

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2005

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

April 7, 2005

PHA Plan

Agency Identification

PHA Name: **Housing Authority of the Birmingham District**

PHA Number: **AL09 P001**

PHA Fiscal Year Beginning: **07/05**

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 2005 - 2009

[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:
The mission of the Housing Authority of the Birmingham District is to be the leader in making available excellent, affordable housing for low and moderate income persons through effective management and the wise stewardship of public funds. We will also partner with our residents and others to enhance the quality of life in our communities.

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
 - Partner with community-based Community Development Corporations, other appropriate non-profit organizations and the City of Birmingham to provide new affordable housing of appropriate types for all appropriate market/income segments.
- 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:

Increase the occupancy rate for Public Housing units

- 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:
 - Partner with community-based Community Development Corporations, other appropriate non-profit organizations and the City of Birmingham to provide renovated and newly constructed affordable housing in appropriate neighborhoods in the city.

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)
 - HABD will begin adding amenities to improve the quality of life for residents (air conditioning, increase parking....)

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.
- Expand current HABD programs and support other programs which foster home ownership opportunities through education on home ownership responsibilities, household financial management, credit counseling and related subjects.

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:
- Undertake affirmative measures to ensure access to assisted housing in a suitable living environment regardless of age.

Other PHA Goals and Objectives: (list below)

- PHA Goal: Take a leadership role in the creation of significant additional organizational capacity to provide and maintain quality affordable housing in Birmingham and the region.

Objectives:

- Conduct and participate in workshops and information sessions with the leadership of community-based Community Development Corporations and other non-profit organizations dealing with affordable housing and community revitalization.
- Partner with community based Community Development Corporations, other appropriate non-profit organizations and the City of Birmingham to provide renovated and newly constructed affordable housing in

appropriate neighborhoods in the city as part of an overall, coordinated strategy for community reinvestment and revitalization.

Annual PHA Plan
PHA Fiscal Year 2005
[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.

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 2005 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 2005 Capital Fund Program 5 Year Action Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other :
Existing CFP Budgets

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
	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
	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	Annual Plan: Housing Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	support statement of housing needs in the jurisdiction	
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board 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 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 type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies 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
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	attachment (provided at PHA option)	
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
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	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
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 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	15,829	4	1	4	N/A	2	1
Income >30% but <=50% of AMI	8,268	4	1	3	N/A	2	1
Income >50% but <80% of AMI	8,831	2	1	2	N/A	2	1
Elderly	7,699	4	1	2	N/A	1	1
Families with Disabilities	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						

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: 2000
- 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:

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
--

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	6,082		
Extremely low income <=30% AMI	1,581	26%	
Very low income (>30% but <=50% AMI)	4,501	74%	
Low income (>50% but <80% AMI)	- 0 -	- 0 -	
Families with children	5,656	93%	
Elderly families	122	2%	
Families with Disabilities	243	4%	
Race/ethnicity (B)	6,021	99%	
Race/ethnicity (W)	61	1%	
Race/ethnicity			
Race/ethnicity			

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)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction: (Metropolitan Gardens)

	# of families	% of total families	Annual Turnover
Waiting list total	868		
Extremely low income <=30% AMI	Not Available		
Very low income (>30% but <=50% AMI)	Not Available		
Low income (>50% but <80% AMI)	Not Available		
Families with children	868	100%	
Elderly families	2	1%	
Families with Disabilities	14	2%	
Race/ethnicity Black	864	99%	
Race/ethnicity Hispanic	0		
Race/ethnicity White	4	1%	
Race/ethnicity	N/A		
Characteristics by Bedroom Size (Public Housing Only)			
1BR	109	13%	
2 BR	489	56%	
3 BR	270	31%	
4 BR	0	0%	
5 BR	0	0%	
5+ BR	0	0%	

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No 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.

As of 12/31/04 the Housing Authority's occupancy percentage rate was 76.6%. The Authority's strategy for increasing its occupancy percentage will include:

1. Biweekly vacancy meetings with Housing Management and Maintenance staff to discuss and track leasing efforts.
2. Renovate housing per CFP Plan.
3. The Authority is undertaking lead abatement activities through its modernization program as funds become available.
4. Market LIPH program to the Birmingham community to expand outreach.

(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
- Expand HABD housing resources by partnering with the City of Birmingham as well as other agencies , non-profit corporations and for-profit corporations.

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.
- Partner with community-based Community Development Corporations, other non-profit organizations and the City of Birmingham to provide new affordable housing of appropriate types for all appropriate market/income segments.

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
- Partner with community-based Community Development Corporations, other appropriate non-profit organizations and the City of Birmingham to provide new affordable housing of appropriate types for all elderly market/income segments.

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
- Partner with community-based Community Development Corporations, other appropriate non-profit organizations and the City of Birmingham to provide new affordable housing of appropriate types for all disabled market/income segments.

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 2004 grants)		
a) Public Housing Operating Fund	21,254,582	
b) Public Housing Capital Fund	9,973,345	
c) HOPE VI Revitalization	- 0 -	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	23,253,071	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	3,600,000	Operations
4. Other income (list below)		
Income on Investments	225,000	Operations
Sales and Services	180,000	Operations
Other Income	77,900	
Total resources	58,563,898	

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: HABD verifies eligibility of each applicant at the time of completing an 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: Ability to establish utility services in the applicant's name.
For example: lights; gas; water
- 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 list
 - 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?
NONE

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? One (1)
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? Two (2)
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: To be near employment, medical facility and/or educational facility
- 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: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no this section is complete. If yes, continue to the next question.
- b. Yes No: Did any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no this section is complete.

If yes, list these developments as follows:

Deconcentration Policy For Covered Developments			
Development Name	No. of Units	Explanation*	Deconcentration Policy*
(a) Morton Simpson	495		
		Consistent with	Section 25 of
(b) Tom Brown Village	250	HABD Annual	Admission and
		Plan Goals for	Continued
		Deconcentration	Occupancy
		And Income	Policy
		Mixing	

* Applies to all developments listed

(a) Average income is below 85%

(b) Average income is above 115%

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:

Morton Simpson

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:

DECONCENTRATION AND INCOME MIXING

The Housing Authority of the Birmingham District has the following plans and/or policies that will impact the deconcentration of income and income mixing:

Flat Rents

The housing authority has implemented flat rents as an incentive to attract working families with incomes of \$15,000 - \$25,000 or more. Flat rents will serve as an incentive for attracting and maintaining those working families whose incomes fall within the aforementioned income range as these families will benefit from the three (3) year freeze on their monthly rent. Additionally, these higher income working families will also benefit from any wage increases that they may receive during this three-year period without their having to experience a corresponding rent increase. Monies that would ordinarily have gone to pay for an increase in rent can now be saved by these families and possibly enable them to participate in the authority's homeownership program or serve as a down payment on a home in the private market.

Central Air Conditioning

In an effort to become competitive with the private sector, the authority is installing central air conditioning in one of its developments that is currently undergoing comprehensive modernization. Additionally, the authority also plans to install central air conditioning in five (5) housing developments that were recently modernized under the authority's comprehensive grant program. These efforts will enable the authority to not only compete with the private sector but will serve as an incentive for retaining those working families that are currently in occupancy.

Homeownership Program

The housing authority has developed a homeownership program and has identified several families that will qualify for homeownership opportunities under this program. The attraction of higher income working families to public housing will enable the authority to develop a larger pool of qualified families to participate in the homeownership program. The minimal income level requirement for participation in

the Housing Authority's Homeownership Program is \$15,000.00. As of 2/11/04 there were 393 Public Housing families whose minimal income was \$15,000.00 and above.

Improved Leasing Operations

The authority has added additional staff to undertake leasing operations. In addition, the Authority has expanded the number of on-site offices to take applications. Areas of improvement that are currently being reviewed include: changing our leasing hours to late evening to meet the needs of working families and possibly leasing on Saturdays to accommodate the needs of those working families who are unable to lease an apartment during the normal five (5) day work week.

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:

All except Freedom Manor (housing for seniors and disabled)

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: 1. Family's current address 2. Family's current and prior landlord

(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: Section 8 Office

(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:
1. As a reasonable accommodation to the disabled
 2. When families are unable to find suitable housing and request extension in writing prior to voucher expiration

(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)

1. Families headed by persons who are Mentally Ill /Mentally Retarded (MI/MR) as determined by the Alabama State Department of Mental Health and Mental Retardation. This preference only applies to units approved and designated under the Section 8 Project-Based Voucher Program.

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 SSA Number

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 SSA number
- 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)

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:

Applicants and residents are given the option of choosing between an income based rent or a flat rent. The Housing Authority's flat rent chart for each of its housing developments is attached.

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: Anytime there is a 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/FSS	3114/65	300/10
Section 8 Vouchers	4,060	480
Section 8 Certificates	N/A	
Section 8 Mod Rehab	48	11
Special Purpose Section 8 Certificates/Vouchers (list individually)	190 – HUD Enforcement Action South Park 99 Timber Ridge Apts. 320 HOPE VI	Mortgage Pre-Payments

Other Federal Programs(list individually)	N/A	
Sub. Rehab	64	5
Sec. 8 New Cont.	50	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)

A.C.O.P. Annual Maintenance Plan

(2) Section 8 Management: Administrative Plan

(3) Extermination: HABD continues to contract out services so that we can provide a comprehensive program of extermination for residents. We will continue to do this as well as explore other means of control to minimize the problem we have in these areas. This includes instructions on housekeeping, inspections and proper garbage disposal. These areas are being spearheaded by Housing Management and Maintenance. Monthly treatments are scheduled. Residents are notified one week in advance via written notification.

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)

A. G. Gaston Building
1527 5th Avenue, North
Birmingham, AL 35203

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)

(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)

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: Metropolitan Gardens
- 2. Development (project) number: AL09P001003
- 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

- 1. Development name: Tuxedo Court
- 2. Development (project) number: AL09P001008
- 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:

To be determined

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:

Metropolitan Gardens
AL09P001003

Tuxedo Court – AL09P001008

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:

Birmingham Building Trade Towers

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:	Metropolitan Gardens
1b. Development (project) number:	AL09P001003
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	10/18/00
5. Number of units affected:	910
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: September 2001 b. Projected end date of activity: July 2005

Demolition/Disposition Activity Description	
1a. Development name:	Elyton Village
1b. Development (project) number:	AL09P001001
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	June 2005
5. Number of units affected:	44
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: October 2005 b. Projected end date of activity: March 2006

Demolition/Disposition Activity Description	
1a. Development name:	Cooper Green Homes
1b. Development (project) number:	AL09P001017
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>

3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: April 2005
5. Number of units affected: 100
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: August 2005 b. Projected end date of activity: December 2005

Demolition/Disposition Activity Description	
1a. Development name:	Tuxedo Court
1b. Development (project) number:	AL09P001008
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission:	July 2004
5. Number of units affected:	488
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity:	September 2005
b. Projected end date of activity:	December 2005

Demolition/Disposition Activity Description	
1a. Development name:	North Birmingham Homes
1b. Development (project) number:	AL09P001016
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/>	

Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: August 2005
5. Number of units affected: 22
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: December 2005 b. Projected end date of activity: February 2006

Demolition/Disposition Activity Description	
1a. Development name:	Morton Simpson
1b. Development (project) number:	AL09P001011
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	November 2005
5. Number of units affected:	56
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: March 2006 b. Projected end date of activity: June 2006

Demolition/Disposition Activity Description	
1a. Development name:	Kimbrough Homes
1b. Development (project) number:	AL09P001018
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>

4. Date application approved, submitted, or planned for submission: August 2004
5. Number of units affected: None
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: May 2005 b. Projected end date of activity: June 2005

Demolition/Disposition Activity Description	
1a. Development name:	Roosevelt City
1b. Development (project) number:	AL09P001030
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: July 2005	
5. Number of units affected: 5	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: October 2005 b. Projected end date of activity: December 2005	

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:	
b. Development (project) number:	
2. Designation type:	
	Occupancy by only the elderly <input type="checkbox"/>
	Occupancy by families with disabilities <input type="checkbox"/>
	Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	
	Approved; included in the PHA’s Designation Plan <input type="checkbox"/>
	Submitted, pending approval <input type="checkbox"/>
	Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	
5. If approved, will this designation constitute a (select one)	
	<input type="checkbox"/> New Designation Plan
	<input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	
	<input type="checkbox"/> Part of the development
	<input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[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)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Voluntary Conversion Initial Assessments

1. **How many of the PHA's developments are subject to the Required Initial Assessments?**
Fifteen (15)
2. **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)?**

**Two (2) Metropolitan Gardens (HOPE VI approved)
Freedom Manor (Designated Elderly)**

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

Fifteen (15)

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

None

Development Name	Number of Units

5. **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)]

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:	March 19, 1997
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
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: March 19, 1997
6. Number of units affected: 45 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
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: March 19, 1997
7. Number of units affected: 25 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 (l)]

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 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? 10/23/00

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:



The FSS Coordinator and the Senior FSS Case Manager are members of the Dept of Human Resources Job Advisory Board and meets with them quarterly. The Senior FSS Case Manager is currently serving as president of this advisory board.

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)

FSS Section 8 Participant	24	Mail In	PHA Main Office	
		Card Database		
		Waiting List		
FSS Public Housing Participant	65	Mail In	PHA Main Office	
		Card Database		
		Waiting List		

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 12/31/04)
Public Housing	0	65
Section 8	4	24

- 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:

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 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 used 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?

Marks Village, Loveman Village, North Birmingham Homes, Cooper Green, Morton Simpson

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: (1) Continuation of the community policing concept (2) The Cop Next Door Program (3) Witness Support Program)

2. Which developments are most affected?

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)

3. Which developments are most affected?

Marks Village, Loveman Village, Cooper Green, Collegeville, North B’Ham Homes, Morton Simpson, Smithfield Court, Elyton Village, Kimbrough Homes, Southtown, Tuxedo Court, Harris Homes, Tom Brown Village, Freedom Manor, Benjamin Greene, Roosevelt City

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

PET POLICY ATTACHED

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)

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:
- 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 Birmingham, Alabama
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: City of Birmingham, Alabama.
 - 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)
 - Neighborhood Revitalization
 - Increase Affordable Rental Housing Stock
 - Homeownership Initiatives
 - Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Criteria for Significant Amendment or Modification of the Agency Plan (24 CFR 903.7(r)(ii):

The Housing Authority of the Birmingham District defines a significant deviation, amendment or modification of its Annual Plan and 5-Year Plan as follows:

- Changes that HABD determines to be significant amendment or modification of the approved Annual Plan.
- Additional developments that were not included in the current Annual Statement or 5-Year Action Plan, or change in use of replacement reserve funds under the Capital Fund
- Changes that would affect 10% or more than 25 units of the total units initially involved, whichever is higher, with regard to the following activities: demolition, disposition, designation, homeownership or conversion

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

If a proposed change to the Agency Plan is considered a significant deviation, amendment or modification, HABD will be made in adherence to relevant HUD regulatory requirements.

RESIDENT COMMENTS (See attached)

OTHER ATTACHMENTS

- Attachment One: Annual Statement for the Comprehensive Grant Program
Bond Pool Budget
- Attachment Two: Five Year Plan Progress Report
- Attachment Three: Section 8 Homeownership Program Capacity
- Attachment Four: Summary of Pet Policy
- Attachment Five: Community Service Requirement
- Attachment Six: Resident Advisory Board Membership
- Attachment Seven: Housing Authority of the Birmingham District
Organizational Chart
- Attachment Eight: Comprehensive Grant Annual Performance and
Evaluation Report
- Attachment Nine: Section Eight Project-Based Voucher Program
- Attachment Ten: Flat Rent
- Attachment Eleven: Resident Assessment Services and Survey Follow-Up Plan
FYE 6/30/04



CPAB COUNCIL PRESIDENTS ADVISORY BOARD

Housing Community Presidents

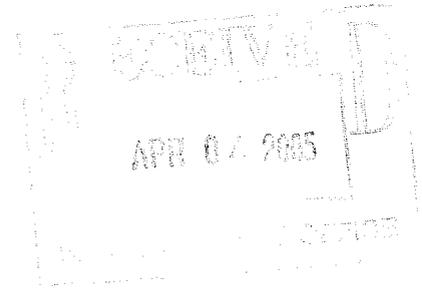
Willine Body, Elyton Village
Thelma Patterson, Collegeville Center
Barbara Merchant, Harris Homes
Bennie Jean Cooper, Tuxedo Court
Addie Walton, Cooper Green Homes
Rebecca Davis, Kimbrough Homes
Rosa Smith, Morton Simpson Village
Bertha Davis, Benjamin Greene Village

Housing Community Presidents

Dondrea Clarke, Southtown Court
Pastor Willie Robinson, Marks Village
Geraldine Winston, Loveman Village
Jeannie Avery, North Birmingham Homes
Creassie Tate, Smithfield Court
Barbara Sturdivant, Tom Brown Village
Claudette Mayes, Roosevelt City
Freddie M. Gletten, Freedom Manor

April 1, 2005

Mr. Ralph D. Ruggs, Executive Director
Housing Authority of the Birmingham District
1816 3rd Avenue South
Birmingham, AL 35233



Dear Mr. Ruggs:

The Council Presidents Advisory Board representing the Resident Councils of the Public Housing Communities of the Housing Authority of the Birmingham District, have given thought and consideration to the HABD 2005 Agency Plan as presented by you on Friday, April 1, 2005. We are in support of the Plan and give it our full endorsement.

Should you have any questions regarding this matter, please feel free to contact me.

Sincerely,

Dondrea Clarke,
Acting President

1826 3rd Avenue, South, P.O. Box 55906, Birmingham, Alabama 35255-5906
Telephone (205) 595-9918

COUNCIL PRESIDENT'S ADVISORY BOARD
Minutes for April 1, 2005

Resident Council Presidents in Attendance: Ms. Dondrea Clarke - Southtown, Ms. Barbara Merchant - Harris Homes, Ms. Addie Walton - Cooper Green Homes, Ms. Iula Braggs - Freedom Manor, Ms. Rosa Smith - Morton Simpson Village, Ms. Willine Body - Elyton Village, Ms. Creassie Tate - Smithfield, and Ms. Bennie J. Cooper - Tuxedo Court.

Others in Attendance: Ms. Debra Ford - Treasurer - Smithfield Court Resident Council, Ms. Velma Mosley - Resident of Smithfield, Constance Bozeman - Secretary - Smithfield Court Resident Council, Mr. Charles Lyons - Section 8 Resident - 5 Pts. West, Mr. Alvin Alexander - Section 8 Resident - East Lake, Mr. Ralph D. Ruggs - Executive Director - HABD, and Ms. Jackie Stephens - Resident Initiatives Specialist - HABD.



CPAB meeting was called to order at 5:30 P.M. with Invocation by **Ms. Velma Mosley**.

The Agenda was adopted, and the Minutes from the last meeting were approved as read.

THE PRESENTER - Mr. Ralph D. Ruggs:

2005 Agency Plan

Mr. Ruggs, Executive Director of HABD provided us with a printed synopsis of the complete 2005 Agency Plan that we had previously received in the mail. He went into great detail explaining all phases of the Plan. We were given the opportunity to ask questions, and make comments. Mr. Ruggs requested that we consider providing a letter of support or non support for the 2005 Agency Plan. We were also informed that we could choose instead to respond to the 2005 Agency Plan as it was presented, by preparing individual comments for presentation at a Public Hearing that will be held on April 6, 2005, along with the Board of Commissioner's Meeting at 5:30 P.M., at the McCoy Building.

Resident Participation Funds

We were informed by **Mr. Ruggs** that Resident Participation Funds expenditures by all Resident Councils of the Housing Authority of the Birmingham District will be audited. We were advised to have all our receipts/records/documentation available when contacted by the auditor. Again it was discussed with us how simple it would be to avoid all the dissension that occurs with Resident Councils regarding accountability for resident council funds. We were reminded that good record keeping and accountability can be accomplished by making copies of the Resident Councils' bank statement, and distributing the statements at the monthly meetings, or distribute them quarterly.

ROSS Grant Funding

Mr. Ruggs informed us that HUD has announced its FY 2005 SuperNOFA which includes ROSS Grant Funds that Resident Councils as nonprofit organizations can apply to receive, and that HABD

will be issuing an RFQ to acquire the services of someone who will assist the Councils in applying for ROSS Funding. The Resident Councils can by choice, use Mr. Keith Rice who spoke with them at the March 11, 2005 CPAB Meeting, to assist them in applying for ROSS Grant Funding, but HABD cannot pay for his services.

Jackie Stephens, Resident Initiatives Specialist distributed handouts that summarized threshold requirements that must be met by grant applicants. We also received a handout which detailed the rating criteria that will be used by HUD to evaluate and rate applications to the ROSS program.

One important fact that was discussed with us is that all nonprofit applicants **must** submit IRS documentation that they are a 501 (c)(3) organization. It was pointed out that only two (2) Resident Councils in the HABD have 501 (c)(3) status, and they are Benjamin Greene and Southtown.

We were encouraged to review the information we received, then contact Ms. Stephens, as soon as possible to inform of our decision to apply, or not apply for ROSS Grant Funding.

For those Resident Councils who cannot meet the threshold requirements to apply for 2005 ROSS Grant Funding, Mr. Ruggs said HABD will provide someone to work with the Councils so they will be prepared to apply for funding when the next NOFA is issued.

Summer Camp

Mr. Ruggs said an RFP will be issued next week to solicit respondents proposals for consideration to provide Summer Camp for the children in the HABD. It is hoped that a provider can be approved by May 2005.

NEW BUSINESS:

We discussed the 2005 Agency Plan, and voted unanimously to send a letter to Mr. Ruggs in favor of the plan.

COMMUNITY UPDATE:

- **Harris Homes:** Is doing great. Had an Easter Egg Hunt. The Community Center is closed for Holidays events. Conquest will come out on Saturday's, for youth in Harris Homes.
- **Smithfield:** Ms, Tate is not running again for President of the Resident Council. Ms. Velma Mosley is running for vice president. Smithfield had an Easter Egg Hunt.
- **Tuxedo Youth Tenant Council** had a Reunion last week.

- **Southtown:** Had an Easter Egg Hunt. Any Presidents wanting their 501 (c)(3) status, contact Ms. Clarke at 218-1115. Ms. Clarke will be having a 501 (c)(3) workshop at Harris Homes.
- **Elyton Village:** Has extended their S.C.O.R.E.S. Program.
- **Morton Simpson:** Had an Easter Egg Hunt and gave away Easter Baskets.

An announcement was made that all Presidents who have not paid their yearly CPAB Dues to please bring them to the CPAB Meeting next month.

The meeting was ended by singing Happy Birthday to Ms. Merchant whose birthday is April 2.

There being no further business, the meeting was adjourned at 7:00 P.M.

Minutes by:

Barbara Merchant, Secretary

BM: js



COUNCIL PRESIDENTS ADVISORY BOARD

APRIL 1, 2005, 5:30 PM



AGENDA



1. CALL TO ORDER
2. INVOCATION
3. ADOPTION OF AGENDA
4. REVIEW OF PREVIOUS MEETING MINUTES
5. PRESENTER/DISCUSSION:



**Ralph D. Ruggs, Executive Director – HABD
“2005 Agency Plan”**

6. NEW BUSINESS
7. OLD BUSINESS
8. COMMUNITIES’ UPDATE
9. ADJOURNMENT

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part 1: Summary

PHA Name: Housing Authority of the Birmingham District	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09-R001-501-05	Federal FY of Grant: 2005
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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
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
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				
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	1,039,729.00	0.00	0.00	0.00
19	1501 Collateralization or debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	1,039,729.00	0.00	0.00	0.00
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				

U.S. Department of Housing and Urban Development

PHA Executive Director

By _____ Date _____

By _____ Date _____

Title _____

Title _____

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

PHA Name: Housing Authority of the Birmingham District	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09-R001-502-05	Federal FY of Grant: 2005
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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
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
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				
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	\$332,456.00	0.00	0.00	0.00
19	1501 Collaterization or debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$332,456.00	0.00	0.00	0.00
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				

U.S. Department of Housing and Urban Development

PHA Executive Director

By _____ Date _____

By _____ Date _____

Title _____

Title _____

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

PHA Name: Housing Authority of the Birmingham District	Grant Type and Number Capital Fund Program Grant No: AL09-P001-501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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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
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$653,000.00	\$653,000.00	0.00	0.00
4	1410 Administration	\$450,000.00	\$450,000.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$400,000.00	\$400,000.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$2,991,551.91	\$2,991,551.91	0.00	0.00
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	\$2,855,025.83	\$2,855,025.83	0.00	0.00
19	1501 Collateralization or debt Service	\$2,489,393.26	\$2,489,393.26	0.00	0.00
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$9,838,971.00	\$9,838,971.00	0.00	0.00
22	Amount of line 10 Related to LBP Activities	\$3,125,925.91	\$3,125,925.91	0.00	0.00
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				

U.S. Department of Housing and Urban Development

PHA Executive Director

By _____ Date _____

By _____ Date _____

Title _____

Title _____

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the Birmingham District		Grant Type and Number Capital Fund Program Grant No: AL09-P001-501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
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	
AL 1-1 Elyton Village	Building Renovations		1460	125 UNITS	\$881,876.91				
	Interim Mod-Phase I								
Elyton Village Total					\$881,876.91				
AL 1-6 Marks Village	Building Renovations		1430		\$200,000.00				
	Interim Mod-Phase I		1460	60 UNITS	\$422,750.00				
Marks Village Total					\$622,750.00				
AL 1-7 Loveman	Building Renovations		1460	75 UNITS	\$531,250.00				
	Interim Mod-Phase I								
Loveman Total					\$531,250.00				
AL 1-11 M. Simpson	Building Renovations		1460	60 UNITS	\$448,875.00				
	Interim Mod-Phase I								
M. Simpson Total					\$448,875.00				
AL 1-16 N. B'ham	Building Renovations		1460	285 UNITS	\$706,800.00				
	Interim Mod-Phase I								
N. B'ham Total					\$706,800.00				
AL 1-50 New Office	Development Activities		1499		\$1,555,025.83				
New Office Total					\$1,555,025.83				
AL 1-55 Single-Family	A & E Fees		1430		\$200,000.00				
	Development Activities		1499		\$1,300,000.00				
Single-Family Total					\$1,500,000.00				
AL 1-65 Debt Service	Debt Service Payment		1501		\$2,489,393.26				
Debt Service Total					\$2,489,393.26				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the Birmingham District		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2006	Work Statement for Year 3 FFY Grant: PHA FY: 2007	Work Statement for Year 4 FFY Grant: PHA FY: 2008	Work Statement for Year 5 FFY Grant: PHA FY: 2009
	Annual Statement				
AL 1-1 ELYTON VILLAGE		\$1,478,448.09 INTERIM MOD-PHASE II 125 UNITS	\$1,477,795.92 INTERIM MOD-PHASE III 125 UNITS	\$1,499,736.94 INTERIM MOD-PHASE IV 125 UNITS	
AL 1-6 MARKS VILLAGE		\$422,750.00 INTERIM MOD-PHASE II 60 UNITS	\$422,750.00 INTERIM MOD-PHASE III 60 UNITS	\$422,750.00 INTERIM MOD-PHASE IV 60 UNITS	\$845,500.00 INTERIM MOD-PHASE V 120 UNITS
AL 1-7 LOVEMAN VILLAGE		\$531,250.00 INTERIM MOD-PHASE II 75 UNITS	\$531,250.00 INTERIM MOD-PHASE III 75 UNITS	\$531,250.00 INTERIM MOD-PHASE IV 75 UNITS	\$1,062,500.00 INTERIM MOD-PHASE V 150 UNITS
AL 1-11 MORTON SIMPSON		\$448,875.00 INTERIM MOD-PHASE II 60 UNITS	\$448,875.00 INTERIM MOD-PHASE III 60 UNITS	\$448,875.00 INTERIM MOD-PHASE IV 60 UNITS	\$897,750.00 INTERIM MOD-PHASE V 120 UNITS
AL 1-16 N. BHM HOMES				\$1,858,048.00	\$1,954,909.59
BOND FUND		\$2,485,718.91	\$2,486,371.08	\$2,475,311.06	\$2,472,411.41
AL 1-50 ADMIN BLDG		\$1,868,929.00	\$1,868,929.00		
AL 1-55 SCAT HOUSE		\$1,500,000.00	\$1,500,000.00	\$1,500,000.00	\$1,500,000.00
HA WIDE MGMT IMPROV		\$1,103,000.00	\$1,103,000.00	\$1,103,000.00	\$1,103,000.00
Total CFP Funds (Est.)		\$9,838,971.00	\$9,838,971.00	\$9,838,971.00	\$9,838,971.00
Total Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year: <u> 2 </u> FFY Grant: PHA FY: 2006			Activities for Year: <u> 3 </u> FFY Grant: PHA FY: 2007		
	AL 1-1 ELYTON VILLAGE	INTERIM MOD-PHASE II	\$1,478,448.09 125 UNITS	AL 1-1 ELYTON VILLAGE	INTERIM MOD-PHASE III	\$1,477,795.92 125 UNITS
	AL 1-6 MARKS VILLAGE	INTERIM MOD-PHASE II	\$422,750.00 60 UNITS	AL 1-6 MARKS VILLAGE	INTERIM MOD-PHASE III	\$422,750.00 60 UNITS
	AL 1-7 LOVEMAN VILLAGE	INTERIM MOD-PHASE II	\$531,250.00 75 UNITS	AL 1-7 LOVEMAN VILLAGE	INTERIM MOD-PHASE III	\$531,250.00 75 UNITS
	AL 1-11 MORTON SIMPSON	INTERIM MOD-PHASE II	\$448,875.00 60 UNITS	AL 1-11 MORTON SIMPSON	INTERIM MOD-PHASE III	\$448,875.00 60 UNITS
	BOND FUND	DEBT SERVICE	\$2,485,718.91	BOND FUND	DEBT SERVICE	\$2,486,371.08
	AL 1-50 ADMIN BLDG	NEW CENTRAL OFFICE	\$1,868,929.00	AL 1-50 ADMIN BLDG	NEW CENTRAL OFFICE	\$1,868,929.00
	AL 1-55 SCATTERED SITES	SINGLE FAMILY HOUSES	\$1,500,000.00	AL 1-55 SCATTERED SITES	SINGLE FAMILY HOUSES	\$1,500,000.00
	HA WIDE MGMT IMPROVEMENTS	MANAGEMENT DEVELOPMENT TRAINING	\$25,000.00	HA WIDE MGMT IMPROVEMENTS	MANAGEMENT DEVELOPMENT TRAINING	\$25,000.00
		RESIDENT PROGRAMS	\$15,000.00		RESIDENT PROGRAM	\$15,000.00
		SUMMER DAY CAMP	\$120,000.00		SUMMER DAY CAMP	\$120,000.00
		COMPUTER/ TRAINING	\$463,000.00		COMPUTER/ TRAINING	\$463,000.00
		OFFICE FURNITURE EQUIPMENT	\$30,000.00		OFFICE FURNITURE EQUIPMENT	\$30,000.00
		ADMINISTRATION	\$450,000.00		ADMINISTRATION	\$450,000.00
Total CFP Funds (Est.)			\$9,838,971.00			\$9,838,971

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: <u>4</u> FFY Grant: PHA FY: 2008			Activities for Year: <u>5</u> FFY Grant: PHA FY: 2009		
	AL 1-1 ELYTON VILLAGE	INTERIM MOD-PHASE IV	\$1,499,736.00 125 UNITS	AL 1-6 MARKS VILLAGE	INTERIM MOD-PHASE V	\$845,500.00 120 UNITS
	AL 1-6 MARKS VILLAGE	INTERIM MOD-PHASE IV	\$422,750.00 60 UNITS	AL 1-7 LOVEMAN VILLAGE	INTERIM MOD-PHASE V	\$1,062,500.00 150 UNITS
	AL 1-7 LOVEMAN VILLAGE	INTERIM MOD-PHASE IV	\$531,250.00 75 UNITS	AL 1-11 MORTON SIMPSON	INTERIM MOD-PHASE V	\$897,750.00 120 UNITS
	AL 1-11 MORTON SIMPSON	INTERIM MOD-PHASE IV	\$448,875.00 60 UNITS	AL 1-16 N. BHM HOMES	BUILDING RENOVATIONS	\$1,954,909.59
	AL 1-16 N. BHM HOMES	BUILDING RENOVATIONS	\$1,858,048.94	BOND FUND	DEBT SERVICE	\$2,472,411.41
	BOND FUND	DEBT SERVICE	\$2,475,311.06	AL 1-55 SCATTERED HOUSES	SINGLE FAMILY HOUSES	\$1,500,000.00
	AL 1-55 SCATTERED SITES	SINGLE FAMILY HOUSES	\$1,500,000.00	HA WIDE MGMT IMPROVEMENTS	MANAGEMENT DEVELOPMENT TRAINING	\$25,000.00
	HA WIDE MGMT IMPROVEMENTS	MANAGEMENT DEVELOPMENT TRAINING	\$25,000.00		RESIDENT PROGRAM	\$15,000.00
		RESIDENT PROGRAM	\$15,000.00		SUMMER DAY CAMP	\$120,000.00
		SUMMER DAY CAMP	\$120,000.00		COMPUTER/ TRAINING	\$463,000.00
		COMPUTER/ TRAINING	\$463,000.00		OFFICE FURNITURE EQUIPMENT	\$30,000.00
		OFFICE FURNITURE EQUIPMENT	\$30,000.00		ADMINISTRATION	\$450,000.00
		ADMINISTRATION	\$450,000.00			
Total CFP Funds (Est.)			\$9,838,971.00			\$9,838,971.00

INTERIM MODERNIZATION PLAN

The purpose of the proposed Interim Modernization Plan is to improve marketability of apartments at certain housing communities through partial modernization activities. The plan targets the public housing communities of Elyton Village, Loveman Village, Marks Village, North Birmingham Homes and Morton Simpson Village. At the aforementioned sites, approximately 1,245 apartments will have undergone partial modernization by the end of 2008, as shown in Table D (see attachment). The first 415 of those apartments are expected to be completed and available for occupancy by the end of 2006.

Initially, the Board of Commissioners proposed to meet environmental abatement obligations through its comprehensive modernization program as allowed by HUD regulations, rather than through *partial* modernization activities for abatement only. Southtown, Smithfield, Collegeville, Tom Brown, Roosevelt City, and Harris Homes have been comprehensively modernized and are considered lead safe in addition to Kimbrough Homes and Benjamin Greene Village, the latter being post -1978 housing, for a total of 2,102 apartments that are lead safe, in addition to individual units rehabilitated at non-modernized sites. Increasing changes in strategic issues, however, mandate a revision of this strategy to avoid decline in subsidy, due to recent HUD changes in how vacant units are classified for subsidy eligibility.

The Authority anticipates that implementing the proposed Interim Modernization Plan, according to the schedule of activities in Table A (see attachment) and leasing projections in Table B, will bring occupancy levels to at least 75% at each community except Morton Simpson. An occupancy percentage of 50% is expected for Morton Simpson, due to other leasing issues beyond structural matters affecting the site. Further information will be provided regarding these site conditions in the near future.

Accomplishing the increased occupancy percentages at each site by 2008 requires that an average 24 units per week be leased in 2006, 25 units per week in 2007 and 19 per week in 2008, as outlined in Table B. The average number of units leased per week takes into consideration occupancy turnover (move-outs). By the end of 2008, the Authority anticipates having under lease 465 apartments at Elyton Village, 375 at Loveman Village, 416 at Marks Village, 254 at North Birmingham Homes and 250 at Morton Simpson.

It is anticipated that improved physical inspection scores will result from implementation of this plan, in addition to other measures being taken to improve those scores. Preliminary inspections and review have been completed by an independent inspector. Staff is working diligently to address all deficiencies noted. Egress issues accounted for a large number of inspection deficiencies. These issues have been fully addressed over the past several months.

Window adjustments, to allow egress with air conditioners, have been put in place at no cost to the residents. In addition, particular attention has been placed on correcting tripping hazards, soil erosion, graffiti removal and other areas that will improve the appeal of the housing to prospective residents.

SECURITY DEPOSIT WAIVER

The Board is asked to consider the waiver of the \$75.00 security deposit for residents who lease apartments at all sites in the Interim Modernization Plan, as a leasing incentive. A formal request for security deposit waiver will be presented at the August 15, 2005 Board meeting.

USE OF CREDIT REPORTS

Credit reports will continue to be used to determine balances owed to HABD and other housing authorities. HABD will not exclude residents only on the basis of debts owed to private landlords, utility companies, etc. HABD will require payment in full of balances owed to HABD. Applicants who have been terminated within the last sixty days for debts owed to utility companies and private landlords will be reviewed and followed-up for possible housing approval.

HOUSING FAMILIES

Families with children age six (6) **and over** will be offered housing at all housing communities. This will be done with caution and using sound business judgment in the review of all application information. The families will be provided full disclosure as to the environmental status of the housing. Disclosure forms have been revised, for some time now, to facilitate convenience and ease in making full disclosure. Required pamphlets will be given; there will be orientation discussions regarding environmental concerns with the site manager; videos will be made available for viewing to fully acquaint the family with safety standards and measures for prevention. Procedures will continue to be implemented to stabilize environmental conditions as a means of promoting health and safety of the children.

Families will be over-housed by one bedroom where such housing is available and is the most sound leasing option. HABD will continue to promote maintenance and restoration of the Smithfield Housing Community as a senior living community, based on the desires and concerns of the residents for purposes of resident retention. This is currently a diverse family community as a result of relocation transfers. Quality of senior living at the Freedom Manor site will also be maintained to maintain the nearly 100% current occupancy level.

MODEL APARTMENTS

Model apartments are being reviewed and renewed at all housing communities. These will be updated with appropriate furniture and amenities for showing to families. Amenities will be demonstrated for leasing purposes. Housing managers are charged with being knowledgeable of communicating community characteristics and amenities such as schools, health care facilities, child care facilities, public transportation conveniences, and shopping areas.

OUTREACH

HABD will engage in a planned and structured media approach as an outreach to families. This has already begun through a pre-recorded interview with the Deputy Executive Director on a local radio station, 89.5 FM.

Formerly, HABD advertised on local radio and television stations as outreach to families to increase occupancy. Renewal of this approach is also being studied.

Other outreach activities will include: (a) improving multilingual capacity to include, at minimum, Spanish and French speaking translations for written materials, application taking and continued occupancy; (b) demonstrating a sensitivity to elderly and disabled people who are in need of assisted housing by providing appropriate accommodations for such applicants; (c) as indicated in the preceding information, promoting the ascribed assets of communities with low crime levels and community amenities such as convenient schools, shopping, transportation, etc.; (d) maintaining convenient application sites throughout the community; (e) offering preference opportunities for movement from assisted rental housing to assisted affordable housing (f) providing application assistance to applicants, including assistance with obtaining information necessary to verify applicant information; (g) fully implementing and maintaining use of earned income disallowance to provide housing at, lower costs to first time to work residents; and (h) working with Resident organizations.

RETENTION OF FAMILIES

Family retention will be given full consideration. Where appropriate, and while maintaining the zero tolerance approach for criminal activity and drug related criminal activity, and while continuing to collect rents, lease violations may be reconciled and settled with the resident for continued occupancy. Additionally, management will continue to give full attention and consideration to the concerns of residents regarding living conditions and amenities. This will include conditions such as proper allowances for air conditioners and

other amenities that may enhance the quality of living for residents.

MARKETING PLAN UPDATE

In 1999, the Authority established an overall Marketing and Leasing Plan, to enhance its leasing efforts and marketing strategy. The following represent an update of that plan as it pertains to current strategies and activities for implementation to strengthen leasing and meet goals. Some strategies have been discussed in the foregoing in relation to specific imminent changes.

Curb Appeal

- 1 Each manager and maintenance supervisor will jointly develop a litter control and trash removal program.
- 2 Paint front of porch steps and porches where needed.
- 3 Continue building dumpster enclosures until completed at all sites.
- 4 Add dumpster where needed.
- 5 Install security screens (upstairs and downstairs) at all sites.
- 6 Paint exterior trim at hard-to-lease sites (as needed).
- 7 Develop and implement a comprehensive landscaping program at hard-to-lease sites.
- 8 Remove trash from roofs as needed on a quarterly basis.
- 9 Develop and implement a plan to remove, improve, replace or install playgrounds.
- 10 Develop and implement a plan to improve grounds maintenance.
- 11 Develop and implement a plan to improve street/parking lot sweeping.
- 12 Develop and implement a plan to improve fence maintenance.
- 13 Coordinate with Jefferson County to clean storm sewers.
- 14 Clean and secure all crawl spaces.
- 15 Prompt correction of site deficiencies, such as egress issues, tripping hazards, soil erosion and other matters through independent inspections and follow-up.

General Marketing

- 1 Thoroughly clean all apartments during vacancy preparation (including windows).
- 2 Change interior paint color to off-white (all sites).
- 3 Install air conditioners for residents at no cost.
- 4 Install electrical outlets for washers and dryers for residents at no cost.
- 5 Install central air conditioning as soon as possible.
- 6 Identify and correct any site specific problems in apartments (missing furnace doors.).
- 7 Install or replace floor tile as needed (during vacancy preparation).

Site-based Marketing

- 1 Familiarize resident selection staff with each site.
- 2 Develop marketing tools for each site (brochures).
note the site or apartment
- 3 Train resident selection and site staff to sell/promote the site or Apartment
- 4 Familiarize staff regarding security efforts and decrease in crime.
- 5 Develop advertising strategy for hard-to-lease sites (radio and newspaper).
- 6 Managers will develop neighborhood and area profiles (competition, amenities).
- 7 Educate residents regarding security efforts and decrease in crime.
- 8 Increase police visibility by increasing use of walking patrols.
- 9 Involve residents in crime prevention programs.

Redesign of Administrative Procedures for Leasing Activities

- 1 Evaluate and revise resident selection procedures as needed.
- 2 Review and revise the income verification system.
- 3 Exclude health insurance premium cost from income.
- 4 Develop and implement an animal control strategy.
- 5 Increase enforcement of abandoned vehicle policy.
- 6 Coordinate with HICCOPS to prevent criminal trespass.

A INTERIM MODERNIZATION ACTIVITY SCHEDULE

Task No.	PROJECT STEPS	2005					2006										
		AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL				
1	Award Contract for A % E Services																
2	Develop Construction Documents																
3	Issue IFB for Construction																
4	Award Construction Contract																
5	Begin Construction Activities																

B INTERIM MODERNIZATION, OCCUPANCY IMPROVEMENT PLAN

DEVELOPMENTS	BASELINE OCC % As of 6/30/05	BASELINE No. of Occ. Units	UNITS OCCUPIED		UNITS LEASED PER WEEK	ANTICIPATED OCCUPANCY PERCENTAGE		UNITS OCCUPIED	UNITS LEASED PER WEEK
			% Leased YR 2006	UNITS OCCUPIED		% Leased YR 2007	UNITS OCCUPIED		
550 ELYTON (1-1)	30.00%	160	41.45%	228	4.00	60.00%	330	465	7.00
498 LOVEMAN (1-7)	31.93%	155	56.22%	280	6.00	68.89%	343	375	3.00
492 MARKS VILLAGE (1-6)	34.96%	164	59.15%	291	7.00	71.95%	354	416	3.00
285 NORTH BHAM HOMES (1-16)	49.12%	131	64.91%	185	3.00	78.95%	225	284	3.00
497 MORTON SIMPSON (1-11)	24.55%	114	36.02%	179	4.00	45.27%	225	280	3.00
TOTAL					24			25.00	19

C TOTAL NEW UNITS TO BE LEASED

DEVELOPMENTS	Units Leased 2006	Units Leased 2007	Units Leased 2008
ELYTON (1-1)	88	102	135
LOVEMAN (1-7)	125	63	32
MARKS VILLAGE (1-6)	127	63	62
NORTH BHAM HOMES (1-16)	54	40	29
MORTON SIMPSON (1-11)	65	46	25
TOTAL	439	314	283

D PROJECTED UNITS AVAILABLE: UNITS OCCUPIED PLUS UNITS TO GO THROUGH INTERIM MODERNIZATION ACTIVITY

DEVELOPMENTS	Units Rehab 2006		Units Plus Rehab 2007		Units Plus Rehab 2008		Total Rehab	% Leased
	Units	Occ Units	Units	Occ Units	Units	Occ Units		
ELYTON (1-1)	125	285	125	410	125	535	375	86.92%
LOVEMAN (1-7)	75	230	75	305	75	380	225	98.68%
MARKS VILLAGE (1-6)	60	224	60	284	60	344	180	100%
NORTH BHAM HOMES (1-16)	95	226	190	285	-	285	285	89.12%
MORTON SIMPSON (1-11)	60	174	60	234	60	294	180	85.03%
TOTAL	415	1,245	510	1,245	320	1,245		

* The overall number of units projected to be leased at Marks Village exceeds the current number of occupied units plus those to be modernized.

Bond Pool Budget

Part I: Summary

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

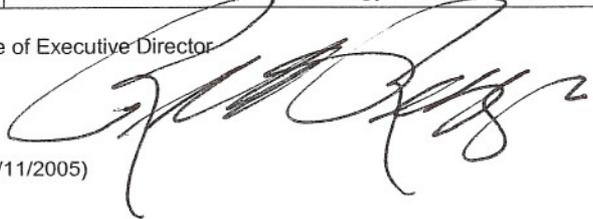
OMB Approval No. 2577-0044
(exp. 04/30/2004)

PHA Name: Housing Authority of the Birmingham District, Alabama	Project Number: AL - 001	FFY (yyyy) of Grant Approval: N/A
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Original Budget
 Revised Budget / Revision Number 1
 Progress Report for Period Ending (mm/dd/yyyy) _____
 Final Progress Report

Line No.	Summary by Development Account	Total Funds Approved		Total Funds	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1415 Liquidated Damages				
6	1430 Fees and Costs				
7	1440 Site Acquisition				
8	1450 Site Improvement	\$6,247,200			
9	1460 Dwelling Structures	\$20,213,650			
10	1465.1 Dwelling Equipment - Nonexpendable				
11	1470 Non-dwelling Structures	\$2,125,000			
12	1475 Non-Dwelling Equipment				
13	1485 Demolition				
14	1495.1 Relocation Costs				
15	1498 Mod Used for Development				
16	Amount of Total Grant: (sum of lines 2-16)	\$28,585,850			
17	Amount of line 16 Related to LBP Activities				
18	Amount of line 16 Related to Security				
19	Amount of line 16 Related to Section 504 Compliance				
20	Amount of line 16 Related Energy Conservation Measures				

Signature of Executive Director



Date (08/11/2005)

HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50).

Signature of Director, Office of Public Housing / ONAP Administrator _____ Date (mm/dd/yyyy) _____

Bond Pool Budget

Part II: Supporting Pages

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

OMB Approval No. 2577-0044
(exp. 04/30/2004)

Development Number	Description of Work Items	Development Account Number	Quantity	Funds Approved			Funds Obligated	Funds Expended
				Original	Revised	Difference		
AL 1-1 Elyton Village	01. Site Improvements Sanitary Sewer System Water Distribution Storm Sewer System Gas Distribution System Electrical Distribution System Landscaping Parking/Paving Re-Construct Existing Streets	1450	1 LS	\$3,123,600				
	02. Renovate existing apartment units. 75 apartment units One Bedroom Row Two Bedroom Row Three Bedroom Row Kitchens Bathrooms Floors Walls Ceiling Interior Doors and Frames Exterior Doors and Frames Security Screens Doors Insulated Metal Windows	1460	27 DU	\$2,543,040				
	Total			\$5,666,640				
TOTALS (this page)				\$5,666,640				

Bond Pool Budget

Part II: Supporting Pages

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

OMB Approval No. 2577-0044
(exp. 04/30/2004)

Development Number	Description of Work Items	Development Account Number	Quantity	Funds Approved			Funds Obligated	Funds Expended
				Original	Revised	Difference		
AL 1-17 Cooper Green Homes	01. Site Improvements Grading/Top Soil/Sod/Seeding Sanitary Sewer System Water Distribution Storm Sewer System Gas Distribution System Electrical Distribution System Landscaping Parking/Paving	1450	LS	\$3,123,600				
	02. Renovate existing apartment units. 45 buildings 218 apartment units One Bedroom Row-50 Two Bedroom Row-62 Three Bedroom Row-62 Four Bedroom Row-34 Five Bedroom Row-10 Kitchens/Bathrooms Floors/Walls/Ceiling Interior Doors and Frames Exterior Doors and Frames Security Screens Doors Insulated Metal Windows	1460	218 DU	\$17,670,610				
	04. Construct non-dwelling structures. Recreation Building Day-care Building Management Building	1470	1 BLDG 1 BLDG 1 BLDG	\$925,000 \$550,000 \$650,000				
	Total			\$2,125,000				
TOTALS (this page)				\$22,919,210				

Bond Pool Budget

Part III: Supporting Pages

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

OMB Approval No. 2577-0044
(exp. 04/30/2004)

Development Number	Architect/Engineer Contract Awarded			All Funds Obligated			All Funds Expended		
	Original	Revised (Attach explanation)	Actual	Original	Revised (Attach explanation)	Actual	Original	Revised (Attach explanation)	Actual
AL 1-1	03/31/03			09/30/04			07/31/06		
AL 1-17	03/31/03			09/30/04			07/31/06		

ATTACHMENT TWO

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT (HABD)

FIVE -YEAR PLAN

2005 PROGRESS REPORT

HUD STRATEGIC GOAL: Increase the availability of decent, safe, and affordable housing

PHA Goal: Expand the supply of assisted housing

During the past year, 592 additional rental vouchers were approved for the Housing Authority of the Birmingham District (HABD). This allocation of vouchers will continue to assist the HABD in expanding the availability of assisted housing in the Birmingham area.

Also, the HABD implemented a Section 8 Project Based Assistance Program for 30 units at Park Place, a HOPE VI mixed income community (formerly Metropolitan Gardens). This project based assistance provides additional housing opportunities for families with disabilities (MI/MR)

The HABD continues its efforts to reduce the number of vacancies in its public housing communities. The public housing occupancy rate was increased from 71% in December 2003, to 76 % at December 2004. This improvement came about while the HABD continued to undertake a major campaign of transferring selected families to modernized communities, in spite of a high application rejection rate (75%), and in the face of the realization that the majority of applicants for assisted housing still prefer Section 8 vouchers over public housing.

The HABD is now negotiating with HUD to acquire a Section 202 multifamily property through a negotiated foreclosure sale. There are 239 units in this property. The successful acquisition of this property will replace 239 units lost to the inventory through demolition. The HABD will look for other development opportunities to acquire or build assisted housing units.

PHA Goal: Improve the quality of assisted housing

The new units that are being developed at Park Place will provide improved housing for assisted families. The HABD will provide assistance for 264 public housing units and 30 Section 8 units. We are pleased to report that the HABD was funded a \$20,000,000.00 HOPE VI grant for the Tuxedo Courts housing community. It is anticipated that this grant will leverage an additional \$38 to \$40 million dollars in investments in the Tuxedo Courts community. In connection with the HOPE VI grant, the HABD will obtain 353

HUD STRATEGIC GOAL: **Improve community quality of life and economic vitality**

PHA Goal: **Provide an improved living environment**

The HOPE VI redevelopment of Metropolitan Gardens will provide Birmingham's first mixed income community. The development will consist of 663 units. Of this total, 264 will be for low to moderate-income families. The HABD will develop another mixed income community under the Tuxedo Court HOPE VI Program. As the HABD gives priority to reducing the number of vacancies in its communities, it will also work at creating more economically diverse communities.

We are pleased to report that the HABD has achieved its goal of reducing the crime rate in its communities below the crime rate for the City of Birmingham. As of December 31, 2004, HABD's crime rate was 7.74 incidents per 100 persons, while the City of Birmingham's crime rate was 9.38 incidents per 100 persons. The HICOP continue to focus on community policing and is proving to be an effective tool in controlling crime in HABD's housing communities. Other efforts, aimed at reducing crime, include installation of security windows and doors, establishment of neighborhood watch, witness protection program, and aggressive implementation of the criminal trespass policy.

The HABD is continuing its program of installing central air conditioning in modernized housing communities. To date, the Authority has completed the installation of central air conditioning at Southtown and Smithfield. During the 2005 Plan Year, the Authority will complete the installation of central air conditioning at Tom Brown Village and Collegeville.

HUD STRATEGIC GOAL: **Promote self-sufficiency and asset development of families and individuals**

PHA Goal: **Promote self-sufficiency and asset development of families and individuals**

FSS participation continues to be a very strong program at HABD. The HABD's program consists of 90 participants as of 12/31/04. This is an increase of 43% from last year. Currently, there are 35 FSS families with escrow accounts. The average amount of their escrow account is \$1,423.

HUD STRATEGIC GOAL: **Ensure equal opportunity in housing for all Americans**

PHA Goal: **Ensure equal opportunity and affirmatively further fair housing objectives**

The HABD continues to further fair housing objectives. HABD housing programs are open to all Americans who qualify; HABD encourages participation in its housing programs by families who are least likely to apply for housing. HABD has modified 113 of its 5,316 available units to accommodate families with disabilities. As additional communities are modernized, the HABD will provide more units for families with disabilities. The HABD makes reasonable accommodations for disabled families who make a request. Finally, the Authority is in the process of updating its physical needs assessment to identify whether there is a need for additional units for disabled participants.

Other PHA Goals and Objectives

PHA Goal: Take a leadership role on the creation of significant additional Organizational capacity to provide and maintain quality affordable housing in Birmingham and the region.

The HABD has formed several significant partnerships with other community entities to address growing concerns about economic growth and revitalization in our communities and the greater Birmingham area for affordable housing. Some of the organizations with which the HABD is partnering are the City of Birmingham, Neighborhood Services, Fannie Mae, the Bethel Ensley Action Task (B.E.A.T.) Community, the Fountain Heights Neighborhood Association, the Mason City Neighborhood Association, and Birmingham Health Care for the Homeless. In fact, members of HABD staff routinely attend neighborhood association meetings in neighborhoods where our public housing developments are located.

ATTACHMENT THREE

THE SECTION 8 HOME OWNERSHIP CAPACITY STATEMENT

The Housing Authority of the Birmingham District has adopted and specified in its Administrative Plan a minimum homeowner down payment requirement of at least three (3) percent and requires that at least one (1) percent of the down payment come from the family's resources.

ATTACHMENT FOUR

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

PET POLICY

SECTION XXV. PET POLICY

PART "A"

1. **Pet Ownership:** A resident may own one or more common household pets or have one or more common household pets present in the dwelling unit of such resident, subject to the following conditions:
 - A. Each head of household may own up to two pets. If one of the pets is a dog or cat, or other four-legged animal), the second pet must be contained in a cage or an aquarium for fish. Each bird or other animals, other than fish, shall be counted as one pet.
 - B. If the pet is a dog or cat, it must be neutered/sprayed by the age of six (6) months, and cats must be declawed by the age of three (3) months. The evidence can be provided by a statement/bill from a veterinarian and/or staff of the humane society. The evidence must be provided prior to the execution of the Pet Policy Agreement and/or within ten (10) days of the pet becoming of the age to be neutered/sprayed or declawed. Resident must provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Cardboard boxes are not acceptable and will not be approved. The resident shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. Also, the weight of the cat cannot exceed 10 pounds (fully grown) and a dog may not exceed 20 pounds (fully grown). All other four-legged animals are limited to 10 pounds (fully grown).
 - C. If the pet is a bird, it shall be housed in a birdcage and cannot be let out of the cage at any time.
 - D. If the pet is a fish, the aquarium must be twenty gallons or less, and the container must be

placed in a safe location in the unit. The resident is limited to one container for the fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and non-hazardous manner.

- E. If the pet is a dog or cat, it must have received rabies and distemper inoculations or boosters, as applicable. Evidence of inoculations can be provided by a statement/bill from veterinarian or staff of the Humane Society and must be provided before the execution of the Pet Policy Addendum.
- F. All pets must be housed within the unit and no facilities can be constructed outside of the unit for any pet. No animal shall be permitted to be loose and if the pet is taken outside it must be taken outside on a leash and kept off other residents' lawns. Pets without a collar will be picked-up immediately and transported to the Humane Society or other appropriate facility.
- G. All authorized pet(s) must be under the control of an adult. An unleashed pet, or one tied to a fixed object is not considered to be under the control of an adult. Pets that are unleashed, or leashed and unattended on HABD property may be impounded and taken to the local Humane Society. It shall be the responsibility of the resident to reclaim the pet at the expense of the resident. Also, if a member of the HABD Staff has to take a pet to the Humane Society the resident will be charged \$50.00 to cover the expense of taking the pet(s) to the Humane Society.
- H. Pet(s) may not be left unattended for more than twenty-four consecutive hours. If it is reported to HABD staff that a pet(s) has been left unattended for more than a twenty-four (24) consecutive hour period, HABD staff may enter the unit and remove the pet and transfer the pet to the Humane Society. Any expense to remove and reclaim the pet from any facility will be the responsibility of the resident. In the case of an emergency, the HABD will work with the resident to allow more than 24 hours for the resident to make accommodations for the pet.
- I. Pet(s), as applicable, must be weighed by a veterinarian or staff of the Humane Society. A statement containing the weight of the pet must be provided to the HABD prior to the execution of the Pet Policy Addendum.

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

1. **Responsible Pet Ownership.** Each pet must be maintained responsibly and in accordance with the pet ownership lease addendum and in accordance with all applicable ordinances, state and local public health animal control, and animal anti-cruelty laws and regulations governing pet ownership. Any waste generated by a pet must be properly disposed of by the

resident to avoid any unpleasant and unsanitary odor from being in the unit.

2. **Prohibited Animals:** Animals or breeds of animals that are considered by the HABD to be vicious and/or intimidating will not be allowed. Some examples of animals that have a reputation of a vicious nature are: **reptiles, rottweiler, doberman pinscher, pit bulldog, and/or any animal that displays vicious behavior.** This determination will be made by a HABD representative prior to the execution of the Pet Policy Addendum.
3. **Pet(s) Disturbances:** Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other residents. The terms, "disturb, interfere or diminish" shall include but not be limited to barking, howling, chirping, biting, scratching and other like activities. This includes any pets that make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one-half hour or more and therefore disturbs any person at any time of the day or night. The Housing Manager will terminate the authorization if a pet disturbs other residents as provided in the Pet Policy Addendum. The resident will be given one week to make other arrangements for the care of the pet or the dwelling lease will be terminated.
4. **Destructive Pet(s):** If the animal should be destructive, create a nuisance, represent A threat to the safety and security of other persons, or create a problem in the areas of cleanliness and sanitation, the Housing Manager will notify the resident, in writing, that the animal must be removed from the Housing Community, within 10 days of the notice from the HABD. The resident may request a hearing, which will be handled according to the HABD established grievance procedure. The pet may remain with the Resident during the hearing process unless the HABD has determined that the pet may be a danger or threat to the safety and security of other persons. If this determination has been made by the HABD, the pet must be immediately removed from the unit upon receipt of the notice from the HABD
5. **Pet Waste:** The resident is solely responsible for cleaning up the waste of the pet within the dwelling and on the premises of the Housing Community. If the pet is taken outside it must be on a leash t all times. If there is any visible waste by the pet it must be disposed of in a plastic bag, securely tied and placed in the garbage receptacle for their unit. If the HABD staff is required to clean up any waste left by a pet, the resident will be charged \$25.00 for the removal of the waste.
6. **Pet(s) Restrained:** The resident shall have pets restrained so that maintenance can be performed in the apartment. The resident shall, whenever an inspection or maintenance is scheduled, either be at home or shall have all animals restrained or caged. If a maintenance person enters an apartment where an animal is not restrained, maintenance shall not be performed, and the resident shall be charged \$25.00. If the same situation again occurs, the pet shall be removed from the premises. Pets that are not caged or properly restrained may be impounded by animal control officers or by HABD staff and taken to the local Humane Society. It shall be the responsibility of the resident to reclaim the pet at the expense of the resident. Also, if a member of the HABD staff takes a pet(s) to the Humane Society the

resident will be charged an additional \$50.00 to cover the expense of taking the pet(s) to the Humane Society. The HABD shall not be responsible if any animal escapes from the residence due to maintenance, inspections or other activities of the landlord.

7. **Breeding:** Pets may not be bred or used for any commercial purposes.

PART "B" SCHEDULE OF ANNUAL FEES AND INITIAL DEPOSIT

FEE AND DEPOSIT SCHEDULE (An Annual Fee and Deposit is required for each pet)

<u>Type of Pet</u>	<u>Fee</u>	<u>Deposit</u>
Dog	\$150.00	\$250.00
Cat	\$100.00	\$150.00
Fish Aquarium	\$50.00	\$100.00
Fish Bowl (requires no power and no larger than two (2) gallons)	\$00.00	\$25.00
Caged Pets	\$100.00	\$150.00

NOTE: The above schedule is applicable for each pet; therefore, if a resident has more than one pet he or she must pay the applicable annual fee and deposit for each pet.

The entire annual fee and deposit (subject to the exception listed below) must be paid prior to the execution of the Pet Policy Addendum.

The annual fee shall be paid at the time of reexamination each year and all proof of inoculations and other requirements shall be made available to the HABD at such time. The Annual Fee is not reimbursable. The deposit made shall be utilized to offset damages caused by the pet and/or resident. If there is any balance from the deposit, it will be refunded to the resident. **THERE SHALL BE NO REFUND OF THE ANNUAL FEE.**

It shall be a serious violation of the lease for any resident to have a pet without proper approval and without having complied with the terms of the Pet Policy Addendum. Such violation shall be considered to be a violation of Paragraph IV (N) of the lease (*a serious violation*) and the HABD will issue a termination notice. The resident will be entitled to a grievance hearing in accordance with the provisions of Paragraph 5 of the Pet Policy Addendum or Grievance procedure as applicable.

ATTACHMENT FIVE

COMMUNITY SERVICE REQUIREMENT

SECTION XXIX. COMMUNITY SERVICE POLICY

- A. Each non-exempt adult public housing resident (except those who are exempt) must contribute eight (8) hours of community service or participate in a self-sufficiency program for eight (8) hours each month. Community Service is the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of live, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community Service does not include political activities. **For purpose of the community service requirement, an adult is a person eighteen (18) years of age or older.**
- B. Those adult family members who are exempt from the Community Service and Self-Sufficiency Work Requirement are those who are:
1. Age 62 years of age or older,
 2. Blind or disabled (ad defined under 216(i)(1) or 1614 of the Social Security Act (42 U.S.C. 416(i)(1); 1382c) and who certify that because of this disability they are unable to comply with the service provisions; or primary caretakers of such individuals.
 3. Engaged in work activities as defined in section 407(d) of the Social Security Act (42 U.S.C. 607(d), specified below:
 - a. Unsubsidized employment;
 - b. Subsidized private-sector employment;
 - c. Subsidized public-sector employment
 - d. Work experience (including work associated with the refurbishing of publicly assisted housing) if sufficient private sector employment is not available;
 - e. On-the-job-training
 - f. Job-search and job-readiness assistance;
 - g. Community service programs;

- h. Vocational educational training (not to exceed 12 months with respect to any individual);
- i. Job-skills training directly related to employment;
- j. Education directly related to employment in the case of a recipient who has not received a high school diploma or a certificate of high school equivalency;
- k. Satisfactory attendance at secondary school or in a course of study leading to a certificate of general equivalence, in the case of a recipient who has not completed secondary school or received such a certificate; and,
- l. The provision of childcare services to an individual who is participating in a community service program.

Residents who are not exempt based on any of the above listed exemptions must perform eight (8) hours of community service each month or participate in an economic self-sufficiency program for eight (8) hours each month.

- C. Proof of Compliance: Each head of household must present to the Housing Authority office documentation that he/she **and** all other persons eighteen (18) years of age and older living in the household, who are not exempt, have complied with this section. Documentation may include a letter from the agency on letterhead or other official document. Any such documentation shall be verifiable by the Housing Authority. Failure to comply with the Community Service Requirement and to provide appropriate verifiable documentation prior to the date required shall result in the lease not being renewed by the Housing Authority. Provided, however, that the Housing Authority may allow the family member who is not in compliance to complete the requirements within the following year as follows: the head of household and the person not in compliance shall sign an agreement stating that the deficiency will be cured within the next twelve (12) months. Proof of compliance with the agreement shall be made by the head of household annually at re-certification. Failure to comply with the agreement shall result in the lease being terminated for non-compliance, unless the person(s), other than the head of household, no longer resides in the unit and has been removed from the lease.

FAILURE TO COMPLY WITH THE COMMUNITY SERVICE & SELF-SUFFICIENCY REQUIREMENT AND TO PROVIDE APPROPRIATE VERIFIABLE DOCUMENTATION PRIOR TO THE DATE REQUIRED SHALL RESULT IN THE LEASE NOT BEING RENEWED BY THE HOUSING AUTHORITY.

- D. Changes in Exempt or Non-Exempt Status will be handled during an interim or annual re-certification.

ATTACHMENT SIX

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
COUNCIL PRESIDENTS ADVISORY BOARD

ELYTONVILLAGE 1-1

Mrs. Willine Body, President
216 3rd Avenue, West, Unit 8
Birmingham, AL 35204
714-7010

COLLEGEVILLE CENTER 1-13

Mrs. Thelma Patterson, President
3000 31st Avenue, North
Birmingham, AL 35207
251-1875 (Incorporated)

SOUTHTOWN 1-4R

Ms. Dondrea Clarke, President*
2508 9th Avenue, South
Birmingham, AL 35205
324-4994 (Incorporated)

HARRIS HOMES 1-14

Ms. Barbara Merchant, President
698 Brussels Circle
Birmingham, AL 35212
595-5540 (Incorporated)

MARKS VILLAGE 1-6

Pastor Willie Robinson, President
7527 64th Courtway, South, Unit 43
Birmingham, AL 35212
951-0977 (Incorporated)

NORTH BIRMINGHAM HOMES 1-16

Ms. Jeannie Avery, President
3118 -44th Avenue, North
Birmingham, AL 35207
849-4426 (Incorporated)

LOVEMAN VILLAGE 1-7

Ms. Geraldine Winston, President
124 Taft Courtway, SW
Birmingham, AL 35211
252-2113 (Incorporated)

COOPER GREEN HOMES 1-17

Mrs. Addie Walton, President
1701-C 14th Way, SW
Birmingham, AL 35211
923-3515 (Incorporated)

TUXEDO COURT 1-8

Mrs. Bennie J. Cooper, President
1551 20th Place, Ensley
Birmingham, AL 35218
786-7883 (Incorporated)

KIMBROUGH HOMES 1-18

Ms. Rebecca Davis, President
2812-C John Bryan Road
Birmingham, AL 35211
925-6648 (Incorporated)

SMITHFIELD COURT 1-9

Ms. Creassie Tate, President
236 8th Avenue, North
Birmingham, AL 35204
251-2618

FREEDOM MANOR 1-21

Ms. Iula Bragg, President
1617 5th Avenue, North, Apt. 408
Birmingham, AL 35203
252-8073

TOM BROWN VILLAGE 1-10

Ms. Barbara Sturdivant, Acting President
4248 Airport Highway, Unit #737
Birmingham, AL 35222
595-5925 (Incorporated)

BENJAMIN GREENE VILLAGE 1-23

Ms. Bertha Davis, President
3561 45th Street, S.W.
Birmingham, AL 35221
925-9582 (Incorporated)

MORTON SIMPSON VILLAGE 1-11

Ms. Rosa Smith, President
841-B 45th Street, North, #192
Birmingham, AL 35212
591-9918

ROOSEVELT CITY

Ms. Claudette Mayes, President
6241 Owen Street
Birmingham, AL 35228
425-7515

*Acting President for CPAB

Section Eight Participant Advisory Board

Alvin Alexander - 7805 5th Avenue South Birmingham, AL 35206

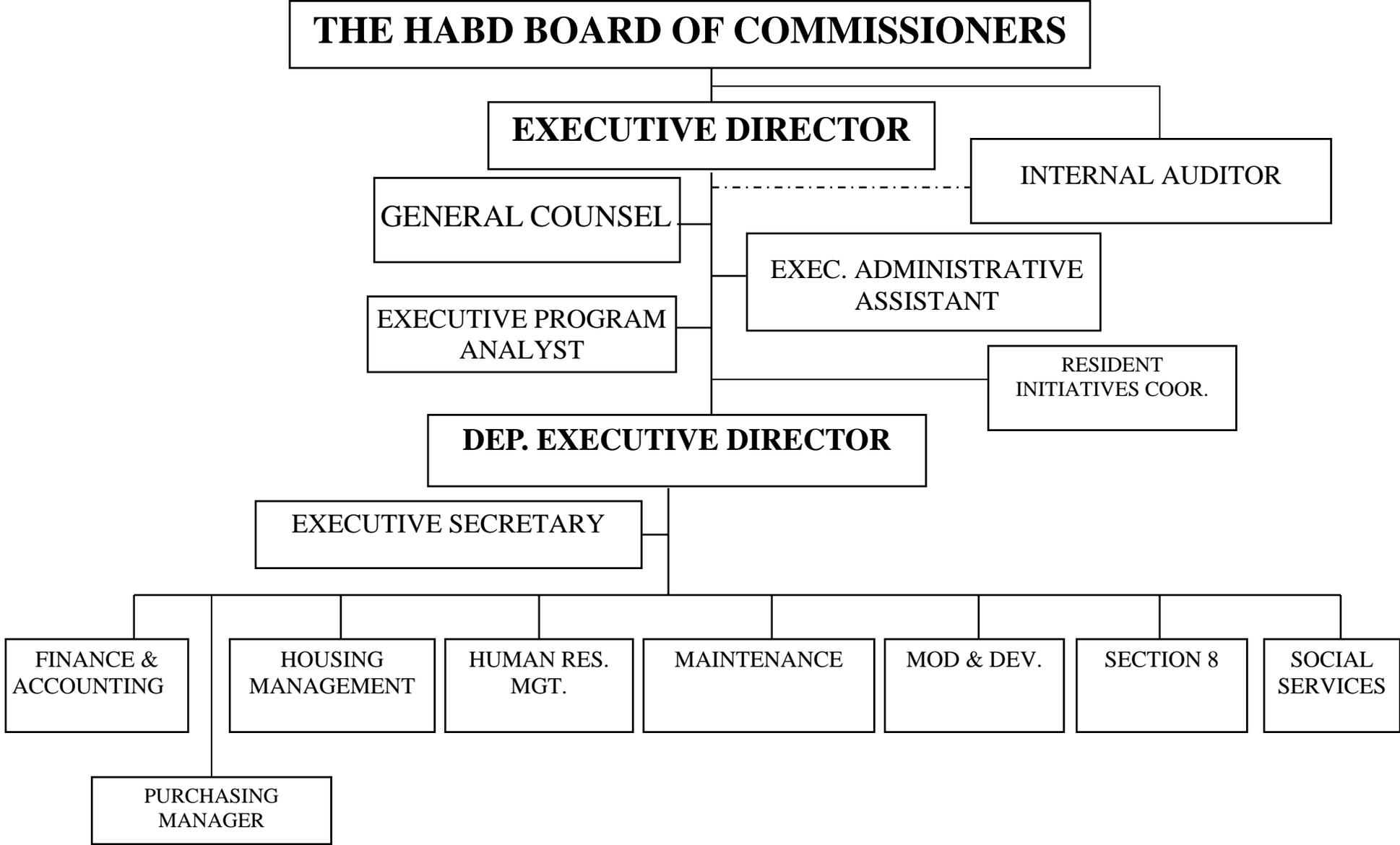
Shante Coach - 1205-B Beacon View Pkwy. E Birmingham, AL 35209

Kenneth Kelley - 901 Pike Road Birmingham, AL 35218

Charles Lyons - 2633 28th Street West Birmingham, AL 35208

Jacquelyn McCray - 916 24th Street, S.W. Birmingham, AL 35211

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT



Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part 1: Summary

PHA Name: Housing Authority of the Birmingham District	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09-R001-501-02	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: 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				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
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	499,283.00	0.00	0.00	0.00
19	1501 Collaterization or debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	499,203.00	0.00	0.00	0.00
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				

U.S. Department of Housing and Urban Development

PHA Executive Director

By _____ Date _____

By _____ Date _____

Title _____

Title _____

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

PHA Name: Housing Authority of the Birmingham District	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09-R001-501-03	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:
 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				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
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	478,743.00	478,743.00	0.00	0.00
19	1501 Collateralization or debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	478,743.00	478,743.00	0.00	0.00
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				

U.S. Department of Housing and Urban Development

PHA Executive Director

By _____ Date _____

By _____ Date _____

Title _____

Title _____

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

Part 1: Summary

PHA Name: Housing Authority of the Birmingham District	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09-R001-501-04	Federal FY of Grant: 2004
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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
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
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				
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	1,324,411.00	0.00	0.00	0.00
19	1501 Collaterization or debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	1,324,411.00	0.00	0.00	0.00
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				

U.S. Department of Housing and Urban Development

PHA Executive Director

By _____ Date _____

By _____ Date _____

Title _____

Title _____

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

PHA Name: Housing Authority of the Birmingham District	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09-R001-502-03	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: 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				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
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	23,145.00	23,145.00	0.00	0.00
19	1501 Collateralization or debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	23,145.00	23,145.00	0.00	0.00
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				

U.S. Department of Housing and Urban Development

PHA Executive Director

By _____ Date _____

By _____ Date _____

Title _____

Title _____

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

Part 1: Summary

PHA Name: Housing Authority of the Birmingham District	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09-R001-502-04	Federal FY of Grant: 2004
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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
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
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				
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	27,084.00	0.00	0.00	0.00
19	1501 Collaterization or debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	27,084.00	0.00	0.00	0.00
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				

U.S. Department of Housing and Urban Development

PHA Executive Director

By _____ Date _____

By _____ Date _____

Title _____

Title _____

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

PHA Name: Housing Authority of the Birmingham District	Grant Type and Number Capital Fund Program Grant No: AL09-P001-501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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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
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	1,103,000.00	0.00	0.00	0.00
4	1410 Administration	650,000.00	0.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000.00	0.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,262,022.91	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	1,000,000.00	0.00	0.00	0.00
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	3,367,003.00	0.00	0.00	0.00
19	1501 Collaterization or debt Service	2,491,319.09	0.00	0.00	0.00
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	9,973,345.00	0.00	0.00	0.00
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				

U.S. Department of Housing and Urban Development

PHA Executive Director

By _____ Date _____

By _____ Date _____

Title _____

Title _____

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

PHA Name: Housing Authority of the Birmingham District	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09-P001-501-03	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: 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	0.00	1,821,268.40	1,821,268.40	0.00
3	1408 Management Improvements	1,103,000.00	1,312,174.81	1,312,174.81	407,708.23
4	1410 Administration	650,000.00	650,000.00	650,000.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000.00	9,000.00	9,000.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,213,620.65	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	700,000.00	410,355.00	410,355.00	0.00
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	400,000.00	400,000.00	400,000.00	13,019.50
18	1499 Development Activities	2,500,000.00	2,013,822.44	2,013,822.44	181,644.05
19	1501 Collateralization or debt Service	2,489,721.35	2,489,721.35	2,489,721.35	2,489,721.35
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	9,106,342.00	9,106,342.00	9,106,342.00	3,092,093.13
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				

U.S. Department of Housing and Urban Development

PHA Executive Director

By _____ Date _____

By _____ Date _____

Title _____

Title _____

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

PHA Name: Housing Authority of the Birmingham District		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09-P001-501-03				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		
ELYTON VILLAGE	BUILDING RENOVATIONS	1460		1,213,620.65	0.00	0.00	0.00	N/A	
AL 1-1	RELOCATION	1495		200,000.00	200,000.00	200,000.00	400.00	UNDER CONTRACT	
	TOTAL			1,413,620.65	200,000.00	200,000.00	400.00		
METRO GARDENS	DEVELOPMENT ACTIVITIES	1499		507,569.59	507,569.59	507,569.59	172,711.20	ON-GOING	
AL 1-3R	HOPE VI								
	TOTAL			507,569.59	507,569.59	507,569.59	172,711.20		
TOM BROWN VILLAGE	A&E FEES	1430		50,000.00	9,000.00	9,000.00	0.00	UNDER CONTRACT	
AL 1-10	DWELLING EQP. (AIR CONDITIONING)	1465		700,000.00	410,355.00	410,355.00	0.00	ON-GOING	
	TOTAL			750,000.00	419,355.00	419,355.00	0.00		
COOER GREEN HOMES	RELOCATION	1495		200,000.00	200,000.00	200,000.00	12,619.50	ON-GOING	
AL 1-17	TOTAL			200,000.00	200,000.00	200,000.00	12,619.50		
	DEBT SERVICE	1501		2,489,721.35	2,489,721.35	2,489,721.35	2,489,721.35	ON-GOING	
	SCATTERED SITE-SINGLE FAMILY			1,506,252.85	1,506,252.85	1,506,252.85	8,932.85	ON-GOING	
PHA WIDE	ADMINISTRATION	1410		650,000.00	650,000.00	650,000.00	0.00	ON-GOING	
PHA WIDE	OPERATIONS	1406		0.00	1,821,268.40	1,821,268.40	0.00	PENDING	
PHA WIDE	MANAGEMENT IMPROVEMENTS (TOTAL)	1408		1,103,000.00	1,312,174.81	1,312,174.81	407,708.23	ON-GOING	
	STAFF TRAINING			30,000.00	33,008.63	33,008.63	33,008.63	COMPLETE	
	PESIDENT PROGRAMS			15,000.00	745,975.36	745,975.36	250,766.56	ON-GOING	
	SUMMER CAMP			105,000.00	154,381.00	154,381.00	26,101.00	ON-GOING	
	FURNITURE			40,000.00	37,223.54	37,223.54	37,223.54	COMPLETE	

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

PHA Name: Housing Authority of the Birmingham District		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: AL09-P001-501-03					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	
ELYTON VILLAGE AL 1-1		9-16-05	9-16-05	9-16-05	9-16-07	9-16-07	9-16-07	N/A
BUILDING RENOVATIONS								
RELOCATION								
METROPOLITAN GARDENS AL 1-3R		9-16-05	9-16-05	9-16-05	9-16-07	9-16-07	9-16-07	N/A
DEVELOPMENT ACTIVITIES (HOPE VI)								
TOM BROWN VILLAGE AL 1-10		9-16-05	9-16-05	9-16-05	9-16-07	9-16-07	9-16-07	N/A
A&E FEES								
DWELLING EQP. (AIR CONDITIONING)								
COOPER GREEN HOMES AL 1-17		9-16-05	9-16-05	9-16-05	9-16-07	9-16-07	9-16-07	N/A
RELOCATION								
DEBT SERVICE		9-16-05	9-16-05	9-16-05	9-16-07	9-16-07	9-16-07	N/A
SCATTERED SITE-SINGLE FAMILY		9-16-05	9-16-05	9-16-05	9-16-07	9-16-07	9-16-07	N/A
PHA WIDE ADMINISTRATION		9-16-05	9-16-05	9-16-05	9-16-07	9-16-07	9-16-07	N/A
PHA WIDE OPERATIONS		9-16-05	9-16-05	9-16-05	9-16-07	9-16-07	9-16-07	N/A
PHA WIDE MANAGEMENT IMPROVEMENTS		9-16-05	9-16-05	9-16-05	9-16-07	9-16-07	9-16-07	N/A
STAFF TRAINING								
RESIDENT PROGRAMS								
SUMMER CAMP								
OFFICE FURNITURE								
COMPUTER SYSTEM								
SECURITY								

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

Part I Summary

PHA Name: Housing Authority of the Birmingham District	Grant Type and Number: Capita Fund Program Grant No: AL09-P001-501-02 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 Number **7**
 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
1		Total non-CFP Funds				
2	1406	Operations	1,947,908.80	1,947,908.80	1,947,908.80	1,947,908.80
3	1408	Management Improvements	2,806,853.65	2,806,853.65	2,806,853.65	2,005,242.99
4	1410	Administration	650,000.00	650,000.00	650,000.00	78,533.49
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs	1,423,113.15	1,423,113.15	1,423,113.15	776,637.24
8	1440	Site Acquisition				
9	1450	Site Improvement	223,896.26	223,896.26	223,896.26	223,896.26
10	1460	Dwelling Structures	344,000.00	344,000.00	344,000.00	344,000.00
11	1465.1	Dwelling Equipment—Nonexpendable	589,982.00	589,982.00	589,982.00	529,337.00
12	1470	Nondwelling Structures	932.56	932.56	932.56	932.56
13	1475	Nondwelling Equipment	118,180.80	118,180.80	118,180.80	118,180.80
14	1485	Demolition				
15	1490	Replacement Reserve				
16	1492	Moving to Work Demonstration				
17	1495.1	Relocation Costs	0.00	0.00	0.00	0.00
18	1499	Development Activities	1,634,676.78	1,634,676.78	1,634,676.78	1,067,567.01
19	1501	Collateralization or Debt Service				
20	1502	Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)		9,739,544.00	9,739,544.00	9,739,544.00	7,092,236.15
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					

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the Birmingham District				Grant Type and Number Capital Fund Program Grant No: AL09-P001-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002	
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Development Number	Name / HA-Wide Activities	General Description of Major Work Categories	Budget Line Item	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
1	Elyton Village	A & E Services	1430		560,868.15	560,868.15	560,868.15	425,416.98	on-going
	Elyton Village Total				560,868.15	560,868.15	560,868.15	425,416.98	
3R	Metropolitan Gardens	HOPE VI Program Management Fees	1430		52,052.05	52,052.05	52,052.05	52,052.05	completed
3R	Metropolitan Gardens	Development Activities - HOPE VI	1499		1,483,165.91	1,238,636.83	1,238,636.83	937,309.57	completed
	Metropolitan				1,535,217.96	1,290,688.88	1,290,688.88	989,361.62	
4R	SouthTown	A & E Services	1430		101,735.20	101,735.20	101,735.20	72,222.49	on-going
4R	SouthTown	Air Conditioning	1465		488,877.00	488,877.00	488,877.00	488,877.00	completed
	SouthTown Total				590,612.20	590,612.20	590,612.20	561,099.49	
8	Tuxedo Court	HOPE VI Program Management Fees	1430		185,970.00	185,970.00	185,970.00	155,566.37	on-going
8	Tuxedo Court	Development Activities - HOPE VI	1499		113,876.65	113,876.65	113,876.65	113,876.65	on-going
	Tuxedo Court Total				299,846.65	299,846.65	299,846.65	269,443.02	
9	Smithfield Court	Air Conditioning	1465		40,460.00	40,460.00	40,460.00	40,460.00	completed
	Smithfield Court				40,460.00	40,460.00	40,460.00	40,460.00	
10	Tom Brown Village	Air Conditioning	1465		60,645.00	60,645.00	60,645.00	0.00	on-going
10	Tom Brown Village	Day Care Renovations	1470		932.56	932.56	932.56	932.56	completed
	Tom Brown Village				61,577.56	61,577.56	61,577.56	932.56	
13	Collegeville	Dumpster Pads and Electrical Line Relocation	1450		30,215.16	30,215.16	30,215.16	30,215.16	completed
	Collegeville Total				30,215.16	30,215.16	30,215.16	30,215.16	
14	Harris Homes	A & E Services	1430		72,216.00	72,216.00	72,216.00	71,379.35	on-going
14	Harris Homes	Sidewalks and Parking Lots	1450		193,681.10	193,681.10	193,681.10	193,681.10	completed
14	Harris Homes	Building Renovations	1460		200,000.00	200,000.00	200,000.00	200,000.00	completed
14	Harris Homes	Community & Recreation Facility Equipment	1475		4,498.38	4,498.38	4,498.38	4,498.38	completed
	Harris Homes Total				470,395.48	470,395.48	470,395.48	469,558.83	
17	Cooper Green	A & E Services	1430		347,572.75	347,572.75	347,572.75	0.00	on-going
	Cooper Green Total				347,572.75	347,572.75	347,572.75	0.00	
21	Freedom Manor	Elevator Replacement	1460		144,000.00	144,000.00	144,000.00	144,000.00	completed
	Freedom Manor				144,000.00	144,000.00	144,000.00	144,000.00	
33	PHA Wide	Operations	1406		1,947,908.80	1,947,908.80	1,947,908.80	1,947,908.80	completed
33	PHA Wide	Management Improvements	1408		2,806,853.65	2,806,853.65	2,806,853.65	2,005,242.99	on-going
33	PHA Wide	Administration	1410		650,000.00	650,000.00	650,000.00	78,533.49	on-going
33	PHA Wide	Modernization Vehicles/Relocation Vans	1475		113,682.42	113,682.42	113,682.42	113,682.42	completed
	PHA Wide Total				5,518,444.87	5,518,444.87	5,518,444.87	4,145,367.70	
50	Central Admin Building	A & E Services	1430		102,699.00	102,699.00	102,699.00	0.00	on-going
	Central Admin				102,699.00	102,699.00	102,699.00	0.00	
55	Single Family Homes	Development Activities	1499		37,634.22	282,163.30	282,163.30	16,380.79	on-going

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

PHA Name: Housing Authority of the Birmingham District				Grant Type and Number Capital Fund Program Grant No: AL09-P001-501-02 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002		
Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Budget Line Item	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
				37,634.221	282,163.30	282,163.30	16,380.79	
Single Family								
Grand Total				9,739,544.00	9,739,544.00	9,739,544.00	7,092,236.15	

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

Part III: Implementation Schedule

PHA Name: Housing Authority of the Birmingham District				Grant Type and Number Capital Fund Program Grant No: AL09-P001-501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name / HA-Wide Activities			Budget Line Item	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
				Original	Revised	Actual	Original	Revised	Actual	
1	Elyton Village	A & E Services	1430	06/30/04		06/30/04	06/30/06			
	Elyton Village Total									
3R	Metropolitan Gardens	HOPE VI Program Management Fees	1430	06/30/04		06/30/04	06/30/06		06/30/05	
3R	Metropolitan Gardens	Development Activities - HOPE VI	1499	06/30/04		06/30/04	06/30/06		06/30/05	
	Metropolitan									
4R	SouthTown	A & E Services	1430	06/30/04		06/30/04	06/30/06			
4R	SouthTown	Air Conditioning	1465	06/30/04		06/30/04	06/30/06		06/30/04	
	SouthTown Total									
8	Tuxedo Court	HOPE VI Program Management Fees	1430	06/30/04		06/30/04	06/30/06			
8	Tuxedo Court	Development Activities	1499	06/30/04		06/30/04	06/30/06			
	Tuxedo Court Total									
9	Smithfield Court	Air Conditioning	1465	06/30/04		06/30/04	06/30/06		12/31/04	
	Smithfield Court									
10	Tom Brown Village	Air Conditioning	1465	06/30/04		06/30/04	06/30/06			
10	Tom Brown Village	Day Care Renovations	1470	06/30/04		06/30/04	06/30/06		12/31/03	
	Tom Brown Village									
13	Collegeville	Dumpster Pads and Electrical Line Relocation	1450	06/30/04		06/30/04	06/30/06		06/30/04	
	Collegeville Total									
14	Harris Homes	A & E Services	1430	06/30/04		06/30/04	06/30/06			
14	Harris Homes	Sidewalks and Parking Lots	1450	06/30/04		06/30/04	06/30/06		12/31/04	
14	Harris Homes	Building Renovations	1460	06/30/04		06/30/04	06/30/06		12/31/04	
14	Harris Homes	Community & Recreation Facility Equipment	1475	06/30/04		06/30/04	06/30/06		06/30/04	
	Harris Homes Total									
17	Cooper Green	A & E Services	1430	06/30/04		06/30/04	06/30/06			
	Cooper Green Total									
21	Freedom Manor	Elevator Replacement	1460	06/30/04		06/30/04	06/30/06		06/30/04	
	Freedom Manor									
33	PHA Wide	Operations	1406	06/30/04		06/30/04	06/30/06		06/30/04	
33	PHA Wide	Management Improvements	1408	06/30/04		06/30/04	06/30/06			
33	PHA Wide	Administration	1410	06/30/04		06/30/04	06/30/06			
33	PHA Wide	Modernization Vehicles/Relocation Vans	1475	06/30/04		06/30/04	06/30/06		06/30/04	
	PHA Wide Total									
50	Central Admin Building	A & E Services	1430	06/30/04		06/30/04	06/30/06			
	Central Admin									
55	Single Family Homes	Development Activities	1499	06/30/04		06/30/04	06/30/06			
	Single Family									

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

PHA Name: Housing Authority of the Birmingham District	Grant Type and Number Capital Fund Program Grant No: AL09-P001-502-03 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: 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				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,139,673.50	1,139,673.50	0.00	0.00
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	889,673.50	889,673.50	0.00	0.00
19	1501 Collateralization or debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	2,029,347.00	2,029,347.00	0.00	0.00
22	Amount of line 10 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				

U.S. Department of Housing and Urban Development

PHA Executive Director

By _____ Date _____

By _____ Date _____

Title _____

Title _____

ATTACHMENT NINE

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

SECTION EIGHT PROJECT-BASED VOUCHER PROGRAM

Consistent with Section 232 of the FY2001 VA_HUD Appropriations Act (PL 106-377), the Federal Register Notice published on January 16, 2001 in 66 FR 3605, "Revisions to PHA Project-Based Assistance Program, Initial Guidance", and HUD Notice PIH 2001-4 dated January 19, 2001, the Housing Authority of the Birmingham District makes the following statements:

HABD plans to implement a Section 8 project-based voucher program in FY 2003 for 30 units designated for elderly and non-elderly families.

A Section 8 project-based program will broaden the number of programs the Authority is able to make available to Section 8 applicants and landlords. It will also provide for the long-term availability of affordable units in stable developments. In fact, such action is consistent with the City of Birmingham's Consolidated Plan under housing priority five which indicates there is support for new construction, particularly in neighborhoods where such programs as *project-based assistance would contribute significantly to revitalization*, that would also include a human service component for maintaining stability and longevity of improved housing conditions throughout the Birmingham metropolitan area.

HABD proposes construction within Birmingham city limits. However, should construction be proposed for census tract areas with poverty rates greater than 20%, HABD will comply with regulations as cited in the Federal Register Notice published on January 16, 2001 in 66 FR 3605, "Revisions to PHA Project-Based Assistance Program, Initial Guidance".

ATTACHMENT TEN
HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT
MARKET RATE FLAT RENTS
EFFECTIVE: 10/01/1999

HOUSING COMPLEX	0 BEDROOM		1 BEDROOM		2 BEDROOM		3 BEDROOM		4 BEDROOM		5 BEDROOM		6 BEDROOM	
	F/R	UTIL												
ELYTON VILLAGE (1-1)			153	54	189	63	232	74						
METRO GARDENS (1-3R)			180	54	221	59	272	66						
SOUTHTOWN (1-4R)			228	57	281	62	345	65						
MARKS VILLAGE (1-6)			169	59	207	70	255	79	314	88	386	98		
LOVEMAN VILLAGE (1-7)			156	59	192	71	236	80	290	90	357	100		
TUXEDO COURT (1-8)			189	53	232	62	286	65	351	72	432	77		
SMITHFIELD COURT (1-9)	178	49	219	58	259	69	319	73						
TOM BROWN VILLAGE (1-10)			239	56	294	59	362	69	445	81	548	87		
MORTON SIMPSON (1-11)			196	54	241	54	296	59	364	70				
COLLEGEVILLE (1-13)			251	55	308	63	379	72	467	80	574	89		
HARRIS HOMES (1-14)	200	43	246	49	303	53	372	57	458	62	563	89		
NORTH BIRMINGHAM (1-16)			255	64	313	73	386	88	474	93	583	102	717	102
COOPER GREEN			204	71	251	82	309	94	380	103	467	115		
KIMBROUGH HOMES			211	57	259	62	319	70	392	78	482	87	593	100
FREEDOM MANOR			326											
BENJAMIN GREENE							325	97	400	126				
ROOSEVELT CITY			245	71	302	83	371	105	456	127	561	148		

Utility Allowance Effective: 5/01/2000

HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT

FOLLOW-UP PLAN FOR PHAS RESIDENT SERVICES AND SATISFACTION SURVEY FYE 6/30/04

COMMUNICATION

Strategies for improvement:

Attend monthly Resident Council meetings to demonstrate support of Council activities and programs

Attend Resident Council Presidents Advisory Board (CPAB) meetings to discuss issues residents may be experiencing in efforts to enhance communications with HABD Staff.

Have on display in site offices relevant documents such as Admissions and Continued Occupancy (ACOP), PHA Agency Plan, etc.

Continue to notify residents of scheduled capital improvements for developments and solicit resident input.

The Resident Initiatives Specialist will serve as liaison and facilitator between the Authority and residents.

During resident orientation sessions explain the HABD maintenance and repair system, community resources, policies and procedures.

SAFETY

Strategies for improvement:

Contract with outside sources and resident organizations for the provision of crime and/or drug-prevention activities.

Implement crime prevention efforts through environmental design (such as improved street lighting, etc.)

Engage in activities targeted to at-risk youth, adults, or seniors

Conduct an annual resident security seminar at each HABD housing community

Continue the community policing concept (HICOPP)

Continue the Cop Next Door Program

Continue the Witness Support Program

Attend Resident Council meetings with the Birmingham Police Department

Continue to be proactive in coordinating crime prevention activities with the Birmingham Police Department

NEIGHBORHOOD APPEARANCE

Strategies for improvement:

Strengthen our system for dealing with abandoned buildings, vacancies and inoperable vehicles

Implement quarterly trash collection days to handle large disposable items

Walk through and do site perusal on a regular basis (Management and Maintenance)

Eliminate graffiti within 24 hours of report

Implement maintenance program to enhance curb appeal at all sites