow)

Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing

Selectallthatapply

- 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)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY2000 grants)		
a) Public Housing Operating Fund	\$1,509,663.00	
b) Public Housing Capital Fund	\$992,154.00	
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$771,552.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$117,195.00	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$678,000.00	
4. Other income (list below)		
Interest on General Fund Investments	\$39,000.00	
Excess Utilities	\$110,200.00	
4. Non -federal sources (list below)		
Total resources	\$4,217,564.00	

3.PHAPoliciesGoverningEligibility,Selection,and Admissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent3A.

(1)Eligibility

a.WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectallthatapply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(statenumber)
 Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(statetime)
 Other:(describe) **Duet oourlownumberofapplicationsandourvacancies,weverifyandprocessapplicationsimmediately.**

b.Whichnon -income(screening)factorsdoesthePHAusetoestablisheligibilityforadmissiontopublichousing(selectallthatapply)?

- CriminalorDrug -relatedactivity
 Rentalhistory
 Housekeeping
 Other(describe) **DeclarationofCitizenship,owesmoniestoanotherFederallysubsidizedhousingprogram,subjecttolifetime registration requirementunderstatesexoffenderregistrationand/orcommittedactswhichconstitutefraudduringtheapplication process.**

c. Yes No:DoesthePHArequestcriminalrecordsfromlocallawenforcementagenciesforscreeningpurposes?

d. Yes No:DoesthePHArequestcriminalrecordsfromStatelawenforcementagenciesforscreeningpurposes?

e. Yes No:DoesthePHAaccessFBIcriminalre cordsfromtheFBIforscreeningpurposes?(eitherdirectlyorthroughanNCIC -authorized source)

(2)WaitingListOrganization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office: **2110 County Rd., Alexander City, Alabama 35010**
- 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 approved site-based waiting list plan)? -HUD-
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(listbelow)

(3)Assignment

a.Howmanyvacantunitchoicesareapplicantsoordinarilygivenbeforetheyfalltothebottomoforareremovedfromthewaitinglist?(selectone)

- One
- Two
- ThreeorMore

b. Yes No: Isthispolicyconsistentacrossallwaitinglisttypes?

c.Ifanswertobisno,listvariationsforanyotherthantheprimarypublichousingwaitinglist/sforthePHA:

(4)AdmissionsPreferences

a.Incometargeting:

Yes No: DoesthePHAplantoexceedthefederaltargetingrequirementsbytargetingmorethan40%ofallnewadmissionstopublichousingtofamiliesatorbelow30%ofmedianareaincome?

b.Transferpolicies:

Inwhaticircumstanceswilltransferstakeprecedenceovernewadmissions?(listbelow)

- Emergencies
- Overhoused
- Underhoused
- Medicaljustification
- Administrativereasons determinedbythePHA(e.g.,to permitmodernizationwork)

- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If 'no' is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal 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" 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. "in the box

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
- 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 reprisal 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 ensure that the PHA will meet income targeting requirements

(5)Occupancy

a. What referencematerialscanapplicantsandresidentsusetooctaininformationabouttherulesofoccupancyofpublichousing(selectallthat apply)

- ThePHA -residentlease
- ThePHA’sAdmissionsand(Continued)Occupancypolicy
- PHAbriefingseminarsorwrittenmaterials
- Othersource(list) **ResidentGuidebook,OrientationVideo**

b. HowoftenmustresidentsnotifythePHAofchangesinfamilycomposition? (selectallthatapply)

- Atanannualreexaminationandleasere renewal
- Anytimefamilycompositionchanges
- Atfamilyrequestforrevision
- Other(list) **Incomechange**

(6)DeconcentrationandIncomeMixing

a. Yes No: DidthePHA’sanalysisofitsfamily(generaloccupancy)developmentstodetermineconcentrationsofpovertyindicatetheneed formeasurestopromotedeconcentrationofpovertyorincomemixing?

b. Yes No: DidthePHAadoptanychangestoits **admissionspolicies** basedontheresultsoftherequiredanalysisoftheneedtopromote deconcentrationofpovertyortoassureincomemixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and development targeted below) **Covered in ACOP.**
Springhill
Laurel Heights

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
 - List (any applicable) developments below:

B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below) **For additional information on screening factors please refer to Section 8 Administrative Plan.**

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug -related activity
- Other (describe below)

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- 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: **Refer to Section XIII, E(2), Section 8 Administrative Plan.**

(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

High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal 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 ensure 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 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete sub -component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

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 **? Flat rents and minimum rents**

3. If yes to question 2, list these policies below **: Refer to Section XVIII, Paragraph 7, page 38 of the ACOP.**

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?

If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: **The ACHA has adopted flat rents which can be used if the tenant chooses in lieu of an income based rent of 30% of adjusted income. The flat rents adopted by the ACHA are: Non -Elderly -0Br\$165; 1Br\$171; 2BR\$197; 3Br\$220; 4Br\$258; 5Br\$294*****Elderly 0Br162; 1Br\$198; 2Br\$220.**

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

For the earned income of a previously unemployed household member: **Reference Section IV#25 -----Income Exclusion the ACOP**

For increases in earned income: **Reference Section IV#25**

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 determination:

1. Between income reexaminations, how often must tenants report changes in income result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase or decrease.
- Anytime a family experiences an income increase above a threshold amount or
- Other (list below)

or family composition to the PHA such that the changes

percentage: (if selected, specify threshold) _____

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

Exemptions: PHA that do not administer Section 8 tenant -based assistance are not required to complete sub -component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

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

- At or above 90% but below 100% of FMR
- 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) *N/A*

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) *N/A*

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 burden 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)

paragraph 6, page 53 of the Section 8 Administrative Plan.

Refer to Section XXII,

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	477	
Section 8 Vouchers	265	
Section 8 Certificates	NA	
Section 8 Mod Rehab	NA	
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	
Public Housing Drug Elimination Program (PHDEP)	NA	
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

Public Housing Maintenance and Management: (list below)

Admission and Continued Occupancy

Pet Policy

Dwelling Lease

Grievance Procedure

Maintenance Plan Manual

Capitalization of Equipment

Investment Policy

Travel Policy

Rent Collection Policy

Procurement Policy

Personnel Policy

Trespass Policy

Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8

-Only PHAs are exempt from sub -component 6A.

A. Public Housing

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

If yes, list additions to federal requirements below: **The Housing Authority has defined “promptly” to mean within five business days from the date of mailing. (Ref. Section II G of the Grievance Procedure)**

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: **2110 County Road, Alexander City, Alabama**
- 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 24 CFR 982?

If yes, list additions to federal requirements below: **The ACHA specified the number of days an applicant has to request an Informal Review and the number of days a participant has to request an Informal Hearing. (Ref. Sections 1 and 2 B of the Section 8 Applicant Informal Review and Participant Informal Hearing procedure.)**

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: **2110 County Rd., Alexander City, Alabama**
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHA that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD Form 52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan as **Attachment B**.

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD Form 52834.

a. Yes No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at **Attachment E.**

-or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert there)

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

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a 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 Plans 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:

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:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/>
Disposition <input type="checkbox"/>

3. Application status (select one)	
Approved	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(DD/MM/YY)
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

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

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete as 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 Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table **optional** Public Housing Asset 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)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

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 question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 30 _____ units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE VI program (42 U.S.C. 1437aaa) or has the PHA applied

or plan to apply to administer any home ownership programs under 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 as 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 performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA - established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24 CFR Part 903.79(l)]

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 11/06/2000

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer 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)
Homeownership Program	3	First-come	Main Office	Both

LocalPlan	families			
GED	8	Alleligible applicants	ActivityCenters	Both
Residenton -the-job Training	1	Allresidents	ActivityCenters/	PublicHousing

(2)FamilySelfSufficiencyprogram/s

a.ParticipationDescription

FamilySelfSufficiency(FSS)Participation		
Program	RequiredNumberofParticipants (startofFY2000Estimate)	ActualNumberofParticipants (Asof:DD/MM/YY)
PublicHousing	NA	
Section8	NA	

b. Yes No: IfthePHAisnotmaintainingtheminimumprogramsizerequiredbyHUD,doesthemostrecentFSSActionPlanaddressthe stepsthePHAplantotaketoachieveatleasttheminimumpr ogramsiz e? Ifno,liststepsthePHAwilltakebelow:NA

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)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
--

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the 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 levels of violent and/or drug crime -related
- Other: **The Housing Authority feels that we are addressing the safety issues of our residents. We employ two investigators and we now have a youth and adult services department (YAS). Our investigators are on 12-hour shifts and work 4 days on and 4 days off. This way we have someone on duty 7 days per week. We also enjoy an excellent relationship with the County Sheriff's department and the Alexander City Police Department. These guys work very closely with our investigators and provide support on a daily basis. The YAS department focuses on all residents and not just youth. This is an expanded program where we address the needs of all residents in many different areas and not just the youth in one area.**

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? **Springhill and Laurel Heights**

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? **Springhill and Laurel Heights**

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? **Same as above.**

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

NA

- 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)]

The ACHA adopted the new Pet Policy effective 10/1/00.

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 _____ it?
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)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

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?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached as Attachment (Filename)

Provided below:

➤ **Water pools upon porches at 174 -4, Adams Court** . *The ACHA will inspect this and correct, if necessary.*

- **Requested electrical outlets on the outside for Christmas lights.** *This has been requested before and the ACHA does not feel this is in the property's best interest. We have brick and metal siding covering all exterior walls. We do not want to encourage the hanging of Christmas lights on nails driven into these walls and soffits because this would cause rotting of the wood we are trying to protect.*

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) *The ACHA addressed all comments.*

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. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **Alabama Department of Economic and Community Affairs. The City of Alexander City does not have a Consolidated Plan.**

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other:(listbelow)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:
approving Plan on file in local office.

Certification from ADECA

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment 174a01 “Pet Policy”

The ACHA has a duly adopted and effective pet policy. All residents who apply for a pet must read or have read to them the complete policy and sign it before move-in. The kinds of pets, deposits, restrictions, immunizations, inoculation etc. are all spelled out in the policy. A copy of the full policy is available at the central office located at 2110 County Rd., Alexander City, Alabama.

Attachment 174b01 “Resident Membership of the PHA Governing Board”

The resident commissioner for the Alexander City Housing Authority is appointed by the Mayor of Alexander City. Mrs. Eula Smith, who has lived with us for 19 years, was appointed in January, 2000, for a 5-year term ending January, 2004.

Attachment 174c01 “Membership of the Resident Advisory Board” for fiscal year 2002 -2003.

VIRGINIA ROBINSON	1421-CGUNTER CIRCLE
BILLSALTSMAN	1438-CGUNTER CIRCLE
CAROL WOODRING	1421-BGUNTER CIRCLE
ESSIE ODUM	665-CA DAMS COURT
ELIZABETH WHATLEY	680-CADAMS COURT
HELEN MCKAY	671-DADAMS COURT
LENORA WYCKOFF	680-BADAMS COUR

EULAL.SMITH
JEREMYHUNTER
SACRAMOON

883-BMALLORYCIRCLE
719-CELIACIRCLE
109MEADOWSDRIVE,LOT#2
Section8Tenant

Attachment174d01“DeconcentrationofPovertyandIncomeMixing”

ThisisinresponsetoNOTICEPIH2001 -4,paragraphA.2.

DoesthePHAhaveanygeneraloccupancy(family)publichousingdevelopmentscoveredbythedeconcentrationrule? **YES**

Doanyofthesecovereddevelopmentshaveaverageincomesaboveorbelow85%to115%oftheaverageincomesofallsuchdevelopments? **NO**

Attachment174e01 “VoluntaryConversionofPublicHousingDevelopmentAnalysis -RequiredInitialAssessment”

HOUSINGAUTHORITYOFTHECITYOFALEXANDERCITY,ALABAMA

Determinationofrequirementforinitialassessment:

Thisassessmentmustbecompletedonceforeachtheauthority'sdevelopments,unlessthedevelopmentfallsunderoneofthefourfollowingcategories:

- Thedevelopmenthasalreadybeendeterminedtobesubjecttomandatoryconversionunder24CFRpart971;
- ThedevelopmentisthesubjectofanapplicationfordemolitionordispositionthathasnotbeendisapprovedbyHUD;
- ThedevelopmenthasbeenawardedaHOPEVIrevitalizationgrant;or
- Thedevelopmentisdesignatedforoccupancybytheelderlyand/orpersonswithdisabilities(i.e.,isnotageneraloccupancydevelopment).

Please completethistableforalldevelopmentsofyourPHA todetermineifa ninitialassessmentisrequired.

***Ifanyquestionisansweredyes,developmentisexemptfromthevoluntaryconversionrequirements.**

<i>DEV. NUMBER</i>	<i>DEVELOPMENTNAME</i>	<i>*ISTHEDEV. SUBJECTTO MANDITORY CONVERSION?</i>	<i>*ISA DEMOLITION APPLICATION PENDING?</i>	<i>*ISTHEDEV. DESIGNATED ELDERLY/ DISABLED?</i>	<i>*DEV.HAS HOPEVI APPROVED?</i>	<i>ISDEV. EXEMPT?</i>
<i>AL174 -1</i>	<i>SPRINGHILL/LAUREL HEIGHTS</i>	<i>NO</i>	<i>NO</i>	<i>NO</i>	<i>NO</i>	<i>NO</i>
<i>AL174 -2</i>	<i>GUNTERCIRCLE</i>	<i>NO</i>	<i>NO</i>	<i>YES</i>	<i>NO</i>	<i>YES</i>
<i>AL174 -4</i>	<i>JEFFERSONHEIGHTS</i>	<i>NO</i>	<i>NO</i>	<i>NO*</i>	<i>NO</i>	<i>NO*</i>
	<i>*AL174 -4consistsof77total unitsofwhich67aredesignated elderly.</i>					

Completeanindividualdevelopmentanalysisforeachdevelopmentnotexempt.

INDIVIDUAL DEVELOPMENT ANALYSIS
Voluntary Conversion of Public Housing Development Analysis
Required Initial Assessment

DEVELOPMENT NUMBER AL09P174 -001

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

Necessary conditions for 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.

➤ 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)\$319.55**

b. Section 8 HUD 52681, Line 30 **757,990 divided by Line 11:2989=avg. unit cost 253.59.**

c. Is Line 1b higher? **NO**

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? **No**

a. Would the conversion adversely affect the availability of affordable housing in the community? **Yes**

Comments:

Section 8 Vouchers are one year renewals. If Section 8 funds were cut, this would eliminate some units from the program and reduce availability. In addition, units could be sold, demolished or rented to market renters reducing the available units.

b. Would the conversion provide the development residents with better housing choices?

No

Comments:

There would be no change in housing choice. These same units are available now.

➤ Would the conversion help to de-concentrate low-income families in the community?
No

Comments:

There would be more concentration of low-income families. All units are dense and populated.

d. Could other sources of housing be developed in connection with the conversion of this development to benefit residents?

No

Comments:

These units are not on prime property and would not bring enough money to develop new units.

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?

NO

Comments:

If line 3 is no, this development is not appropriate for conversion.

We have determined that conversion is:

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

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

John V. Nolen

Executive Director

July 18, 2002

Date

Attachment 174f01 “Definition of Significant Amendments and Substantial Deviations/Modifications”

- Any change to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Plan) or change in the use of replacement reserve funds under the Capital Fund;
- Additions of new activities;
- Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities.

Attachment 174g01 “Resident Assessment – Follow-up Plan 2001”

The following follow-up plan addresses Communication and Neighborhood Appearance.

COMMUNICATION:

- Implement aggressive marketing strategy utilizing the local printed media on a regular basis. Promoting benefits of residing in public housing such as central heat and air, recreational outlets for youth and adults, after-school programs, summer programs and Day Care provided by Community Action.
- Utilize enhanced telephone communication system to inform tenants of events, re-exams, maintenance updates and other general information.
- Provide a monthly newsletter to all residents on items of community interest.
- Re-issue each applicant informational materials such as resident guide books and other material not issued on a regular basis, when needed.
- Encourage each tenant at move-in and re-exam to participate in community meetings and respond to surveys that we send out.
- Continue to inform each tenant of educational opportunities that lead to improved self-esteem and economic self-sufficiency, such as GED classes and provide transportation to and from school.
- Tenants will be provided with names of their Community Representatives whom may assist in tenant related issues.
- Authority will meet regularly with Community Representatives to discuss tenant issues.

NEIGHBORHOOD APPEARANCE:

- Site will be monitored and cleaned daily.
- All abandoned vehicles will be removed in accordance with adopted policy.
- Any graffiti discovered will be removed promptly.
- Surveys of residents will be conducted to determine how they feel about the property and its appearance.

Attachment174h01“P&EReportforAL09P17450101”

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: ALEXANDER CITY, ALABAMA		Grant Type and Number Capital Fund Program Grant No: ALO9P17450101 Replacement Housing Factor Grant No:		Federal FY of Grant: 9/2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>03/31/2002</u> <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	174,676		157,676	52,358.62
	Management Improvements Hard Costs				
4	1410 Administration	49,225		49,225	24,613.00
5	1411 Audit	1,500			
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	70,000		65,000	25,913.40
10	1460 Dwelling Structures	609,164		457,000	139,913.51
11	1465.1 Dwelling Equipment -- Nonexpendable	73,089		70,000	41,384.70
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	14,500			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines)	992,154		798,901	284,183.23
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security -- Soft Costs				
	Amount of Line XX related to Security -- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary				
PHAName: ALEXANDERCITY, ALABAMA		Grant Type and Number Capital Fund Program Grant No: ALO9P17450101 Replacement Housing Factor Grant No:		Federal FY of Grant: 9/2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2002 <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
	Collateralization Expenses or Debt Service			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHAName: ALEXANDERCITY, ALABAMA			Grant Type and Number Capital Fund Program Grant No: ALO9P17450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 9/2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL174 -1 Springhill and Laurel	Remove existing climate system Install new HVAC, water heater, oven, refrigerator, wire for CTV and phone, paint unit, related electrical. Cleanup and debris removal.	1460	80	517,164		432,000	138,510.18	
	Install new underslab plumbing @ 5 units	1460	5	5,500				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: ALEXANDER CITY, ALABAMA			Grant Type and Number Capital Fund Program Grant No: AL09P17450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 9/2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Landscape/drainage design and repair	1450		50,000		50,000	22,167.90	
	Playground Equipment	1475		10,000				
174-2 Gunter Circle	Remodel 25 kitchens: Replace Countertops, sinks, faucets, floors, refinish cabinets, paint unit.	1460	25	76,500		25,000	1,403.33	
	Convert 0 bedroom to 1 bedroom	1460	1	10,000				
	Landscape/drainage design and repair.	1450		10,000		7,000	1,098.00	
174-4 Jefferson Heights	Site Improvement Landscape/drainage design and repair.	1450		10,000		8,000	2,647.50	
PHAWIDE	Replace 120 ovens and refrigerators	1465	120	73,080.9		70,000	41,384.70	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: ALEXANDERCITY, ALABAMA			Grant Type and Number Capital Fund Program Grant No: AL09P17450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 9/2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Youth/Adult Services	1408		100,000		100,000	1,982.66	
	Computer Needs	1408		12,500		8,000	4,318.46	
	Investigator Salaries	1408	2	42,676		42,676	42,676.00	
	Communication Equipment	1408		4,500		2,000		
	Marketing/Public Relations	1408		15,000		5,000	3,381.50	
	Mod Coordinator	1410		49,225		49,225	24,613.00	
	Audit	1411		1,500				
	Copier	1475		4,500				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: ALEXANDERCITY, ALABAMA			Grant Type and Number Capital Fund Program Grant No: AL09P17450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 9/2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHAName: ALEXANDERCITY, ALABAMA			Grant Type and Number Capital Fund Program No: ALO9P17450101 Replacement Housing Factor No:			Federal FY of Grant: 9/2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AL174 -1	3/31/02			3/31/03			
AL174-2	3/31/02			3/31/03			
AL174-4	3/31/02			3/31/03			

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part II: Supporting Pages							
PHAName: ALEXANDERCITY, ALABAMA			Grant Type and Number Capital Fund Program Grant No: AL09P17450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 9/2001	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
PHA -WIDE	3/31/02		3/31/03				

PHA Plan Table Library

Component 7 Capital Fund Program Tables

Attachment 174i01

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: ALEXANDER CITY, ALABAMA		Grant Type and Number Capital Fund Program Grant No: ALO9P17450102 Replacement Housing Factor Grant No:		Federal FY of Grant: 9/2002	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations	\$130,000			
3	1408 Management Improvements Soft Costs	\$184,621			
	Management Improvements Hard Costs				
4	1410 Administration	49,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	50,980			
10	1460 Dwelling Structures	394,387			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: ALEXANDERCITY, ALABAMA		Grant Type and Number Capital Fund Program Grant No: ALO9P17450102 Replacement Housing Factor Grant No:			Federal FY of Grant: 9/2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
11	1465.1 Dwelling Equipment — Nonexpendable	14,237			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	149,881			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$973,106			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHAName: ALEXANDER CITY, ALABAMA		Grant Type and Number Capital Fund Program Grant No: AL09P17450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 9/2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
174-1 Springhill & Laurel	Remove & Replace Roofing	1460	267	\$876	\$234,161			
	Remove & Replace Kitchen Plumbing under Slab	1460	5	2000	10,000			
	R/R Flooring	1460	50	1000	50,000			
	Landscape & Drainage Design & Repair	1450			30,000			
	Recreational Equipment – Youth & Adult Services	1475			80,000			
	Flooring, Admin. Office	1475			10,000			
174-2 Gunter Circle	Remove & Replace Roofing	1460	50	800	40,000			
	Remove & Replace Electrical Service Entrance	1460	25	740	18,500			
	Improve attic insulation at Community Bldg.	1475			1,500			
	Landscape & Drainage - Design & Repair	1450			6,000			
	Concrete Access Ramp to Units	1450	4	2245	8,980			
	Remove & Replace VCT Flooring	1460	33	907	30,206			

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHAName: ALEXANDERCITY, ALABAMA			Grant Type and Number Capital Fund Program Grant No: AL09P17450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 9/2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHAName: ALEXANDERCITY, ALABAMA			Grant Type and Number Capital Fund Program Grant No: AL09P17450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 9/2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
174-4	Landscape & Drainage Design & Repair		1450			6,000			
Jefferson Hgts.									
	Rewire Phone & Cable TV		1460.1	77		3,080			
	Replace HVAC - Community Bldg.		1475			4,760			
	Remove & Replace Interior Electrical Panels		1460	24		8,440			
	Replace refrigerators & ovens		1465.1			14237			
PHA -Wide	Security (Investigators)		1406			10,000			

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

PHAName: ALEXANDERCITY, ALABAMA		Grant Type and Number Capital Fund Program GrantNo: ALO9P17450102 Replacement Housing Factor GrantNo:				Federal FY of Grant: 9/2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Computer Equipment		1475			20,000			
	Capital Fund Vehicle		1475	1		21,621			
	Copier		1475	1		12,000			
	Mgt. Consultant		1406			20,000			
	Youth & Adult Services		1406			100,000			
	Security (Investigators)		1408			98,000			
	Youth & Adult Services		1408			86,621			
	Mod. Coord. Salary		1410			49,000			
	TOTAL ESTIMATED CFP COST					\$973,106			

Attachment174j01

**CapitalFundProgramFive -YearActionPlan
PartI:Summary**

PHAName ALEXANDERCITY,ALABAMA		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA- Wide	Year1 2002	WorkStatementforYear2 FFYGrant: PHAFY:	WorkStatementforYear3 FFYGrant: PHAFY:	WorkStatementforYear4 FFYGrant: PHAFY:	WorkStatementforYear5 FFYGrant: PHAFY:
	Annual Statement				
174-1 Springhill/Laurel		\$705,000	\$1,033,800	\$295,000	\$767,900
174-2 GunterCircle		65,000	20,000	120,000	100,000
174-4 JeffersonHeights		30,000	30,000	209,000	495,000
PHA-WIDE		505,000	395,000	468,000	305,000
TotalCFPFunds (Est.)		\$1,305,000	\$1,483,800	\$992,000	\$1,667,900
TotalReplacement HousingFactorFunds					

**CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities**

Activitiesfor Year1 2002	ActivitiesforYear:2 FFYGrant:2003 PHAFY:9/30/04			ActivitiesforYear:3 FFYGrant:2004 PHAFY:9/30/05		
SEE ANNUAL STATE- MENT	174-1 Springhill/ Laurel	R/RFlooring (190units) Laurel	\$450,000	174-1Springhill/ Laurel	R/RRoofing (160units) Springhill	\$378,800
		R/RKitchen Plumbing (50units)	75,000		R/RKitchen Plumbing (50units)	100,000
		ConstructPostal Building	25,000		R/RLandscape& Drainage	30,000
		R/RLandscape& Drainage	40,000		R/RFlooring (350units)	525,000
		SUBTOTAL	\$705,000		SUBTOTAL	\$1,033,800
	174-2 GunterCircle	R/RRoofing (50units)	\$45,000	174-2 GunterCircle	Landscape&Drainage	\$20,000
		R/RExteriorDoors (100)	\$20,000			
		SUBTOTAL	\$65,000		SUBTOTAL	\$20,000
	174-4 JeffersonHeights	Site Improvement	\$30,000	174-4 JeffersonHeights	R/RExteriorDoors(77) AddParking CommunityBldg.	35,000
		SUBTOTAL	\$30,000			
	PHA-WIDE	Security	\$100,000		SUBTOTAL	35,000
		Computer	35,000			

**CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities**

ActivitiesforYear:2 FFYGrant:2003 PHAFY:9/30/04			ActivitiesforYear:3 FFYGrant:2004 PHAFY:9/30/05		
PHA-WIDE	ComputerSystem	\$35,000	174-4 JeffersonHeights		
	Vehicle	35,000			
	Copiers(2)	25,000	PHA-WIDE	Security	\$100,000
	Mgt./Consultant	15,000		Youth/AdultActivity Center	250,000
	Youth/AdultActivity Center	260,000		Vehicle	25,000
				Computers	20,000
	SUBTOTAL	\$505,000		SUBTOTAL	\$395,000
TOTALCFP ESTIMATEDCOST		\$1,305,000	TOTALCFP ESTIMATEDCOST		\$1,483,800

**CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities**

	ActivitiesforYear: <u>4</u> FFYGrant:2005 PHAFY:2006			ActivitiesforYear: <u>5</u> FFYGrant:2006 PHAFY:2007		
	174-1 Springhill&Laur el	R/RKitchen Cabinets	\$220,000	174-1 Springhill/Laurel	R/RCabinets	\$220,000
		AddParkingBays (50units)	75,000		SiteImprovements	42,000
		SUBTOTAL	\$295,000		Rewire(50units)	115,000
					RecreationalEquip.	50,000
	174-2 GunterCircle	Landscape& Drainage	\$20,000		R/R40HVACUnits	56,000
		SUBTOTAL	\$20,000		Landscape/Drainage Repair	30,000
					Replace50ovens& refrigerators	32,000
	174-4 Jefferson Heights	R/RRoofing (77units)	154,000		R/R100Ext.Doors& Hardware	27,500
		RefurbishCommunity Building	55,000		R/RUnderSlab Plumbing(10)	20,000
		SUBTOTAL	\$209,000		Add25ParkingSpaces	59,400
					ReplaceDamaged Sidewalks	16,000
	PHA-WIDE	Security	100,000		RefurbishDaycare Building@Springhill	100,000

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear:4 FFYGrant:2005 PHAFY:2006			ActivitiesforYear: <u>5</u> FFYGrant:2006 PHAFY:2007		
		Vehicle	\$35,000		SUBTOTAL	\$767,900

		Storage Building	43,000			
		R/R Carpet Admin. Building	\$21,000	174-2 Gunter Circle	Refurbish Community Building	\$36,000
		Office Furniture	19,000		Site Improvements	10,000
		Youth/Adult Activity Center	200,000		Elevate Sidewalk to Porch Height	20,000
		Management Needs	50,000		Security Lighting	10,000
		SUBTOTAL	\$468,000		Replace 24 Ovens & Stoves	14,000
	TOTAL CFP ESTIMATED COST		\$992,000		Add 10 Parking Spaces	10,000
					SUBTOTAL	\$100,000
				174-4 Jefferson Heights	R/R Flooring (77 units)	\$92,400
					R/R Cabinets	138,600

Capital Fund Program Five - Year Action Plan
Part II: Supporting Pages — Work Activities

					Activities for Year: 5 FFY Grant: 2006 PHAFY: 2007	
					Landscape/Drainage Repair	10,000
					Replace Asphalt Parking w/Concrete 25 units	22,500
					Replace 50 units HVAC	77,000
					Replace Ovens & Refrigerators	30,000

					InstallRecreational Equip.	25,000
					InstallSecurityFencing	20,000
					InstallDryerVents@ 60units	4,500
					Refurbish25Kitchens	75,000
					SUBTOTAL	\$495,000

**CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities**

					ActivitiesforYear:5 FFYGrant:2006 PHAFY:2007	
				PHA-WIDE	Vehicle	\$35,000
					ComputerEquipment	20,000
					Youth&AdultServices	100,000
					2Copiers	40,000
					Marketing/Mgt.	10,000
					Security	100,000
					SUBTOTAL	305,000
				TOTALCFP ESTIMATEDCOST		\$1,667,900