

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

PHA Plans

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

THE TUSCALOOSA HOUSING AUTHORITY

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

**PHA Plan
Agency Identification**

PHA Name: The Tuscaloosa Housing Authority

PHA Number: AL077

PHA Fiscal Year Beginning: (04/2004)

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN

PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.5]

A. Mission

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

- The 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 drug free, decent, safe and sanitary housing for eligible families and to provide opportunities and promote self-sufficiency and economic independence for residents.

In order to achieve this mission, we will

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

B. Goals

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

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

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

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

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

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

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:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: To provide a discriminative free environment

Other PHA Goals and Objectives: (list below)

As listed within ACOP.

Annual PHA Plan
PHA Fiscal Year 2004

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

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

THA continues to provide on-site youth activities by partnering with other local agencies to provide wholesome recreational, educational and social programs at its site youth centers. In addition, the half-court gymnasium at the Rosedale site allows expanded services, including a full computer lab. Grants are being pursued to provide up-to-date technology and educational programs with Internet access.

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

In an effort to continue providing much needed services to low-income families, THA proposes to add new development(s) to reduce its waiting list of applicants; find private funding to provide community policing by local law enforcement agencies; reduce its turnovers by working closely with families who appear to be having financial problems; and improve its PHAS and SEMAP scores. THA is exploring the possibility of developing additional affordable housing through a mixed finance development package. We are also exploring potential creative financial packages designed to identify potential sources of financing for renovation work at our elderly high rise, Robertson Tower. We are exploring the possibility of submitting a disposition plan in light of this research.

A HOPE VI application will be submitted this year for McKenzie Court. THA is exploring possible demolition of selected units designed to decrease density and the construction of replacement housing on another site.

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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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 file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2004 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

| List of Supporting Documents Available for Review | | |
|--|--|--------------------------------------|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| x | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| x | State/Local Government Certification of Consistency with the Consolidated Plan | 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 includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction | Annual Plan: Housing Needs |
| x | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources; |

| List of Supporting Documents Available for Review | | |
|--|---|--|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| x | Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] | Annual Plan: Eligibility, Selection, and Admissions Policies |
| x | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| x | Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board 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 |
| x | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year | Annual Plan: Capital Needs |
| N/A | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant | Annual Plan: Capital Needs |
| x | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option) | Annual Plan: Capital Needs |
| x | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing | Annual Plan: Capital Needs |

List of Supporting Documents Available for Review

| Applicable & On Display | Supporting Document | Applicable Plan Component |
|------------------------------------|---|---|
| N/A | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| N/A | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| N/A | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act | Annual Plan: Conversion of Public Housing |
| | Approved or submitted public housing homeownership programs/plans | Annual Plan: Homeownership |
| x | Policies governing any Section 8 Homeownership program <input checked="" 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 |
| x | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self-Sufficiency |
| x | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports | Annual Plan: Community Service & Self-Sufficiency |
| N/A | The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan) | Annual Plan: Safety and Crime Prevention |
| 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 |
| N/A | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |
| | | |

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

| Housing Needs of Families in the Jurisdiction by Family Type | | | | | | | |
|---|---------|----------------|--------|---------|----------------|------|-----------|
| Family Type | Overall | Afford-ability | Supply | Quality | Access-ibility | Size | Loca-tion |
| Income <= 30% of AMI | 5,557 | 5 | 3 | 3 | 4 | 4 | 3 |
| Income >30% but <=50% of AMI | 2,722 | 3 | 3 | 3 | 3 | 4 | 3 |
| Income >50% but <80% of AMI | 893 | 3 | 2 | 2 | 2 | 3 | 2 |
| Elderly | 1,339 | 5 | 4 | 4 | 5 | 4 | 4 |
| Families with Disabilities | N/A | | | | | | |
| Race/Ethnicity | N/A | | | | | | |
| Race/Ethnicity | | | | | | | |
| Race/Ethnicity | | | | | | | |
| Race/Ethnicity | | | | | | | |

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

| Housing Needs of Families on the Waiting List | | | |
|--|---------------|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| <input type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input checked="" type="checkbox"/> Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> Public Housing Site Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 211 | | 236 |
| Extremely low income <=30% AMI | 106 | | |
| Very low income (>30% but <=50% AMI) | 44 | 20 | |
| Low income (>50% but <80% AMI) | 61 | 29 | |
| Families with children | 110 | 53 | |
| Elderly families | 46 | 22 | |
| Families with Disabilities | 9 | .05 | |
| Race/ethnicity | B 183 | 87 | |
| Race/ethnicity | W 28 | 14 | |
| Race/ethnicity | | | |
| Race/ethnicity | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 101 | 48 | |

| | | | |
|---|----|----|--|
| 2 BR | 73 | 35 | |
| 3 BR | 32 | 16 | |
| 4 BR | 5 | 3 | |
| 5 BR | | | |
| 5+ BR | | | |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| If yes: | | | |
| How long has it been closed (# of months)? | | | |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |

| Housing Needs of Families on the Waiting List | | | |
|--|---------------|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| <input checked="" type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input type="checkbox"/> Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 611 | | |
| Extremely low income <=30% AMI | 324 | 53 | |
| Very low income (>30% but <=50% AMI) | 116 | 19 | |
| Low income (>50% but <80% AMI) | 171 | 28 | |
| Families with children | 457 | 75 | |
| Elderly families | 5 | .01 | |
| Families with Disabilities | 50 | .09 | |
| Race/ethnicity | B 572 | 94 | |
| Race/ethnicity | W 39 | 7 | |
| Race/ethnicity | | | |
| Race/ethnicity | | | |
| Characteristics by | | | |

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

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community

- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|---------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2000 grants) | | |
| a) Public Housing Operating Fund | 2,929,130 | |
| b) Public Housing Capital Fund | 1,579,476 | |
| c) HOPE VI Revitalization | | |
| d) HOPE VI Demolition | | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 5,611,266 | |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | | |
| g) Resident Opportunity and Self-Sufficiency Grants | 48,024 | |
| h) Community Development Block Grant | | |
| i) HOME | | |
| Other Federal Grants (list below) | | |
| | | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| IDA | 25,000 | |
| ROSS-N/N | 100,895 | |
| | | |
| 3. Public Housing Dwelling Rental Income | 1,148,804 | |
| | | |
| | | |
| 4. Other income (list below) | | |
| Interest Income | 20,000 | |
| Miscellaneous | 14,150 | |

| Financial Resources: Planned Sources and Uses | | |
|--|-------------------|---------------------|
| Sources | Planned \$ | Planned Uses |
| 4. Non-federal sources (list below) | | |
| | | |
| | | |
| | | |
| Total resources | 11,446,795 | |
| | | |
| | | |

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) At time of application.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

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

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

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

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

(2) Waiting List Organization

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

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

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

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

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
 - Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
 - Emergencies

- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

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

Other preferences: (select below)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

- 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 reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

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

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

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

Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

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

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

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

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors below)
 Other (list below)

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

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

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
 Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

Yes 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 point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

- 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 reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- 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):
Media

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments

- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)
Increase/decrease in Annual Income or change in Family Composition

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 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)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

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

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

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

| Program Name | Units or Families Served at Year Beginning | Expected Turnover |
|---|---|--------------------------|
| Public Housing | 1,237 | 236 |
| Section 8 Vouchers | 1,156 | 367 |
| Section 8 Certificates | N/A | N/A |
| Section 8 Mod Rehab | 28 | 10 |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | N/A | N/A |
| Public Housing Drug Elimination Program (PHDEP) | N/A | N/A |
| | | |
| Other Federal Programs(list individually) | | |
| ROSS-N/N | 84 | |
| FSS | 53 | 5 |

C. Management and Maintenance Policies

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

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

THA-ACOP
THA Maintenance Manual

(2) Section 8 Management: (list below)

THA-Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

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

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
|--|---|----------------------|--|-------------------|-------------------------------------|
| PHA Name: The Housing Authority of The City of Tuscaloosa, Alabama | | | Grant Type and Number Capital Fund Program Grant No: AL09P077501-04 Replacement Housing Factor Grant No: | | Federal FY of Grant: FFY 2004 |
| <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 | \$388,826.00 | | | |
| 3 | 1408 Management Improvements | \$80,000.00 | | | |
| 4 | 1410 Administration | \$194,413.00 | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$100,000.00 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | \$100,000.00 | | | |
| 10 | 1460 Dwelling Structures | \$1,040,891.00 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | \$40,000.00 | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$1,944,130.00 | | | |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

| PHA Name: The Housing Authority of The City of Tuscaloosa, Alabama | | Grant Type and Number Capital Fund Program Grant No: AL09P077501-04 Replacement Housing Factor Grant No: | | | Federal FY of Grant: FFY 2004 | | | |
|--|--|--|----------|----------------------|-------------------------------|-------------------|----------------|----------------|
| 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 | |
| AL077-006 | New interior doors | 14 60 | 35 | \$54,302 | | | | |
| AL077-006 | New prime windows | 14 60 | 35 | \$40,048 | | | | |
| AL077-006 | Demo gyp. Bd. walls | 14 60 | 35 | \$222,655 | | | | |
| AL077-006 | New kitchen finishes | 14 60 | 35 | \$225,264 | | | | |
| AL077-006 | New bathroom finishes | 14 60 | 35 | \$101,818 | | | | |
| AL077-006 | New standing trim | 14 60 | 35 | \$11,369 | | | | |
| AL077-006 | Electrical re-wire | 14 60 | 35 | \$143,500 | | | | |
| AL077-006 | Vinyl shelving | 14 60 | 35 | \$6,652 | | | | |
| AL077-006 | New VCT flooring | 14 60 | 35 | \$69,067 | | | | |
| AL077-006 | Re-work HVAC system | 14 60 | 35 | \$17,500 | | | | |
| AL077-006 | Re-use water heaters | 14 60 | 35 | \$2,546 | | | | |
| AL077-006 | New laundry rooms | 14 60 | 35 | \$56,000 | | | | |
| AL077-006 | New interior paint | 14 60 | 35 | \$18,479 | | | | |
| AL077-006 | New SS doors | 14 60 | 35 | \$51,667 | | | | |
| AL077-006 | Clean/seal brick veneer | 14 60 | 35 | \$16,970 | | | | |
| AL077-006 | New address signage | 14 60 | 35 | \$3,054 | | | | |
| PHA WIDE | Entrance landscaping | 14 50 | 1 | \$123,206 | | | | |

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

| PHA Name: The Housing Authority of The City of Tuscaloosa, Alabama | | Grant Type and Number Capital Fund Program No: AL09P077501-04 Replacement Housing Factor No: | | | | | Federal FY of Grant: FFY 2004 | |
|--|---|--|--------|---|---------|--------|----------------------------------|--|
| 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 | | |
| Hay Court 1460 | 9/30/05 | | | | | | | |
| PHA WIDE Landscaping 1450 | 9/30/05 | | | | | | | |
| PHA WIDE | | | | | | | | |
| 1406 | 12/30/05 | | | | | | | |
| 1408 | 12/30/05 | | | | | | | |
| 1410 | 12/30/05 | | | | | | | |
| 1430 | 12/30/05 | | | | | | | |
| 1502 | 12/30/05 | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

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

Capital Fund Program Five-Year Action Plan

Part I: Summary

| PHA Name The Housing Authority of The City of Tuscaloosa, Alabama | | <input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | | | |
|---|------------------|--|--|--|--|
| Development Number/Name / HA-Wide | Year 1 | Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005 | Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006 | Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007 | Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008 |
| | Annual Statement | | | | |
| AL077-006 | | \$1,202,890 | \$1,202,890 | \$673,995 | 200,000 |
| AL077-010 | | | | \$265,000 | |
| AL077-002 | | | | \$360,000 | \$680,000 |
| AL077-007 | | | | | 300,000 |
| AL077-005 | | | | | 500,000 |
| | | | | | |
| | | | | | |
| | | | | | |
| CFP Funds Listed for 5-year planning | 2004 | 2005 | 2006 | 2007 | 2008 |
| | | | | | |
| Replacement Housing Factor Funds | | | | | |

| Capital Fund Program Five-Year Action Plan | | | | | | |
|---|--|------------------------------|-----------------------|---|------------------------------|-----------------------|
| Part II: Supporting Pages—Work Activities | | | | | | |
| Activities for Year 1 | Activities for Year :_2__ FFY Grant: 2005 PHA FY: 2005 | | | Activities for Year: _3__ FFY Grant: 2006 PHA FY:2006 | | |
| | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See | <i>AL077-006</i> | <i>New interior doors</i> | 54,400 | <i>AL077-006</i> | <i>New interior doors</i> | 54,400 |
| Annual | | <i>New windows</i> | 40,120 | | <i>New windows</i> | 40,120 |
| Statement | | Demo walls | 226,432 | | <i>Demo walls</i> | 226,432 |
| | | New kitchens | 257,354 | | New kitchens | 257,354 |
| | | New baths | 102,000 | | New baths | 102,000 |
| | | New trim | 11,390 | | New trim | 11,390 |
| | | Electrical renov. | 163,200 | | Electrical renov. | 163,000 |
| | | Vinyl shelving | 6,664 | | Vinyl shelving | 6,664 |
| | | VCT flooring | 65,000 | | VCT flooring | 65,000 |
| | | Re-work HVAC | 127,160 | | Re-work HVAC | 127,160 |
| | | Re-use water htrs. | 2,550 | | Re-use waterhtrs. | 2,550 |
| | | New laundry area | 59,500 | | New laundry area | 59,500 |
| | | New screen doors | 51,760 | | New screendoors | 51,760 |
| | | Interior painting | 15,300 | | Interior paint | 15,300 |
| | | Clean/seal brick | 17,000 | | Clean/seal brick | 17,000 |
| | | New signage | 3,060 | | New signage | 3,060 |
| | | | | | | |
| | Total CFP Estimated Cost | | \$1,202,890 | | | \$1,202,890 |

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

| Activities for Year : <u>4</u> FFY Grant: 2007 PHA FY: 2007 | | | Activities for Year: <u>5</u> FFY Grant: 2008 PHA FY: 2008 | | |
|---|------------------------------|-----------------------|--|------------------------------|-----------------------|
| Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| <i>AL077-006</i> | <i>New interior doors</i> | 30,400 | <i>AL077-001</i> | <i>Add A/C</i> | 320,000 |
| | <i>New windows</i> | 22,420 | AL077-002 | <i>Add A/C</i> | 680,000 |
| | Demo walls | 126,535 | <i>AL077-006</i> | <i>Water dist. Sys.</i> | 200,000 |
| | New kitchens | 143,816 | AL077-007 | Water dist. Sys. | 300,000 |
| | New baths | 57,000 | AL077-005 | Sprinkler Sys. | 500,000 |
| | New trim | 6,365 | | | |
| | Elect. Reno. | 91,200 | | | |
| | Vinyl shelving | 3,724 | | | |
| | VCT flooring | 36,323 | | | |
| | Re-work HVAC | 71,060 | | | |
| | Re-use water htrs. | 1,425 | | | |
| | New laundry area | 33,250 | | | |
| | New screen doors | 28,925 | | | |
| | Interior paint | 10,342 | | | |
| | Clean/seal brick | 9,500 | | | |
| | New signage | 1,710 | | | |
| AL077-010 | New cabinets | 265,000 | | | |
| AL077-002 | New Roofing | 360,000 | | | |
| | | | | | |
| Total CFP Estimated Cost | | \$1,298,995 | | | \$2,000,000 |

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

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

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

- 1) McKenzie Court: THA and its development partner will acquire an adjacent parcel of land to construct an additional 120 units of multifamily housing specifically focusing on larger unit size and of a density and design to complement the revitalized McKenzie Court.
- 2) On this parcel, THA and its development partner will construct 25 for-sale residences that complement and are integrated into the larger neighborhood development. THA will subsidize the sale of these units to former public housing residents and other low income families.
- 3) THA and its development partner will develop 50 units of new, senior public housing off-site on a parcel of land it controls adjacent to the Robertson Tower PHA site. This will be funded

from HOPE VI funds and completed in the first phase of this project.

- 4) The renovation and new construction at McKenzie will be funded through HOPE VI and LIHTC equity. The completed project will have 25 for-sale units, 290 PHA units and 70 LIHTC (non-ACC units).

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

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

| 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: <u>(DD/MM/YY)</u> |
| 5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity: |

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

| Designation of Public Housing Activity Description |
|---|
| 1a. Development name: Robertson Tower |
| 1b. Development (project) number: AL077-05 |
| 2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/> |
| 3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: (1968) |
| 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: 101 |
| 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |

| Designation of Public Housing Activity Description | |
|--|---|
| 1a. Development name: | Rosedale Court Annex |
| 1b. Development (project) number: | AL077-03 |
| 2. Designation type: | Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/> |
| 3. Application status (select one) | Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: | <u>(1967)</u> |
| 5. If approved, will this designation constitute a (select one) | <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan? |
| 7. Number of units affected: | 28 |
| 7. Coverage of action (select one) | <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |

| Designation of Public Housing Activity Description | |
|--|---|
| 1a. Development name: | McKenzie Court Annex |
| 1b. Development (project) number: | AL077-04 |
| 2. Designation type: | Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/> |
| 3. Application status (select one) | Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: | <u>(1967)</u> |
| 5. If approved, will this designation constitute a (select one) | <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan? |
| 8. Number of units affected: | 30 |
| 7. Coverage of action (select one) | <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

| 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 300 units
- Other: (describe below)

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

Component 10 (B) Voluntary Conversion Initial Assessments

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

Seven

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

Three

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

One

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

None

Development Name Number of Units

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

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

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

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

1. A unit owned by the family – one or more family members hold title to the home
2. A cooperative unit – one or more family members hold membership shares in the cooperative

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

Family Qualifications

1. The family has been admitted to the Section 8 Housing Choice Voucher program as outlined in the Section 8 Administrative Plan
2. The family satisfies any first-time homeowner requirement – At commencement of homeownership assistance for the family, the family must be any of the following:
 - A first-time homeowner
 - A cooperative member
 - A family of which a family member is a person with disabilities, and use of the homeownership option is needed as a reasonable accommodation so that the program is readily accessible to and usable by such person
3. The family satisfies the employment requirements – The head of household or spouse must be employed full-time (not less than an average of 30 hours per week not less than the Federal minimum hourly wage) and have been employed continuously for the last 12 months prior to commencement of homeownership assistance. The employment requirement does not apply to an elderly family or a disabled family. Except in the case of an elderly family or a disabled family, the PHA shall not count any welfare assistance received by the family in determining annual income
4. The family has not defaulted on a mortgage securing debt to purchase a home under the homeownership option
5. Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, no family member has a present ownership interest in a residence at the commencement of homeownership assistance for the purchase of any home
6. Except for cooperative members who have acquired cooperative membership shares prior to the commencement of homeownership assistance, the family has entered a contract of sale
7. The family also satisfies any other initial requirement established by the PHA described in the PHA Administrative Plan

The THA will not commence homeownership assistance for a family if any family member has previously received assistance under the homeownership option, and has defaulted on a mortgage securing debt incurred to purchase a home.

Portability

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

Financing and Housing Assistance Payments

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

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

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

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

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

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

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

Maintenance Schedule

| | |
|--------------------------|---------|
| Change Lock Cores | \$40.00 |
| Repair Lock Cores | 40.00 |
| Bathroom Window Glass | 20.00 |
| Clear Window Glass | 20.00 |
| Double Pane Window | 65.00 |
| Security Window Screen | 100.00 |
| Interior Door Jamb | 40.00 |
| Exterior Door Jamb | 60.00 |
| Interior Wood Door | 50.00 |
| Exterior Steel Dr Screen | 275.00 |
| Exterior Steel Dr Unit | 330.00 |

Screen Door Closer 20.00
 Screen Door Handle 10.00
 Exterior Passage Lock 25.00
 Interior Passage Lock 25.00
 Refrigerator Door Handle 12.00
 Cabinet Drawer 25.00
 Cabinet Door \$15.00
 Cabinet Hinge 2.00
 Medicine Cabinet w/Mirror 30.00
 Toilet Seat 10.00
 Toilet Bowl 80.0
 Toilet Tank 145.00
 Toilet Tank Lid 35.00
 Kitchen Light Shade 15.00
 Unstop Toilet 25.00
 Dead Bolt Lock Set 48.00
 Dead Bolt Latch 12.00
 Unstop Kitchen Drain 25.00
 Remove Toilet to Unstop 50.00
 Remove Lavatory 50.00
 Replace Lavatory 50.00
 Kitchen Sink 50.00
 4' Kitchen Light Fixture 32.00
 Bedroom Light \$10.00
 6' Light Fixture 15.00
 8' Light Fixture 20.00
 Hall Light 15.00
 Bathroom Light Shade 15.00
 Base Plug Cover 2.00
 Base Plugs 5.00
 Light Switch Cover 2.00
 Light Switch 5.00
 Smoke Alarm 20

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

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

The maximum term of homeownership assistance is:

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

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

Eligible Units

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

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

Inspections

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

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

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

The Contract of Sale must:

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

Family and PHA Responsibilities

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

Recapture of Homeownership Assistance

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

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

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

| 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"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) |
| 3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) |
| 5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development |

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 08/21/01

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

- Client referrals
 Information sharing regarding mutual clients (for rent determinations and otherwise)
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
 Jointly administer programs
 Partner to administer a HUD Welfare-to-Work voucher program
 Joint administration of other demonstration program
 Other (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 homeownership option participation
 Preference/eligibility for section 8 homeownership option participation
 Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

| Services and Programs | | | | |
|--|----------------|--|--|---|
| Program Name & Description (including location, if appropriate) | Estimated Size | Allocation Method (waiting list/random selection/specific criteria/other) | Access (development office / PHA main office / other provider name) | Eligibility (public housing or section 8 participants or both) |
| ROSS N/N | 85 | Volunteers | Development Office | Public Housing |
| Hay Court/Stillman Family Resource Ctn | 50 | Volunteers/Specific Criteria | Stillman College manages at THA development | Both |
| Shelton State College Skills Training | 15 | Specific Criteria | Shelton State College | Both |
| Stillman College Community Connections | 250 | Volunteers/Specific Criteria | Stillman College administers at THA developments | Public Housing |
| IDA | 11 | Volunteers | PHA Main Office | Public Housing |
| THA Clothes Closet | 25 | Specific Criteria | PHA Main Office | Both |
| YMCA-Youth Services | 200 | Volunteers | Development | Public Housing |
| | | | | |
| | | | | |

(2) Family Self Sufficiency program/s

a. Participation Description

| Family Self Sufficiency (FSS) Participation | | |
|--|--|--|
| Program | Required Number of Participants (start of FY 2000 Estimate) | Actual Number of Participants (As of: DD/MM/YY) |
| Public Housing | | |
| Section 8 | 53 | 48 as of 12/31/03 |

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

- 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

Community Service Requirements

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

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

Community Service Criteria

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

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

Criteria for Exempt Status

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

- a. 62 years of age or older

- b. Persons with qualifying disabilities which prevents the individual's compliance. The individual must provide appropriate documentation to support the qualifying disability. In addition, other persons may be exempted if they provide a written Doctor's statement, which specifies the nature of their medical condition, the reason(s) they are not capable of complying with the Community Service requirement due to their medical condition and the expected duration of the medical condition.
- c. Persons engaged in work activities as defined in Section 407(d) of the Social Security Act. This would be employment that issued a license to conduct business and the resident pays into the Social Security System.
- d. Persons participating at least eight (8) hours per month in a welfare-to-work program. (Example: JOBS – administered by the Department of Human Resources.
- e. Persons receiving assistance from and in compliance with a State program funded under Part A, Title IV of the Social Security Act. This would be programs funded through the Department of Human Resources.
- f. Proof of Compliance - Each head of household must present to their Site-Manager that he/she and all other persons eighteen years of age and older living in the household, who are not exempt has complied with this requirement. The documentation must be provided to the appropriate Site-Manager, by the head of household, at least 90 calendar days prior to the required annual reexamination of family income and composition. Documentation may include a letter from the agency on letterhead or other official document. The letter or other official document must contain the following information:
 - 1. Agency Name, Address and Phone Number
 - 2. Agency officials' name and title
 - 3. Name, Address and Social Security Number of Resident
 - 4. Total Hours Worked by the Resident
 - 5. Sign and Date the following certification:

I, _____, certify that _____, has performed volunteer community service for this agency over the past twelve months for the total of work indicated.

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

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

- 8. **Qualifying Agencies - Any agency that is designated as a non-profit agency and/or serves the public is an authorized agency for meeting this community service requirement. It is the responsibility of the resident to contact qualifying agencies and make the necessary arrangements to perform community services as outline in this**

Policy. It is also the responsibility of the head of household to ensure that all non-exempt family members comply with the community service requirement.

9. Qualifying Agency for Participation is an Economic/Family Self-Sufficiency Program as noted in Section IV above, non-exempt residents may meet the community service requirement by participating in an economic of family self-sufficiency program. Therefore, if a resident chooses to participate in such a program, the head of household must submit the name of the agency and/or organization to the THA, in writing, prior to performing the community service. A decision will be made on the agencies eligibility and the resident will be notified, in writing, if the agency is approved or disapproved. If the agency is disapproved, the resident is entitled to follow the grievance procedure to try and resolve the dispute.

10. Procedure for Processing Changes to Exempt or Non-Exempt - The head of household must notify the THA within ten (10) calendar days after there is a change in any family members exempt status as defined in Section III above. Therefore, a change from exempt to non-exempt or non-exempt to exempt must be reported by the head of household within ten (10) calendar days of the change for any affected household member.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

Rosedale Court
Branscomb Apartments
McKenzie Court
Hay Court
Delaware Jackson Apartments
Crescent East Apartments

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake:

(select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

McKenzie Court
Branscomb Apartments
Crescent East Apartments
Delaware Jackson Apartments

C. Coordination between PHA and the police

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

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

Police provide training to residents at Resident Council Meetings

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

EXCERPT:

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

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

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

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

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

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
 - PHA Wide Utility Upgrade

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name)
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

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: City of Tuscaloosa

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

 - Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - a. Provide decent housing
 - b. Provide a suitable living environment
 - c. Expand economic opportunities

D. Other Information Required by HUD

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

Attachments

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

| ATTACHMENT | DESCRIPTION |
|------------|-------------------------------------|
| 1 | PHA Management Organizational Chart |
| 2 | Resident Advisory Board |

ATTACHMENT 1

RESIDENT ADVISORY COUNCIL

Public Housing

Bobbie Robinson, President
Resident Advisory Council
2700 10th Avenue
Apt. 26-B
Tuscaloosa, AL 35401
(President of the RAB)

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

Mary Norfleet
2700 10th Avenue
Apt. 32-D
Tuscaloosa, AL 35401

Rose Shepherd, President
1104 6th Avenue
Apt. 4-C
Tuscaloosa, AL 35401

Howard Lanier, President
McKenzie Courts Resident Council
2700 M.L.K. Jr. Blvd.
Apt. 22-D
Tuscaloosa, AL 35401

Michele Gibson, Vice President
1104 6th Avenue
Apt. 4-C
Tuscaloosa, AL 35401

Christine Coleman, Vice President
McKenzie Courts Resident Council
2700 M.L.K. Jr. Blvd.
Apt. 16-B
Tuscaloosa, AL 35401

Maisha Smith, Secretary
1104 6th Avenue
Apt. 3-B
Tuscaloosa, AL 35401

Sonya LaFon, President
Hay Court Resident Council
4420 21st Street
Apt. 20-B
Tuscaloosa, AL 35401
(Secretary of the RAB)

Cora Stephens, Treasurer
1104 6th Avenue
Apt. 4-E
Tuscaloosa, AL 35401

Brenda Caddell, Asst. Secretary/Treasurer
Hay Court Resident Council
4420 21st Street
Apt. 29B
Tuscaloosa, AL 35401
(Vice-President of the RAB)

Dessie Little, Assistant Secretary
Resident Advisory Council
121-C 49th Avenue East
Tuscaloosa, AL 35405
(Asst Secretary of the RAB)

Public Housing

Public Housing

Bernice Washington, President
Robertson Towers Resident Council
312 19th Avenue, Apt. 102
Tuscaloosa, AL 35401

Joe Ross, Vice President
Resident Advisory Council
312 19th Avenue, Apt. 411
Tuscaloosa, AL 35401

Ms. Beavers, Secretary
Robertson Towers Resident Council
312 19th avenue, Apt. 303
Tuscaloosa, AL 35401

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

Jackie McLaurin, President
Branscomb Resident Council
559-B 60th Street
Tuscaloosa, AL 35405

Private Community Representatives

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

Tuscaloosa Police Department
3801 Mill Creek Avenue
Tuscaloosa, AL 35401

Section 8

Debra Scott
333-C 12th Avenue East
Tuscaloosa, AL 35405

Mary Taggart
1116 42nd Avenue
Tuscaloosa, AL 35401

Laura Colbert
2101 44th Street East, Apt. 35
Tuscaloosa, AL 35405

Alice Marie Effinger
3412-B 12th Avenue East
Tuscaloosa, AL 35405

Tabatha Martin
425 51st Street, Apt. 5-C
Tuscaloosa, AL 35405

Revised 12/2003

Community Service Requirement

Community Service Requirements

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

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

Community Service Criteria

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

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

Criteria for Exempt Status

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

- g. 62 years of age or older
- h. Persons with qualifying disabilities which prevents the individual's compliance. The individual must provide appropriate documentation to support the qualifying disability. In addition, other persons may be exempted if they provide a written Doctor's statement, which specifies the nature of their medical condition, the reason(s) they are not capable of complying with the Community Service requirement due to their medical condition and the expected duration of the medical condition.
- i. Persons engaged in work activities as defined in Section 407(d) of the Social Security Act. This would be employment that issued a license to conduct business and the resident pays into the Social Security System.
- j. Persons participating at least eight (8) hours per month in a welfare-to-work program. (Example: JOBS – administered by the Department of Human Resources.
- k. Persons receiving assistance from and in compliance with a State program funded under Part A, Title IV of the Social Security Act. This would be programs funded through the Department of Human Resources.
- l. Proof of Compliance - Each head of household must present to their Site-Manager that he/she and all other persons eighteen years of age and older living in the household, who are not exempt has complied with this requirement. The documentation must be provided to the appropriate Site-Manager, by the head of household, at least 90 calendar days prior to the required annual reexamination of family income and composition. Documentation may include a letter from the agency on letterhead or other official document. The letter or other official document must contain the following information:
 - 10. Agency Name, Address and Phone Number
 - 11. Agency officials' name and title
 - 12. Name, Address and Social Security Number of Resident
 - 13. Total Hours Worked by the Resident

14. Sign and Date the following certification:

I, _____, certify that

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

15. The letter must be signed and dated by the certifying official.

16. Failure to Comply with Community Service Requirements

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

17. Qualifying Agencies - Any agency that is designated as a non-profit agency and/or serves the public is an authorized agency for meeting this community service requirement. It is the responsibility of the resident to contact qualifying agencies and make the necessary arrangements to perform community services as outline in this Policy. It is also the responsibility of the head of household to ensure that all non-exempt family members comply with the community service requirement.

18. Qualifying Agency for Participation is an Economic/Family Self-Sufficiency Program as noted in Section IV above, non-exempt residents may meet the community service requirement by participating in an economic of family self-sufficiency program. Therefore, if a resident chooses to participate in such a program, the head of household must submit the name of the agency and/or organization to the THA, in writing, prior to performing the community service. A decision will be made on the agencies eligibility and the resident will be notified, in writing, if the agency is approved or disapproved. If the agency is disapproved, the resident is entitled to follow the grievance procedure to try and resolve the dispute.

10. Procedure for Processing Changes to Exempt or Non-Exempt - The head of household must notify the THA within ten (10) calendar days after there is a change in any family members exempt status as defined in Section III above. Therefore, a change from exempt to non-exempt or non-exempt to exempt must be reported by the head of household within ten (10) calendar days of the change for any affected household member.

DECONCENTRATION

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

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

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

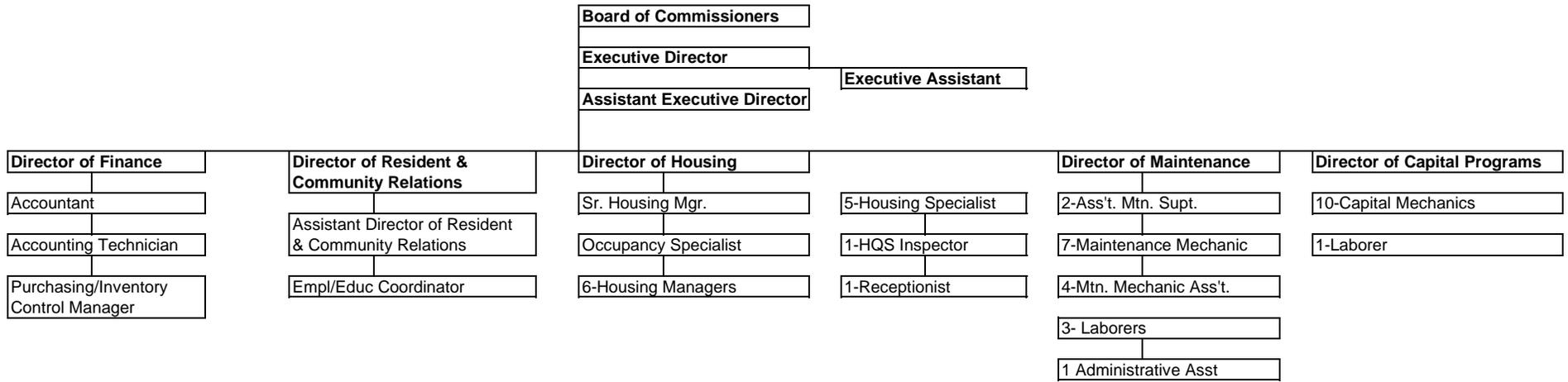
To accomplish the goals of:

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

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

THE TUSCALOOSA HOUSING AUTHORITY

TABLE OF ORGANIZATION



Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:
The Housing Authority of The City of Tuscaloosa, Alabama

Grant Type and Number
 Capital Fund Program: **AL09P077503-03**
 Capital Fund Program
 Replacement Housing Factor Grant No.:

Federal FY of Grant:
FFY 2003

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.: __)

Performance and Evaluation Report for Period Ending: 9/30/2003 _____
 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 | \$388,826.00 | \$388,826.00 | \$260,000.00 | \$52,959.10 |
| 3 | 1408 Management Improvements | \$60,000.00 | \$60,000.00 | \$60,000.00 | \$26,838.32 |
| 4 | 1410 Administration | \$194,413.00 | \$194,413.00 | \$194,413.00 | \$37,940.48 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | \$100,000.00 | \$100,000.00 | \$100,000.00 | \$0 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | \$1,160,891.00 | \$1,160,891.00 | \$1,160,891.00 | \$570,692.00 |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1498 Mod Used for Development | | | | |
| 19 | 1502 Contingency | \$40,000.00 | \$40,000.00 | \$40,000.00 | \$0 |
| 20 | Amount of Annual Grant: (sum of lines 2-19) | \$1,944,130.00 | | | |
| 21 | Amount of line 20 Related to LBP Activities | | | | |

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

| | | |
|---|--|--|
| PHA Name: The Housing Authority of The City of Tuscaloosa, Alabama | Grant Type and Number Capital Fund Program: AL09P077503-03 Capital Fund Program Replacement Housing Factor Grant No.: | Federal FY of Grant: FFY 2003 |
|---|--|--|

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.:__)
 Performance and Evaluation Report for Period Ending: 9/30/2003_____
 Final Performance and Evaluation Report

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

| | | | |
|----|---|--|--|
| 22 | Amount of line 20 Related to Section 504 Compliance | | |
| 23 | Amount of line 20 Related to Security | | |
| 24 | Amount of line 20 Related to Energy Conservation Measures | | |

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

| | | |
|---|--|--|
| PHA Name: The Housing Authority of The City of Tuscaloosa, Alabama | Grant Type and Number Capital Fund Program: AL09P077502-02 Capital Fund Program Replacement Housing Factor Grant No.: | Federal FY of Grant: FFY 2002 |
|---|--|--|

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

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

| | | Original | Revised | Obligated | Expended |
|---|---|-----------------------|---------|----------------|--------------|
| | Total non-CFP Funds | | | | |
| | 1406 Operations | \$472,572.00 | | \$472,572.00 | |
| | 1408 Management Improvements | \$60,000.00 | | \$60,000.00 | \$25,000.00 |
| | 1410 Administration | \$236,286.00 | | \$236,286.00 | |
| | 1411 Audit | | | | |
| | 1415 Liquidated Damages | | | | |
| | 1430 Fees and Costs | \$100,000.00 | | \$100,000.00 | \$24,029.95 |
| | 1440 Site Acquisition | | | | |
| | 1450 Site Improvement | | | | |
| 0 | 1460 Dwelling Structures | \$1,454,005.00 | | \$1,454,005.00 | \$570,692.00 |
| 1 | 1465.1 Dwelling Equipment - Nonexpendable | | | | |
| 2 | 1470 Nondwelling Structures | | | | |
| 3 | 1475 Nondwelling Equipment | | | | |
| 4 | 1485 Demolition | | | | |
| 5 | 1490 Replacement Reserve | | | | |
| 6 | 1492 Moving to Work Demonstration | | | | |
| 7 | 1495.1 Relocation Costs | | | | |
| 8 | 1498 Mod Used for Development | | | | |

| | | Original | Revised | Obligated | Expended |
|---|---|-----------------------|----------------|------------------|-----------------|
| 9 | 1502 Contingency | \$40,000.00 | | \$40,000.00 | |
| 0 | Amount of Annual Grant: (sum of lines 2-19) | \$2,362,863.00 | | \$2,362,863.00 | |
| 1 | Amount of line 20 Related to LBP Activities | | | | |
| 2 | Amount of line 20 Related to Section 504 Compliance | | | | |
| 3 | Amount of line 20 Related to Security | | | | |
| 4 | Amount of line 20 Related to Energy Conservation Measures | | | | |

| Hay Ct. Annex | | | | \$51,200 | | \$51,200 | \$19,968 | 39% |
|----------------------|--|------|-------|------------------|--|-----------------|-----------------|------------|
| AL077-008 | Install new interior doors, frames & Hdwe. | 1460 | 33 DU | \$9,600 | | \$9,600 | \$3,744 | 39% |
| AL077-008 | Install new prime doors, frames & hdwe. | 1460 | 33 DU | \$37,760 | | \$37,760 | \$14,726 | 39% |
| AL077-008 | Install new Prime windows | 1460 | 33 DU | \$12,800 | | \$12,800 | \$4,992 | 39% |
| AL077-008 | Install new security window screens | 1460 | 33 DU | \$226,432 | | \$226,432 | \$88,308 | 39% |
| AL077-008 | Demo gyp. bd. walls & Reconstruct | 1460 | 33 DU | \$223,392 | | \$223,392 | \$87,123 | 39% |
| AL077-008 | Complete Kitchen Renovations | 1460 | 33 DU | \$96,000 | | \$96,000 | \$37,440 | 39% |
| AL077-008 | Complete Bathroom Renovations | 1460 | 33 DU | \$10,720 | | \$10,720 | \$4,181 | 39% |
| AL077-008 | Install new standing and running trim | 1460 | 33 DU | \$166,000 | | \$166,000 | \$64,740 | 39% |
| AL077-008 | Complete interior electrical renovation | 1460 | 33 DU | \$6,272 | | \$6,272 | \$2,446 | 39% |
| AL077-008 | Install new vinyl coated wire shelving | 1460 | 33 DU | \$65,120 | | \$65,120 | \$25,397 | 39% |
| AL077-008 | Install new VCT flooring | 1460 | 33 DU | \$119,680 | | \$119,680 | \$46,675 | 39% |
| AL077-008 | Install new HVAC system complete | 1460 | 33 DU | \$2,400 | | \$2,400 | \$936 | 39% |
| AL077-008 | Remove and Re-install water heaters | 1460 | 33 DU | \$56,000 | | \$56,000 | \$21,840 | 39% |
| AL077-008 | Construct new washer/dryer rooms | 1460 | 33 DU | \$109,120 | | \$135,000 | \$52,650 | 39% |
| AL077-008 | Construct new front & rear stoops & canopies | 1460 | 33 DU | \$14,400 | | \$14,400 | \$5,616 | 39% |
| AL077-008 | Provide new interior paint finishes | 1460 | 33 DU | | | | | |

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|------------------|-----------------------------------|------|-------|------------------|--|-----------|----------|-----|
| AL077-008 | Provide new security screen doors | 1460 | 33 DU | \$48,716 | | \$48,716 | \$18,999 | 39% |
| AL077-008 | Clean & seal brick veneer | 1460 | 33 DU | \$16,000 | | \$16,000 | \$6,240 | 39% |
| AL077-008 | Install exterior wall hydrant | 1460 | 33 DU | \$3,520 | | \$3,520 | \$1,373 | 39% |
| AL077-008 | Provide unit address signage | 1460 | 33 DU | \$2,880 | | \$2,880 | \$1,123 | 39% |
| AL077-008 | Install new sanitary sewer | 1450 | 80 DU | \$135,113 | | \$135,113 | \$52,694 | 39% |
| AL077-008 | Delete rear walks | 1450 | 80 DU | \$15,000 | | \$15,000 | \$5,850 | 39% |