

PHA Plans
Streamlined Annual
Version AL-119v01

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

OMB No. 2577-0226
(exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Streamlined Annual PHA Plan
for Fiscal Year: 2004
PHA Name: SULLIGENT HOUSING
AUTHORITY

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: SULLIGENT HOUSING AUTHORITY

PHA Number: AL-119

PHA Fiscal Year Beginning: (7/1/2004)

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units:
 Number of S8 units:
 Number of public housing units: 123
 Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: JOHNNY W. HULSEY
 Phone: (205) 698-9482
 TDD: (205) 698-9482
 Email : sullhous@fayette.net

Public Access to Information

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

PHA's main administrative office
 PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.

Yes

No.

If yes, select all that apply:

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

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

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

Streamlined Annual PHA Plan

Fiscal Year 2004

[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
 4. Project-Based Voucher Programs

- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
 - 1) Adopted updated ACOP and Lease/Per. HUD REG.
 - 2) Adopted new travel policy.
 - 3) Reinstatement of the community service & self sufficiency requirement.
 - 4) Adopted new tenant waiting list policy.
 - 5) Adopted new emergency closing & inclement weather policy.
 - 6) Adopted updated personal policy.
 - 7) Adopted Smoke Detector policy.
 - 8) Adopted Third Party Verification.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report Attachments **al119501-02, al119501-03 and al119502-03**
- 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan* identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, *Certification for a Drug-Free Workplace*;

Form HUD-50071, *Certification of Payments to Influence Federal Transactions*; and

Form SF-LLL & SF-LLL a, *Disclosure of Lobbying Activities*.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

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

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? _____
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? _____
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

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 next component.

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)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: 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.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. Yes No: 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:
5. Yes No: 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:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

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, what is the maximum number of participants this fiscal year?

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:

c. What actions will the PHA undertake to implement the program this year (list)?

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

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: West AL Planning & Development
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 on its waiting lists 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)

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
N/A	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
N/A	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing rent determination policies, including the method 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
N/A	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input 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	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
N/A	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report		
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary		
PHA Name: Sulligent Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09-P119-501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 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				
3	1408 Management Improvements				
4	1410 Administration	3,150			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	17,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	212,985			
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	3,500			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	236,635			
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: SULLIGENT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: AL09P119-501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 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	
AL119-003	ADMINISTRATION	1410		3,150				
AL119-003	FEES AND COST	1430		17,000				
AL119-003	DWELLING STRUCTURES SHEETROCK, AC, COMPLETE RENOVATION NEW PLUMBING	1460		212,985				
AL119-003	RELOCATION	1495		3,500				

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

PHA Name: SULLIGENT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: AL09P119-501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 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	

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

PHA Name: SULLIGENT HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: AL09P119-501-04 Replacement Housing Factor No:			Federal FY of Grant: 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	
AL119-003	6/30/05			6/30/09			

Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
<i>AL119-003</i>	Annual Statement	FFY Grant: 501-05 PHA FY: 2005 COMPLETE HOLLIS COURT SHEET ROCK, AC, COMPLETE RENOVATION AND NEW PLUMBING	FFY Grant: 501-06 PHA FY: 2006	FFY Grant: 501-07 PHA FY: 2007	FFY Grant: 501-08 PHA FY: 2008
AL119-004			FRANKLIN COURTS AC, FORCED AIR HEATING ALREADY ADDED, NEW WINDOWS AND MINOR RENAVATION	FRANKLIN COURTS AC, FORCED AIR HEATING ALREADY ADDED, NEW WINDOWS AND MINOR RENAVATION	
AL119-001, 004					SHINGLES REMOVED AND REPLACED HEAVY DUTY STORM DOOR SCREEN REPLACED

CFP Funds Listed for 5-year planning		236,635	263,635	236,635	236,635
Replacement Housing Factor Funds					

SEE STATEMENT BELOW

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : ____			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						

Total CFP Estimated Cost		\$			\$

ANNUAL PHA PLAN
FISCAL YEAR 2004

ATTACHMENTS

- Attachment: all19a05 Supporting Documents Available for Review
- Attachment: al119b05 Capital Fund Program Annual Statement
- Attachment:al119c05 Capital Fund FFY 2004
- Attachment: al119d05 Capital Fund Program 5 Year Action Plan
- Attachment: _____ Capital Fund Program Replacement Housing Factor Annual Statement
- Attachment: _____ Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment: al119e05 Resident Membership on PHA Board or Governing Body
- Attachment: al119f05 Membership of Resident Advisory Board or Boards
- Attachment: al119g05 Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not include in PHA Plan text)
- Other (List below, providing each attachment name)
- Attachment: al119h05 Progress Statement
- Attachment: Follow up plan –Rass: Communication
- Attachment: al119j05 Criteria for Amendments
- Attachment: al119k05 Deconcentration
- Attachment: al119l05 Conversion Statement
- Attachment: al119m05 Voluntary Conversion Initial Assessments (Component 10)
- Attachment: al119n05 CFP 2003 Annual Statement Part I, II, & III.

**REQUIRED ATTACHMENT al119e05: Resident Member on the PHA
Governing Board**

**1. (X) Yes () No Does the PHA governing board include at lease one
member who is directly assisted by the PHA this year?**

A. Name of resident member (s) on the governing board: France Taylor

B. How was the resident board member selected:

Elected

Appointed

C. The term of appointment is (include the date term expires):

3/20/07

2. Date of next term expiration of a governing board member: 3/20/07

**3. Name and title of appointed official (s) for governing board (indicate appointed official for the next
position): Al Elbert, Mayor**

Required Attachment al119f05_____: Membership of the Resident Advisory Board or Boards:

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

ODESSA WALLACE
FRANCES TAYLOR
SUE WHITE
DORIS FOOSHEE
THELMA FLYNN

(A) Resident Advisory board Recommendations and PHA response.

NO Didn't receive any comments.

ATTACHMENT: al119h05 PROGRESS STATEMENT 5YR. PLAN

WE FEEL WE HAVE MADE PROGRESS IN MEETING OUR 5 YEAR GOALS

DEVELOPMENT NUMBER/NAME	GENERAL DESCRIPTION OF MAJOR WORK CATEGORIES
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HA-WIDE ACTIVITIES

STATEMENT FROM ABOVE

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

AL-119-003

DWELLING STRUCTURES

- (A) INSTALL FORCED AIR HEATING SYSTEMS INCLUDING DUCT IN 7 D.U.
- (B) NEW GAS DISTRIBUTION SYSTEM. PLASTIC

PIPE

- (C) INSTALL NEW RANGE HOODS
- (D) INSTALL S.S. DRYER VENTS IN 7 D.U.
- (E) INSTALL CUT-OFF & WATER METERS W/METER BOXES 7 D.U.
- (F) REPLACED WINDOWS WITH DOUBLE PANE IN 7 D.U.
- (G) NEW SHEET ROCK WALLS IN 7 D.U.
- (H) REROUTE WATER SUPPLY INTO EACH DWELLING UNIT UNDER SLAB INTO PLUMBING CHASE.
- (I) WE ARE WORKING ON AL-119-003 64 THUR 69 INSTALLING A/C & FORCED HEATING ALSO COMPLETE RENOVATION OF APARTMENTS

HA WIDE

SITE IMPROVEMENTS

- (A) INSTALL EMERGENEY 911 PORCH LIGHTS AT ALL D.U.
- (B) PURCHASE 2 NEW LAWN MOWERS.
- (C) PURCHASE 2 NEW COMPUTER SYSTEMS & HARDWARE.
- (D) NEW SHUTTERS FOR ALL UNITS.

AL-119-001

DWELLING STRUCTURES

- (A) NEW VENT FANS FOR BATHROOMS 1 THUR
25 APTS.
-

HA WIDE

SITE IMPROVEMENTS

- (A) NEW OUTDOOR LIGHTING.
- (B) TOPPED OUT TREES IN AL-119-003.
- (C) WE WILL CONTINUE TO WORK WITH SOCIAL AGENCIES AND POLICE DEPT. IN
OUR AREA TO PROMOTE WILL BEING OF OUR TENANTS.

ATTACHMENT: al119j05

BASIC CRITERIA FOR SUBSTANTIAL AMENDMENTS
MODIFICATION AND DEVIATIONS FROM 5YR. PLAN

THE HOUSING AUTHORITY WILL CONSIDER THE FOLLOWING TO BE SIGNIFICANT AMENDMENTS OR
MODIFICATIONS TO THE PLAN.

- 1) REINSTATEMENT OF THE COMMUNITY SERVICE & SELF- SUFFICIENCY REQUIREMENT. JUNE 26, 2003
- 2) POLICY GOVERNING ADMISSIONS AND TENANT WAITING LIST.THE PURPOSES OF THE FOLLOWING POLICY
ARE TO PRESENT VIOLATIONS OF RENTAL INTEGRITY MONITORING PROCEDURES AND TO ENCOURAGE
AND MAINTAIN HIGH QUALITY HOUSING STANDARDS.
- 3) ADOPTED UPDATED ON PERSONAL POLICY.
 - (A) TRAVEL POLICY- TRAVEL AUTHORIZATIONS AND
EXPENSE VOUCHERS PER TRIP. WITH THE PRIOR APPROVAL.
 - (B) EMERGENCY CLOSING & INCLEMENT WEATHER POLICY-

RARE OCCASIONS WHEN WEATHER HAS BEEN DETERMINED TO POSE A POTENTIAL THREAT TO THE LIFE OR SAFETY OF ITS EMPLOYEES; THE DECISION HAS BEEN MADE TO CLOSE THE HOUSING AUTHORITY OFFICE.

(C) E-MAIL, VOICE-MAIL, AND INTERNET USAGE POLICY- IS TO OUTLINE THE REASONABLE EXPECTATION OF PRIVACY FOR EMPLOYEES WHEN THEY UTILIZE THE HOUSING AUTHORITY E-MAIL, VOICE-MAIL, OR INTERNET SYSTEMS AND TO CLEARLY DEFINE THE APPROPRIATE USE FOR THESE SERVICES.

(D) COMPUTER USAGE POLICY- THE SECURITY, INTEGRITY, AND ACCURACY OF ASSOCIATED WITH SUCH PRIVILEGE.

4) ADOPTED UPDATED ACOP AND LEASE/PER. HUD REG.

5) AN EXCEPTION TO THIS DEFINITION WILL BE MADE FOR ANY OF THE ABOVE THAT ARE ADOPTED TO REFLECT CHANGES TO HUD REGULATORY REQUIREMENTS; SUCH CHANGES WILL NOT BE CONSIDERED SIGNIFICANT AMENDMENTS BY HUD.

6) Adopted new Smoke Detector Policy.

7) Adopted New third Party Verification.

ATTACHMENT: [al119k05](#)

DECONCENTRATION STATEMENT:

(1) COVERED DEVELOPMENTS DO NOT HAVE AVERAGE INCOMES ABOVE OR BELOW 85 % TO 115% OF THE AVERAGE INCOMES OF ALL DEVELOPMENTS.

ATTACHMENT: [al119l05](#)

(1) PER OUR CALCULATIONS, IT WOULD NOT BE FEASIBLE TO CONVERT TO SECTION 8.

ATTACHMENT: al119m05

COMPONENT 10 (B) VOLUNTARY CONVERSION INITIAL ASSESSMENTS

- A) HOW MANY OF THE PHA'S DEVELOPMENTS ARE SUBJECT TO THE REQUIRED INITIAL ASSESSMENTS ? 4.
- 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)? 0
- C) IDENTIFY PHA DEVELOPMENTS THAT MAY BE APPROPRIATE FOR CONVERSION BASED ON THE REQUIRED INITIAL ASSESSMENTS: NONE

A) IF THE PHA HAS NOT COMPLETED THE REQUIRED INITIAL ASSESSMENTS, DESCRIBE THE STATUS OF THESE ASSESSMENTS: N/A.

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 SULLIGENT	Grant Type and Number Capital Fund Program Grant No: AL09-P119-501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2003 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				
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration	2,500		2,500	2,375.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,850		15,850	15,343.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	202,820		202,820	173,730.43
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	5,000		5,000	431.81
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	226,170		226,170	191,880.24

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 SULLIGENT	Grant Type and Number Capital Fund Program Grant No: AL09-P119-501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2003 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance	54,000		54,000	
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: THE HOUSING AUTHORITY OF SULLIGENT	Grant Type and Number Capital Fund Program Grant No: AL09-P119-501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 01/31/2004 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	15,000	0	0	
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration	3,150	3,150	0	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,850	15,850	15,850	12,680.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	147,362	162,362	162,362	50,470.43
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	4,726	4,726	0	
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	186,088	186,088	178,212	63,150.43

**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 SULLIGENT	Grant Type and Number Capital Fund Program Grant No: AL09-P119-501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 01/31/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

SIGNED _____ TITLE EXECUTIVE DIRECTOR DATE _____ APPROVED _____ DATE _____

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 SULLIGENT		Grant Type and Number Capital Fund Program Grant No:AL09-P119-501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
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	OBGILATED	EXPENDED	
AL-119-001, 002,003 & 004	OPERATIONS		1406		15,000	0			
AL-119-003	ADMINISTRATION ACCOUJNTING, ADVERTISING AND MISCELLANEOUS		1410		3,150	3,150			
AL-119-03	FEES AND COST A & E		1430	6	15,850	15,850	15,850	12,680.00	
AL-119-003	DWELLING STRUCTURES COMPLETE RENOVATION OF EACH UNIT		1460	6	147,362	162,362	162,362	50,470.43	
AL-119-003	RELOCATION		1495	6	4,726	4,726			
	TOTAL				186,088	186,088	178,212	63,150.43	

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 SULLIGENT		Grant Type and Number Capital Fund Program Grant No:AL09-P119-501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
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	OBGILATED	EXPENDED	

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 SULLIGENT	Grant Type and Number Capital Fund Program Grant No: AL09-P119-502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	37,087			
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	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	37,087			

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 SULLIGENT	Grant Type and Number Capital Fund Program Grant No: AL09-P119-502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

SIGNED _____ TITLE EXECUTIVE DIRECTOR DATE _____ APPROVED _____ DATE _____

