

# PHA Plans

## Streamlined Annual Version

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

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

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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.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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# Streamlined Annual PHA Plan for Fiscal Year: 2004

## PHA Name: The Housing Authority of the City of Brantley, Alabama

**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.**

PHA Name:  
20\_\_  
HA Code:

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** The Housing Authority of the City of Brantley, Alabama

**PHA Number:** AL145-1

**PHA Fiscal Year Beginning:** (mm/yyyy) 01/2004

### 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:

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: Mr. Grover Blackmon

Phone: 334-527-3454

TDD:

Email (if available):

### 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)

PHA Name:  
20\_\_  
HA Code:

Streamlined Annual Plan for Fiscal Year

- 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. Criteria for Deviations and Modifications of the 5 year and Annual Plans.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan
- X 9. Deconcentration Plan
- X 10. Resident Advisory Board Consultation
- X 11. Resident Membership on PHA Governing Board
- X 12. Civil Rights Certification

#### 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-LLLa, 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.

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

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).

1. Status of HOPE VI revitalization grant(s):

<b>HOPE VI Revitalization Grant Status</b>	
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: (provide name here)  
State of Alabama – Crenshaw County

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)

1. The PHA Plan is consistent with the Consolidated Plan of the State of Alabama in the areas of housing affordability, fair housing, the Architectural Barriers Act of 1968, Lead Based Paint Poisoning Prevention, prohibition of discrimination, and affirmative action.

The following is a list of items that are considered to be Substantial Deviations of Modifications to the 5-year plan and Annual Plan:

### **A. Substantial Deviation from the 5-year Plan:**

A Substantial Deviation will be defined as follows:

1. Failure to increase the availability of decent, safe and affordable housing.
2. Failure to improve Community, quality of life and economic vitality.
3. Failure to promote self-sufficiency and asset development of families and individuals.
4. Failure to ensure equal opportunity in housing for all Americans.

**B. Significant Amendment or Modification to the Annual Plan:**

Significant Ammendment or Modification are defined as follows:

1. Changes to rent or admissions policies or organization of the waiting list.
2. Additions of non-emergency work items or change in use of replacement reserve funds under the Capital Fund
3. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

**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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	<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
	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs 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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
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
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
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
	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
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	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
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	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
	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
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	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
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	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
	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
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	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)
	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 Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: The Housing Authority of the City of Brantley, Alabama			Grant Type and Number Capital Fund Program Grant No: AL09P14550101 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001
<input 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 checked="" 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	20,400		20,400	20,400
3	1408 Management Improvements				
4	1410 Administration	6,180		6,180	6,180
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,750		10,750	10,750
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	165,755		165,755	165,755
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				
21	Amount of Annual Grant: (sum of lines 2 – 20)	203,085		203,085	203,085
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	Measures Amount of line 21 Related to Energy Conservation				

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

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 Brantley, Alabama			Grant Type and Number Capital Fund Program Grant No: AL09P14550101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		20,400		20,400	20,400	
PHA Wide	Administration	1410		6,180		6,180	6,180	
PHA Wide	Fees and Costs			10,750		10,750	10,750	
AL145-001, 002	Replace Windows & Storm Doors	1460		108,255		108,255	108,255	
AL145-004	Replace Heat Pumps	1460		<u>57,500</u>		<u>57,500</u>	<u>57,500</u>	

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

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: The Housing Authority of the City of Brantley, Alabama			Grant Type and Number Capital Fund Program Grant No: AL09P14550101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: The Housing Authority of the City of Brantley, Alabama		Grant Type and Number Capital Fund Program No: <del>AL09P14550101</del> AL09P11150101 Replacement Housing Factor No:					Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	<u>6/03</u>			<u>6/05</u>			

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

**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 Brantley, Alabama		Grant Type and Number Capital Fund Program No: <del>AL09P11150101</del> <b>AL09P14550101</b> Replacement Housing Factor No:					Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

<b>Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>		
PHA Name: The Housing Authority of the City of Brantley, Alabama	Grant Type and Number Capital Fund Program Grant No: <b>AL09P14550102</b> Replacement Housing Factor Grant No:	Federal FY of Grant: 2002

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

<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/03    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	20,000	8,000	0	0
3	1408 Management Improvements	38,273			
4	1410 Administration	3,000	3,000	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	6,940	9,700	5,440	5,440
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	64,468	74,752	48,996	74,752
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	39,293		19,328.70	19,328.70
13	1475 Nondwelling Equipment	5,707			
14	1485 Demolition				
15	1490 Replacement Reserve	5,000			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	82,408	192,725	54,436	94,080.70
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	Measures Amount of line 21 Related to Energy Conservation				

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

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

PHA Name: The Housing Authority of the City of Brantley, Alabama		Grant Type and Number Capital Fund Program Grant No: <u>AL09P14550102</u> <u>AL09P11150102</u> Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<u>501-01</u> <u>PHA Wide</u>	Operations	1406		<del>8,000</del> <u>20,000</u>	8,000	<del>0</del> <u>20,000</u>	0	
<u>501-01</u> <u>AL145-3</u>	<del>Administration</del> <u>Police/Security</u>	<del>1410</del> <u>1408</u>		<del>3,000</del> <u>38,273</u>	3,000	<del>0</del> <u>38,273</u>	0	
<u>501-01</u> <u>PHA Wide</u>	<del>AE/Accounting</del> <u>Accounting/AE</u>	1430		<del>6,940</del> <u>9,700</u>	6,940	<del>5,440</del> <u>9,700</u>	5,440	
<u>501-01</u> <u>AL145-1,2</u>	<del>New Windows/Security Screens</del> <u>New Windows</u>	<del>1460</del> <u>1460</u>		<del>64,468</del> <u>74,752</u>	64,468	<del>54,436</del> <u>74,752</u>	<del>54,436</del> <u>74,752</u>	
<u>AL145-4</u>	<u>Increase Community Center</u>	<u>1470</u>		<u>39,293</u>		<u>39,293</u>	<u>19,328.70</u>	
<u>AL145-3</u>	<u>Security Camera</u>	<u>1475</u>		<u>5,707</u>		<u>5,707</u>		
<u>PHA Wide</u>	<u>Replacement Reserve</u>	<u>1490</u>		<u>5,000</u>		<u>5,000</u>		

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

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 Brantley, Alabama		Grant Type and Number Capital Fund Program Grant No: <a href="#">AL09P14550102</a> <a href="#">AL09P11150102</a> Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status 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: The Housing Authority of the City of Brantley, Alabama		Grant Type and Number Capital Fund Program No: <a href="#">AL09P14550102</a> <a href="#">AL09P11150102</a> Replacement Housing Factor No:			Federal FY of Grant: 2002		
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	
PHA Wide	5/04			5/06			

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

**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 Brantley, Alabama		Grant Type and Number Capital Fund Program No: <del>AL09P14550102</del> AL09P11150102 Replacement Housing Factor No:					Federal FY of Grant: 2002	
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		

<b>Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>		
PHA Name: The Housing Authority of the City of Brantley, Alabama	Grant Type and Number Capital Fund Program Grant No: <del>AL09P14550103</del> AL09P11150103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003

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

<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: 9/03                    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	6,398	15,856	0	0
3	1408 Management Improvements	31,715			
4	1410 Administration	8,000			
5	1411 Audit	1,500	1,500	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,650	15,000	0	0
0	1440 Site Acquisition				
9	1450 Site Improvement	37,500			
10	1460 Dwelling Structures	50,432	41,500	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	9,000			
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				
21	Amount of Annual Grant: (sum of lines 2 – 20)	63,980	158,571	0	0
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	Measures Amount of line 21 Related to Energy Conservation				

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

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

PHA Name: The Housing Authority of the City of Brantley, Alabama		Grant Type and Number Capital Fund Program Grant No: <u>AL09P14550103</u> <u>AL09P11150103</u> 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	Funds Obligated	Funds Expended	
<u>501-01PHA</u> <u>Wide</u>	Operations	1406	<u>1</u>	<del>6,398</del> <u>15,856</u>	6,398	0	0	
<u>501-01PHA</u> <u>Wide</u>	<del>Audit Cost</del> <u>Management</u> <u>Improvements</u>	<del>1411</del> <u>1408</u>	<u>1</u>	<del>1,500</del> <u>31,715</u>	1,500	0	0	
<u>501-01PHA</u> <u>Wide</u>	<del>AE/Accounting</del> <u>Administration</u>	<del>1430</del> <u>1410</u>	<u>1</u>	<del>5,650</del> <u>8,000</u>	5,650	0	0	
<u>501-01PHA</u> <u>Wide</u>	<del>New Windows/Security</del> <del>Screens, Meeting Room,</del> <del>Central Heat/Air</del> <u>Fees &amp; Costs</u>	<del>1460</del> <u>1430</u>	<u>1</u>	<del>50,432</del> <u>15,000</u>	50,432	0	0	
<u>AL145-4</u>	<u>Clothes Lines</u>	<u>1450</u>	<u>25</u>	<u>6,500</u>				
<u>AL145-1,2, 3, 4</u>	<u>Security Lights</u>	<u>1450</u>		<u>10,000</u>				
<u>AL145-3A</u>	<u>Security Cameras</u>	<u>1450</u>		<u>15,000</u>				
<u>AL145-4</u>	<u>Water Meters</u>	<u>1450</u>		<u>6,000</u>				
<u>AL145-3</u>	<u>Replace Windows</u>	<u>1450</u>	<u>188</u>	<u>40,000</u>				
<u>AL145-4</u>	<u>Replace Bedroom Lights</u>	<u>1450</u>	<u>25</u>	<u>1,500</u>				
<u>PHA Wide</u>	<u>Vehicle for use by Mod</u> <u>Coordinator</u>	<u>1475</u>		<u>9,000</u>				

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

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 Brantley, Alabama			Grant Type and Number Capital Fund Program Grant No: <u>AL09P14550103</u> <u>AL09P11150103</u> 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	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: The Housing Authority of the City of Brantley, Alabama		Grant Type and Number Capital Fund Program No: <u>AL09P14550103</u> <u>AL09P11150103</u> Replacement Housing Factor No:				Federal FY of Grant: 2003	
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	
PHA Wide	<u>9/05</u> <u>10/0</u> <u>5</u>			<u>9/07</u>			



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

<b><u>Annual Statement/Performance and Evaluation Report</u></b>					
<b><u>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</u></b>					
<b><u>PHA Name: The Housing Authority of the City of Brantley, Alabama</u></b>			<b><u>Grant Type and Number</u></b>		<b><u>Federal FY</u></b>
			<u>Capital Fund Program Grant No: AL09P14550104</u>		<b><u>of Grant:</u></b>
			<u>Replacement Housing Factor Grant No:</u>		<b><u>2004</u></b>
<input checked="" type="checkbox"/> <b><u>Original Annual Statement</u></b> <input type="checkbox"/> <b><u>Reserve for Disasters/ Emergencies</u></b> <input type="checkbox"/> <b><u>Revised Annual Statement (revision no:    )</u></b>					
<input type="checkbox"/> <b><u>Performance and Evaluation Report for Period Ending:    </u></b> <b><u>Final Performance and Evaluation Report</u></b>					
<b><u>Line No.</u></b>	<b><u>Summary by Development Account</u></b>	<b><u>Total Estimated Cost</u></b>		<b><u>Total Actual Cost</u></b>	
		<b><u>Original</u></b>	<b><u>Revised</u></b>	<b><u>Obligated</u></b>	<b><u>Expended</u></b>
<u>1</u>	<u>Total non-CFP Funds</u>				
<u>2</u>	<u>1406 Operations</u>	<u>15,856</u>			
<u>3</u>	<u>1408 Management Improvements</u>	<u>31,715</u>			
<u>4</u>	<u>1410 Administration</u>	<u>8,000</u>			
<u>5</u>	<u>1411 Audit</u>				
<u>6</u>	<u>1415 Liquidated Damages</u>				
<u>7</u>	<u>1430 Fees and Costs</u>	<u>15,000</u>			
<u>0</u>	<u>1440 Site Acquisition</u>				
<u>9</u>	<u>1450 Site Improvement</u>	<u>39,000</u>			
<u>10</u>	<u>1460 Dwelling Structures</u>	<u>49,000</u>			
<u>11</u>	<u>1465.1 Dwelling Equipment—Nonexpendable</u>				
<u>12</u>	<u>1470 Nondwelling Structures</u>				
<u>13</u>	<u>1475 Nondwelling Equipment</u>				
<u>14</u>	<u>1485 Demolition</u>				
<u>15</u>	<u>1490 Replacement Reserve</u>				
<u>16</u>	<u>1492 Moving to Work Demonstration</u>				
<u>17</u>	<u>1495.1 Relocation Costs</u>				
<u>18</u>	<u>1499 Development Activities</u>				
<u>19</u>	<u>1501 Collateralization or Debt Service</u>				
<u>20</u>	<u>1502 Contingency</u>				
<u>21</u>	<u>Amount of Annual Grant: (sum of lines 2 – 20)</u>	<u>158,571</u>			
<u>22</u>	<u>Amount of line 21 Related to LBP Activities</u>				
<u>23</u>	<u>Amount of line 21 Related to Section 504 compliance</u>				
<u>24</u>	<u>Amount of line 21 Related to Security – Soft Costs</u>				
<u>25</u>	<u>Amount of Line 21 Related to Security – Hard Costs</u>				
<u>26</u>	<u>Measures Amount of line 21 Related to Energy Conservation</u>				





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

## 8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name The Housing Authority of the City of Brantley, Alabama				<input type="checkbox"/> Original 5-Year Plan	
				<input checked="" type="checkbox"/> Revision No:	
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
	<u>2004</u>	FFY Grant: 2004 PHA FY: 2005	FFY Grant: 2005 PHA FY: 2006	FFY Grant: 2006 PHA FY: 2007	FFY Grant: 2007 PHA FY: 2008
<i>PHA - Wide</i>	Annual Statement <u>158,571</u>	<del>85,000</del> <u>225,000</u>	<del>87,000</del> <u>235,000</u>	<del>90,000</del> <u>235,000</u>	<del>95,000</del> <u>250,000</u>
CFP Funds Listed for 5-year planning	<u>158,571</u>	<del>85,000</del> <u>225,000</u>	<del>87,000</del> <u>235,000</u>	<del>90,000</del> <u>235,000</u>	<del>95,000</del> <u>250,000</u>
Replacement Housing Factor Funds					





## **8. Capital Fund Program Five-Year Action Plan**

Total CFP Estimated Cost	<del>\$90,000</del> <u>235,000</u>			<del>\$95,000</del> <u>250,000</u>	
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## **9. Deconcentration Plan**

The objective of the Deconcentration Policy for **public housing** units is to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the Housing Authority is to house no less than 40% 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:

1. At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of the total number of move-ins from the previous housing authority fiscal year.
2. 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 at or below 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 part of this policy, provides for skipping families on the waiting list to accomplish these goals.

## **9. Deconcentration Plan**

## **10. Resident Advisory Board Consultation**

The Housing Authority of the City of Brantley, Alabama hosted its annual resident advisory board meeting ~~at the Alabama Power Building in downtown Brantley, Alabama.~~ The tenants were invited to discuss their concerns and make requests for possible improvements to the Authority.

The tenants present at the meeting ~~expressed~~ made the following requests for improvements at the Housing Authority.

1. Better Yard Maintenance
2. Better Security Lighting
3. Microwave Ovens
4. Outside Pest Control
5. Clothes Lines
6. Handrails for Outside Steps
7. Replace Vanity Lighting in Bathrooms
8. Project 145-4, New Windows
9. Project 145-4, Paint Apartments
10. Project 145-4, New Baseboards

The PHA assured the tenants that plans are being made to provide some of these improvements. ~~their gratitude to Mrs. Kyser, Executive Director for the improvements that are currently being implemented and did not have any additional recommendations to management at this time.~~

## **10. Resident Advisory Board Consultation**

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## **11. Resident Membership on the PHA Governing Board**

~~Elizabeth Caraway is a resident member that sits on the governing board of the Housing Authority. She was appointed with a term to expire in 2005.~~

Resident Board Member: Mr. Lester Johnson

Mr. Johnson was appointed by the Mayor to serve a four year term.

## **11. Resident Membership on the PHA Governing Board**

## **12. Civil Rights Certification**

The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964.