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

Housing Authority of the City of Dothan, Alabama

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

PHA Plan
Agency Identification

PHA Name: Housing Authority of the City of Dothan, Alabama

PHA Number: AL007

PHA Fiscal Year Beginning: (mm/yyyy) 01/2005

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 – 602 S. Lena Street, Dothan, Alabama

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:

☒ Main administrative office of the PHA – 602 S. Lena Street, Dothan, Alabama

PHA Plan Supporting Documents are available for inspection at:

☒ Main business office of the PHA – 602 S. Lena Street, Dothan, Alabama

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

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: (state mission here) The mission of the Housing Authority of the City of Dothan is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination for eligible low-income, very low-income, and extremely low-income families residing or desiring to reside in the City of Dothan.

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: 25 Section 8 vouchers
- ☒ Reduce public housing vacancies: Reduce and maintain vacancy rate less than or equal to 3%.
- ☐ Leverage private or other public funds to create additional housing opportunities:
- ☐ Acquire or build units or developments
- ☒ Other (list below)
  Improve and maintain Section 8 lease-up rate to 97% based on funding.

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management: (PHAS score) Maintain PHAS overall score of 90%
- ☒ Improve voucher management: (SEMAP score) Maintain SEMAP overall score of 90%
- ☐ Increase customer satisfaction:
- ☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- ☒ Renovate or modernize public housing units: Obligate Capital Funds within time frames established by HUD.
- ☐ 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. Hold annual workshop for potential and current landlords.
- ☐ Increase voucher payment standards
- ☐ Implement voucher homeownership program:
- ☐ Implement public housing or other homeownership programs:
- ☐ Implement public housing site-based waiting lists:
- ☐ Convert public housing to vouchers:
- ☐ Other: (list below)

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

☒ PHA Goal: Provide an improved living environment
Objectives:
- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☒ Implement public housing security improvements: (1) Enforce applicant screening measures. (2) Provide strict enforcement of lease provisions.
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

☒ Other: (list below)
(1) Implement measures to promote income mixing in public housing through deconcentration provisions of the Admissions and Continued Occupancy Policy. (2) Implement programs for 50 youth annually.

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: (1) Provide all new participants with information on available community services. (2) Coordinate and provide community space and/or utilities for agencies who provide job skills and adult education programs.

☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.

☐ Other: (list below)

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

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

☐ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

☒ Other: (list below)
Provide strict enforcement of equal opportunity and fair housing policies of the Housing Authority. Assist families in the completion and filing of any complaint concerning equal opportunity and fair housing.

Other PHA Goals and Objectives: (list below) None

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

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.

In accordance with the Final Rule, this section is not required.

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.

Table of Contents

	Page #
Annual Plan	
i. Executive Summary	N/A
ii. Table of Contents	
1. Housing Needs	5
2. Financial Resources	12
3. Policies on Eligibility, Selection and Admissions	13
4. Rent Determination Policies	22
5. Operations and Management Policies	26
6. Grievance Procedures	28
7. Capital Improvement Needs	29
8. Demolition and Disposition	30
9. Designation of Housing	31
10. Conversions of Public Housing	32
11. Homeownership	34
12. Community Service Programs	35

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

13. Crime and Safety 39
14. Pets 41
15. Civil Rights Certifications (included with PHA Plan Certifications) 41
16. Audit 41
17. Asset Management 41
18. Other Information 42
19. Other Attachments 45

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 (al007a03)
- ☒ CF Grant 50105 - 2005 Capital Fund Program Annual Statement (al007i03)
- ☒ CF Grant 50104 – Capital Fund Program Performance and Evaluation Report (al007j03)
- ☒ CF Grant 50203 - Capital Fund Program Performance and Evaluation Report (al007k03)
- ☒ CF Grant 50103 - Capital Fund Program Performance and Evaluation Report (al007l03)
- ☒ CF Grant 50102 - Capital Fund Program Performance and Evaluation Report (al007m03)
- ☒ Deconcentration and Income Mixing (al007h03)
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- ☒ Community Service (al007c03)
- ☒ Pet Policy (al007d03)
- ☒ Statement of Progress in Meeting Goals (al007e03)
- ☒ Resident Membership on Board of Commissioners (al007f03)
- ☒ Resident Advisory Board (al007g03)
- ☒ Voluntary Conversion (al007n03)
- ☒ RASS Implementation Plan (al007o03)

Optional Attachments:

- ☒ PHA Management Organizational Chart (al007b03)
- ☒ FY 2005 Capital Fund Program 5 Year Action Plan (al007i03)
- ☐ Public Housing Drug Elimination Program (PHDEP) No longer funded by Congress.
- ☐ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- ☐ Other (List below, providing each attachment name)

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	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 Quality Housing and Work Responsibility Act Initial Guidance; Notice* 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	Annual Plan: Rent

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	methodology for setting public housing flat rents ☐ check here if included in the public housing A & O Policy	Determination
X	Schedule of flat rents offered at each public housing development ☐ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	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 ☐ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund Program for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved 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
	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
X	Voluntary Conversion Required Initial Assessments	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program ☐ 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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	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	3,065	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	2,130	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	2,894	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	3,177	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity White	4,886	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity Black	3,138	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity Hispanic	324	N/A	N/A	N/A	N/A	N/A	N/A

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Race/Ethnicity Other	324	N/A	N/A	N/A	N/A	N/A	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: 2000-2004

☐ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

☐ Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☐ 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:			
	# of families	% of total families	Annual Turnover
Waiting list total	141		269
Extremely low income <=30% AMI	102	72	
Very low income (>30% but <=50%	39	28	

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Housing Needs of Families on the Waiting List			
AMI)			
Low income (>50% but <80% AMI)	0	0	
Families with children	91	65	
Elderly families	6	4	
Families with Disabilities	8	6	
Race/ethnicity White	30	21	
Race/ethnicity Black	111	79	
Race/ethnicity Other	0	0	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	56	40	63
2 BR	49	35	100
3 BR	27	19	72
4 BR	9	6	34
5 BR	0	0	0
5+ BR	0	0	0

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

Housing Needs of Families on the Waiting List

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

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:			
	# of families	% of total families	Annual Turnover
Waiting list total	203		85
Extremely low income <=30% AMI	174	86	
Very low income (>30% but <=50% AMI)	28	13	
Low income (>50% but <80% AMI)	1	1	
Families with children	169	83	
Elderly families	4	2	
Families with Disabilities	30	15	
Race/ethnicity White	20	10	
Race/ethnicity Black	181	89	
Race/ethnicity Asian/Pacific Islander/Amer. Indian	2	1	
Race/ethnicity Hispanic	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Housing Needs of Families on the Waiting List			
5+ BR			

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

If yes:

How long has it been closed (# of months)? 16

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.

(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
- ☒ Maintain or reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☐ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☐ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

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

Select all that apply

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

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

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

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

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

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

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

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

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

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

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

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

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

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

(2) Reasons for Selecting Strategies
Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2003 grants)**		
a) Public Housing Operating Fund	1,914,929	
b) Public Housing Capital Fund	965,475	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,599,704	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
3. Public Housing Dwelling Rental Income	401,000	Public Housing Operations
4. Other income (list below)		
Investment income, late fees, maintenance charges	48,300	Public Housing Operations
4. Non-federal sources (list below)		
Total resources	5,929,408	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

☐ When families are within a certain number of being offered a unit: (state number)

☐ When families are within a certain time of being offered a unit: (state time)

☒ Other: (describe) Upon receipt of a completed application, the PHA begins the verification process immediately (3 business days).

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

☐ Other (describe)

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

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

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

(2)Waiting List Organization

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

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

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

☒ PHA main administrative office – 602 S. Lena Street, Dothan, AL 36301
☐ PHA development site management office
☐ Other (list below)

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

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

☐ One
☐ Two
☒ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

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

c. Preferences

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

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) Wait list skipping to meet federal income targeting requirements.

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.

2 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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

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) Priority 1 – Wait list skipping to meet federal income targeting requirements.

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) If family income changes except for cost-of-living adjustments.

(6) Deconcentration and Income Mixing (See attachment al007i01)

B. Section 8

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

(1) Eligibility

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

☒ Criminal or drug-related activity only to the extent required by law or regulation

☐ Criminal and drug-related activity, more extensively than required by law or regulation

☐ More general screening than criminal and drug-related activity (list factors below)

☐ Other (list below)

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

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

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

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

☒ Criminal or drug-related activity

☐ Other (describe below)

(2) Waiting List Organization

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

☒ None

☐ Federal public housing

☐ Federal moderate rehabilitation

☐ Federal project-based certificate program

☐ Other federal or local program (list below)

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

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

☒ PHA main administrative office – 602 S. Lena Street, Dothan, AL 36301

☐ Other (list below)

(3) Search Time

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

If yes, state circumstances below:

a. Extenuating circumstances such as hospitalization or a family emergency for an extended period of time.

b. The family has evidence that they have made a consistent effort to locate a unit and request support services from the PHA, throughout the initial 60 day period.

c. The family has turned in a Request for Lease Approval prior to the expiration of the 60 day period, but the unit has not passed HQS.

d. Disabled persons.

(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) Wait list skipping to meet federal income targeting requirements.

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.

2 Date and Time

Former Federal preferences
Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)
☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)

☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below) Priority 1 – Wait list skipping to meet federal income targeting requirements.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
☒ Date and time of application
☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)
☐ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)
☒ The PHA applies preferences within income tiers
☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
☒ The Section 8 Administrative Plan
☐ Briefing sessions and written materials
☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
☒ Through published notices
☐ Other (list below)

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? Only those required by federal regulations.

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

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

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

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

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

☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e. Ceiling rents

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

☐ Yes for all developments
☐ Yes but only for some developments
☒ No

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

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

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 except for cost-of-living adjustments.
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
☐ Other (list below)

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 below100% 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)
If the PHA determines that vouchers are not being leased to properly utilize funding.

(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. (al007b01)

☐ 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	670	269
Section 8 Vouchers	615	85
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Capital Fund (CGP)	670	
Other Federal Programs(list	N/A	

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

individually)		

C. Management and Maintenance Policies

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

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

a. Admissions and Continued Occupancy Policy
b. Collection Policy
c. Maintenance Operations Policy
d. Trespass Policy
e. Community Space Policy
f. Grievance Procedures
g. Pet Policy

The following policies are applicable to all programs administered by the PHA:

h. Procurement Policy
i. Capitalization and Disposition Policy
j. Personnel Policy
k. Organization Policy
l. Drug Free Policy
m. Safety Policy
n. Infectious Disease Policy

(2) Section 8 Management: (list below)

a. Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) al007i01

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement 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:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☐ Activities pursuant to an approved Revitalization Plan underway

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition ☐ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one)

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

☐ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (_____)
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) ☐ Part of the development ☐ 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.

1. 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:

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ 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) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ☐ Requirements no longer applicable: vacancy rates are less than 10 percent ☐ Requirements no longer applicable: site now has less than 300 units ☐ Other: (describe below)

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

(See attachment al007m01)

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

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 has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 07/26/2001

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

☒ Client referrals
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
☐ Jointly administer programs
☐ Partner to administer a HUD Welfare-to-Work voucher program
☐ Joint administration of other demonstration program
☒ Other (describe)

a. The TANF agency will work with the PHA to develop appropriate PREP placements to give useful work experience to JOBS participants.

b. A PHA representative will be invited to participate on the county JOBS Task Force.

c. The PHA agrees to act as a host agency for JOBS participants when feasible and to extend preference in filling jobs to qualified JOBS participants whenever possible.

d. The PHA agrees not to reduce rents of any residents who fail to comply with the TANF agency's requirements for work activities or commit fraud in connection with receipt of FA benefits.

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)
Adult Basic Education	110	Waiting List	Family Services Ctr.	Both
Career Center	120	Waiting List	Family Services Ctr.	Both
Daycare	60	Waiting List	Family Services Ctr.	Both
EvenStart	80	Waiting List	McRae Homes, Martin Homes, Johnson Homes, Ussery Homes	Public Housing
Job Fairs- 2 annually	N/A	N/A	Family Services Ctr.	Both
Youth Activities-Sports, Girl Scouts, Tutorial, Cultural Arts	50	Specific Criteria	Various Housing Developments	Public Housing

(2) Family Self Sufficiency program/s

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 06/30/04)
Public Housing	N/A	N/A
Section 8	24	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:

The PHA contracted with an outside agency experienced in social and job training skills to facilitate the enrollment and success of FSS participants in the Section 8 program.

C. Welfare Benefit Reductions

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

☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
☒ Informing residents of new policy on admission and reexamination
☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937 (SEE ATTACHMENT al007c01)

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? (list below)

McRae Homes, Martin Homes, Johnson Homes
However, all public housing developments have had some problems at one or another.

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

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

2. Which developments are most affected? (list below)
McRae Homes, Martin Homes, Johnson Homes

C. Coordination between PHA and the police

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

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

2. Which developments are most affected? (list below)
Henry Green, McRae Homes, Martin Homes, Johnson Homes, Ussery Homes

D. Additional information as required by PHDEP/PHDEP Plan (No longer applicable.)

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

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
☐ Yes ☐ No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY (Attachment al007d01)

[24 CFR Part 903.7 9 (n)]

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

☐ 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:

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

☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☐ Other: (describe)

b. Eligible candidates: (select one)
☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance
☐ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☐ Other (list)

c. Eligible voters: (select all that apply)
☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
☐ Representatives of all PHA resident and assisted family organizations
☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of Dothan, Alabama

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

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

☐ Other: (list below)

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: Agreement to execute Certification of Consistency for PHA Plan and other Certification of Consistencys as needed to support application for additional housing assistance which may come available.

D. Other Information Required by HUD

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

Definition of Substantial Deviation from the 5-Year Plan:

a. Any change to the Mission Statement.
b. Changes to the Stated Goals which are not a result of decreased HUD funding.
c. Changes required by HUD for approval of the 5-Year Plan will not be considered a substantial deviation.

Definition of Significant Amendment or Modification:

a. Any change to the following sections of the Annual Plan:
    1. Capital Improvement Needs (deletions or additions to 5-Year Plan)
    2. Demolition and Disposition
    3. Designation of Public Housing
    4. Conversions of Public Housing
    5. Homeownership
b. Any decrease in Financial Resources significantly affecting resident services.
c. Any deletion of a stated Objective in the 5-Year Plan.
d. Amendments or modifications required due to HUD's failure to issue timely publication of Final Rules or to facilitate HUD approval of the Annual Plan will not be considered a significant amendment or modification.

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Other Attachments

Use this section to provide any additional attachments referenced in the Plan

RASS Implementation Plan (attachment al007n01)

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Table Library

(Attachment al007a02)

HOUSING AUTHORITY OF THE CITY OF DOTHAN, ALABAMA

ADMISSIONS POLICY FOR DECONCENTRATION

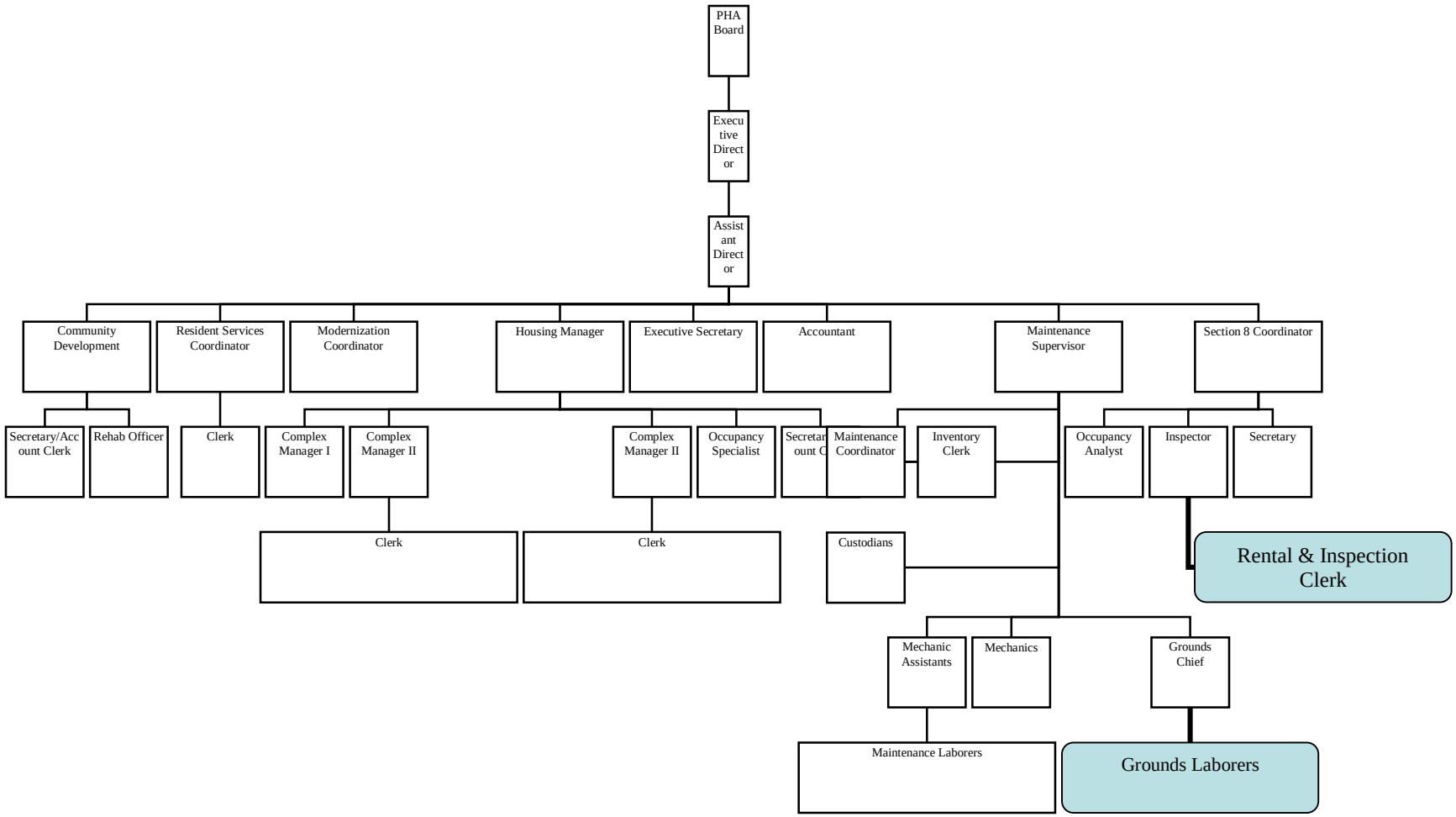
A. **PUBLIC HOUSING (excerpted from Admissions and Continued Occupancy Policy)**

1. Objective: The objective of the Deconcentration Rule for public housing units is to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the housing authority is to house no less than 40% of its public housing inventory with families that have income at or below 30% of the area median income by public housing development. Also the housing authority will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments. To insure that the housing authority does not concentrate families with higher income levels, it is the goal of the housing authority not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area median income. The housing authority will track the status of family income, by development, on a monthly basis by utilizing income report generated by the housing authority's computer system.
2. Actions: To accomplish the deconcentration goals, the housing authority will take the following actions:
    a. At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous housing authority fiscal year.
    b. To accomplish the goals of:
        (1) Housing not less than 40% of its public housing inventory on an annual basis with families that have incomes at or below 30% of area median income, and
        (2) Not housing families with incomes that exceed 30% of the area median income in developments that have 60% or more of the total household living in the development with incomes that exceed 30% of the area median income, the housing authority's Tenant Selection and Assignment Plan, which is a part of this policy, provides for skipping families on the waiting list to accomplish these goals.

B. SECTION 8 (excerpted from the Section 8 Administrative Plan)

1. The objective of the deconcentration rule for Section 8 tenant-based assistance is to admit no less than 75% of its new admissions to the program to families that have income at or below 30% of the area median income. The housing authority will track the status of all new admissions monthly by utilizing income reports generated by the housing authority's computer system. The goal will be tracked monthly and if the housing authority is not reaching its goal, families will be skipped on the waiting list to admit a family that has income that is at or below 30% of area median income. The practice will continue until the housing authority achieves its goal. The housing authority's Section 8 applicant selecton process, which is contined in the Section 8 Administrative Plan, provides for the skipping of families on the waiting list to accomplish this goal.

(Attachment al007b02)



(Attachment al007c02)

HOUSING AUTHORITY OF THE CITY OF DOTHAN

COMMUNITY SERVICE POLICY

A. Each non-exempt adult public housing resident must contribute eight (8) hours of community service or participate in a self-sufficiency program for eight (8) hours in 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 life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service does not include political activities.

Note: For purposes of the community service requirement an adult is a person eighteen (18) years or older.

B. Exempt: The following adult family members are exempt:

(1) 62 years of age or older.
(2) Persons with qualifying disabilities which prevent the individual's compliance. The individual must provide appropriate documentation to support the qualifying disability, which may include self-certification. In addition, any person who is the primary caretaker of such individual is exempt.
(3) Persons engaged in work activities as defined in section 407(d) of the Social Security Act.
(4) Persons participating at least eight (8) hours a month in a welfare-to-work program.
(5) Persons receiving assistance from and in compliance with a State program funded under Part A, Title IV of the Social Security Act.

C. Proof of Compliance: Each head of household must present to the HA office documentation that he/she and all other persons eighteen years of age or older living in the household, who are not exempt, have complied with this section. Any such documentation shall be verifiable by the HA. 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 HA. Provided, however, that the HA 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 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 such 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.

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

(Attachment al007d02)

HOUSING AUTHORITY OF THE CITY OF DOTHAN

PET POLICY
(Excerpts from full Pet Policy)

A. A tenant may own one or more common household pets or have one or more common household pets present in the dwelling unit of such tenant, subject to certain conditions as approved by the HA and detailed in the fully adopted Pet Policy.
B. All pets must be housed within the unit and no facilities can be constructed outside for any pet. No animal shall be permitted to be loose and if taken outside must be on a leash. All authorized pets must be under the control of an adult.
C. Pets may not be left unattended for more than twenty-four consecutive hours.
D. Each pet must be maintained responsibly and in accordance with the required pet ownership lease addendum and with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership. Pets shall not disturb, interfere or diminish the peaceful enjoyment of other tenants.
E. Tenants shall have pets restrained so that maintenance can be performed in the apartment.
F. An annual fee and deposit is required for each pet in accordance with the fee and deposit schedule outlined in the adopted Pet Policy. 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 HA at such time. The annual fee is not reimbursable. The deposit shall be utilized to offset damages caused by the pet and/or tenant. Any balance, if any, from the deposit will be refunded to the tenant.
G. It shall be a serious violation of the lease for any tenant to have a pet without proper approval and without having complied with the terms of the Pet Policy. Such violation shall be considered to be a violation of Paragraph IV (L) of the lease (a serious violation) and the HA will issue a termination notice.

The Pet Policy does not apply to service animals that are used to assist persons with disabilities. The exclusion applies to animals that reside in projects for the elderly or persons with disabilities. Nothing in the Pet Policy limits or impairs the rights of persons with disabilities.

(Attachment al007e02)

HOUSING AUTHORITY OF THE CITY OF DOTHAN

STATEMENT OF PROGRESS IN MEETING 5 YEAR GOALS

PHA Goal: Expand the supply of assisted housing.

1. Apply for 50 additional rental Section 8 Vouchers. Goal was met in FY 2000. Application was made for 50 Section 8 vouchers which was approved by HUD. In addition on September 1, 2003, the Housing Authority received 21 additional housing vouchers due to an owner opt-out at Parkview Place.
2. Reduce public housing vacancies. Reduce and maintain vacancy rate less than or equal to 3%. Presently goal is being met with a year to date average of 1.83% excluding McRae Homes which is undergoing substantial modernization.
3. Improve and maintain Section 8 lease-up rate to 97%. Average lease up rate during last 6 months is 100% based on funds available.

PHA Goal: Improve the quality of assisted housing.

1. Improve the public housing management. Maintain PHAS overall score of 90%. PHAS score for FY 03 was 90% with Housing Authority being designated as a "High Performer".
2. Improve voucher management. Maintain SEMAP overall score of 90%. SEMAP score for FY 03 was 96% with Housing Authority being designated as a "High Performer".
3. Renovate or modernize public housing units. Obligate Capital Funds within 18 months of receipt. Begin aggressive goal to air condition all public housing units where feasible. FY 02 capital funds are fully obligated as of 6/30/04. FY 03 capital funds are 87% obligated as of 6/30/04. FY04 capital program funds have not been released by HUD.

PHA Goal: Increase assisted housing choices.

1. Conduct outreach efforts to potential voucher landlords. Hold annual workshop for potential and current landlords. The annual workshop has not been accomplished for this year but will be prior to end of year.

PHA Goal: Provide an improved living environment.

1. Implement public housing security improvement. Seek PHDEP funding. Enforce applicant screening measures. Provide strict enforcement of lease provisions. All goals accomplished. Housing Authority is using Capital Funds to provide for 8 police officers through the City of Dothan to patrol public housing units. Criminal background checks are done on all applicants.

2. Implement measures to promote income mixing in public housing through deconcentration provisions of the ACOP. Measures have been implemented but higher income families have been difficult to attract to public housing.
3. Implement programs for 50 youth annually. Goal has been met through youth sports, 252 Club and girl scout and boy scout programs.

PHA Goal: Promote self-sufficiency and asset development of assisted households.

1. Provide all new participants with information on available community services. Goal met as all new admissions are given this information.
2. Coordinate and provide community space for annual workshops on available job skills and adult education programs. Families are referred to the Alfred Saliba Family Services Center for information on job skills and adult education programs. In addition, Housing Authority provides utilities for the Alfred Saliba Family Services Center to provide on site programs through their TLC program.
3. Improve participation in Section 8 Family Self Sufficiency Program through additional outreach to families. Additional outreach has been accomplished. Housing Authority has contracted with Family Services Center to provide services to help participants enroll and attain goals. Currently 24 families are enrolled in the FSS program.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

1. Provide strict enforcement of equal opportunity and fair housing policies of the Housing Authority. Assist families in the completion and filing of any complaint concerning equal opportunity and fair housing. Housing Authority enforces all equal opportunity and fair housing policies. No family has requested help in filing a complaint.

(Attachment al007f02)

HOUSING AUTHORITY OF THE CITY OF DOTHAN

RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

Resident Commissioner Name:	Willie Williams
Method of Selection:	Appointment by Mayor
Term of Office:	01/31/2001 to 01/31/2006

(Attachment AL007g02)

HOUSING AUTHORITY OF THE CITY OF DOTHAN

RESIDENT ADVISORY BOARD

MEMBERS:

1.	Linda Hunt	Henry Green Apartments (Public Housing)
2.	Kimberly Russaw	McRae Homes (Public Housing)
3.	Yolanda Murckson	Martin Homes (Public Housing)
4.	Tameka Barrett	Johnson Homes (Public Housing)
5.	Paul Carr	Ussery Homes (Public Housing)
6.	Eunice Frazier	Section 8

Members of the Resident Advisory Board are appointed by the Board of Commissioners of the Housing Authority.

(Attachment al007h02)

Component 3, (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: Do 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:	**Number of Units**	**Explanation (if any) [see step 4 at §903.2(c)(1)((iv)]**	**Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]**
Henry Green	99	N/A	See Attachment
McRae Homes	92	N/A	al007a02 for details of
Martin Homes	148	N/A	policy.
Ussery Homes	86	N/A	

CAPITAL GRANT PROGRAM TABLES START HERE

(Attachment al007i02)

Annual Statement/Performance and Evaluation Report
Capital Grant Program Part I: Summary

PHA Name: Housing Authority of the City of Dothan	Grant Type and Number CF Program Grant No: AL09P00750105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005

☒ 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	205,000			
4	1410 Administration	58,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	687,907			
11	1465.1 Dwelling Equipment—Nonexpendable	14,000			
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	70,000			
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Grant Program Part I: Summary

PHA Name: Housing Authority of the City of Dothan	Grant Type and Number CF Program Grant No: AL09P00750105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005

☒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
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,084,907			
22	Amount of line 21 Related to LBP Activities	365,380			
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	175,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Dothan		Grant Type and Number Capital Fund Program Grant No: AL09P00750105 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	
7-01/Henry Green	LBP Abatement	1460	70	140,000				
	Exterior door units	1460	140	85,380				
	Interior doors & frames	1460	420	140,000				
	Floor tile	1460	70	145,000				
	Interior painting	1460	70	70,000				
	Appliances	1465 1	40	14,000				
	Architectural & engineering	1430		50,000				
	Relocation	1495 1	70	70,000				
	Subtotal			714,380				
7-04/Johnson	Condenser Guards	1460	214	77,000				
	Subtotal			77,000				
7-04/Ussery	Condenser Guards	1460	86	30,527				
	Subtotal			30,527				
HA-Wide	Security – Partial reimb. for 8 police officers	1408		175,000				
	Youth Programs: 2 basketball teams, 2 softball teams, Boy Scouts & Girl Scouts, 252 Club – educational programs	1408		30,000				
HA-Wide (con't)	Administration: Coordinator – 100% - Planning & inspection of work Accountant – 10% - Reporting & ELOCCS Executive Director – 5% - Overall supervision	1410		58,000				

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 City of Dothan		**Grant Type and Number** Capital Fund Program Grant No: AL09P00750105 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	
	Subtotal			263,000				
	Totals			1,084,907				

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 City of Dothan	**Grant Type and Number** Capital Fund Program No: AL09P00750105 Replacement Housing Factor No:	**Federal FY of Grant:** 2005

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	
7-01/Henry Green	5-31-07			5-31-09			
HA-Wide	5-31-07			5-31-09			

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name Housing Authority of the City of Dothan				☒ **Original 5-Year Plan** ☐ **Revision No:**	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: AL09P00750106 PHA FY: 2006	Work Statement for Year 3 FFY Grant: AL09P00750107 PHA FY: 2007	Work Statement for Year 4 FFY Grant: AL09P00750108 PHA FY: 2008	Work Statement for Year 5 FFY Grant:AL09P00750109 PHA FY: 2009
	Annual Statement				
7-01/Henry Green		322,000	0	0	30,000
7-02/McRae		37,000	0	0	53,000
7-03/Martin		35,380	770,380	747,907	350,000
7-04/Johnson		228,027	0	0	205,000
7-04/Ussery		105,500	47,527	0	56,907
7-07/MLV		0	0	70,000	71,000
HA-Wide		357,000	267,000	267,000	319,000
CFP Funds Listed for 5-year planning		1,084,907	1,084,907	1,084,907	1,084,907
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year : 2 FFY Grant: AL09P00750106 PHA FY: 2006			Activities for Year: 3 FFY Grant: AL09P00750107 PHA FY: 2007		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	7-01/Henry Green	LBP abatement	58,000	7-03/Martin	LBP abatement	113,000
Annual		Exterior doors	38,000		Exterior doors	70,000
Statement		Interior doors	61,000		Interior doors	63,000
		Floor tile	60,000		Floor tile	120,000
		Painting	29,000		Painting	60,000
		Appliances	7,000		Walls & ceilings	153,380
		Condenser Guards	40,000		Condenser Guards	60,000
		Relocation	29,000		Appliances	21,000
		Subtotal	322,000		A&E	50,000
	7-02/McRae	Condenser Guards	37,000		Relocation	60,000
		Subtotal	37,000		Subtotal	770,380
	7-03/Martin	Erosion control	24,880	7-04/Ussery	Fencing	47,527
		Appliances	10,500		Subtotal	47,527
		Subtotal	35,380	HA-Wide	Security	175,000
	7-04/Johnson	Parking & paving	100,000		Youth Programs	30,000
		Painting	50,000		Administration	62,000
		Postal Area	30,527		Subtotal	267,000
		Erosion control	30,000			
		Appliances	17,500			
		Subtotal	228,027			
	7-04/Ussery	Parking & Paving	50,000			
		Painting	30,000			
		Tree removal	15,000			
		Total CFP Estimated Cost	$ con't on next page			$1,084,907

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

Activities for Year : 2 con't FFY Grant: AL09P00750106 PHA FY: 2006			Activities for Year: ___ FFY Grant: PHA FY: Left Blank Intentionally		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
7-04/Ussery (con't)	Appliances	10,500			
	Subtotal	105,500			
HA-Wide	Security	175,000			
	Youth programs	30,000			
	Administration	60,000			
	Warehouse roof	40,000			
	A&E	52,000			
	Subtotal	357,000			
Total CFP Estimated Cost		$1,084,907			$

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

Activities for Year : 4 FFY Grant: AL09P00750108 PHA FY: 2008			Activities for Year: 5 FFY Grant: AL09P00750109 PHA FY: 2009		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
7-03/Martin	LBP abatement	150,527	7-01/Henry Green	HVAC	30,000
	Exterior doors	70,000		Subtotal	30,000
	Interior doors	63,000	7-02/McRae	HVAC	30,000
	Floor tile	120,000		Painting	5,000
	Painting	60,000		Cabinets	10,000
	Walls & ceilings	153,380		Appliances	8,000
	Appliances	21,000		Subtotal	53,000
	A&E	50,000	7-03/Martin	LBP abatement	53,000
	Relocation	60,000		Exterior doors	33,000
	Subtotal	747,907		Interior doors	30,000
7-07/MLV	Roofs	70,000		Floor tile	56,000
	Subtotal	70,000		Painting	28,000
HA-Wide	Security	175,000		Walls & ceilings	72,000
	Youth Programs	30,000		Appliances	10,000
	Administration	62,000		Relocation	28,000
	Subtotal	267,000		HVAC	40,000
				Subtotal	350,000
			7-04/Johnson	HVAC	60,000
				Fencing	50,000
				Painting	20,000
				Cabinets	35,000
	Total CFP Estimated Cost	$1,084,907			$ con't next page

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

Activities for Year :____ FFY Grant: PHA FY: Left Blank Intentionally			Activities for Year: 5 FFY Grant: AL09P00750109 PHA FY: 2009		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
			7-04/Johnson (con't)	Appliances	20,000
				Exterior doors	20,000
				Subtotal	205,000
			7-04/Ussery	HVAC	23,907
				Cabinets	10,000
				Painting	5,000
				Exterior doors	10,000
				Appliances	8,000
				Subtotal	56,907
			7-07/MLV	HVAC	62,000
				Painting	5,000
				Appliances	4,000
				Subtotal	71,000
			HA-Wide	Security	175,000
				Youth programs	30,000
				Administration	64,000
				A&E	50,000
				Subtotal	319,000
Total CFP Estimated Cost		$			$1,084,907

CAPITAL GRANT PROGRAM TABLES START HERE

(Attachment al007j02)

Annual Statement/Performance and Evaluation Report
Capital Grant Program Part I: Summary

PHA Name: Housing Authority of the City of Dothan	Grant Type and Number CF Program Grant No: AL09P00750104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 6-30-04 ☐ 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	193,905		0	0
4	1410 Administration	56,000		0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	42,000		0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	639,380		0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	35,000		0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Grant Program Part I: Summary

PHA Name: Housing Authority of the City of Dothan	Grant Type and Number CF Program Grant No: AL09P00750104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 6-30-04 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	965,475		0	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	175,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

As of the Performance and Evaluation date of 6-30-04, HUD had not approved this Annual Statement thus the reason no funds have been obligated or expended for this grant.

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 City of Dothan		Grant Type and Number Capital Fund Program Grant No: AL09P00750104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
7-01/Henry Green	Bath Surrounds	1460	99	198,000		0		
	Subtotal			198,000		0		
7-03/Martin	Electrical Upgrade & Bath Vent Fans	1460	148	296,000		0		
	Ceiling Repair	1460	40	40,380		0		
	Subtotal			336,380		0		
7-04/Ussery	Sewer Lines	1460		105,000		0		
	Subtotal			105,000		0		
HA-Wide	A&E	1430		42,000		0		
	Youth Programs: 3 basketball teams 2 softball teams Boy Scout & Girl Scout Troops 252 Club – Educational Programs	1408		18,095		0		
	Administration: Coordinator – 100% Mgt. & Inspection Accountant – 10% Reporting & ELOCC Executive Director – 5% Overall Supervision	1410		56,000		0		
	Computer Upgrades	1475		35,000		0		
	Subtotal			326,095		0		
	N/A							

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 City of Dothan		**Grant Type and Number** Capital Fund Program Grant No: AL09P00750104 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: Housing Authority of the City of Dothan	**Grant Type and Number** Capital Fund Program No: AL09P00750104 Replacement Housing Factor No:	**Federal FY of Grant:** 2004

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
7-01/Henry Green	5-31-06			5-31-08			
7-03/Martin Homes	5-31-06			5-31-08			
7-04/Ussery Homes	5-31-06			5-31-08			
HA-Wide	5-31-06			5-31-08			

CAPITAL GRANT PROGRAM TABLES START HERE

(Attachment al007k02)

Annual Statement/Performance and Evaluation Report
Capital Grant Program Part I: Summary

PHA Name: Housing Authority of the City of Dothan	Grant Type and Number CF Program Grant No: AL09P00750203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 6-30-04 ☐ 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	100,416		100,416	
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	92,000		3,829	3,829
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Grant Program Part I: Summary

PHA Name: Housing Authority of the City of Dothan	Grant Type and Number CF Program Grant No: AL09P00750203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 6-30-04 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	192,416		104,245	3,829
22	Amount of line 21 Related to LBP Activities	192,416			
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Dothan		Grant Type and Number Capital Fund Program Grant No: AL09P00750203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
7-02/McRae	Lead based paint abatement	1460	92	100,416		100,416		Underway
	Relocation due to LBP abatement	1495 1	92	92,000		3,829	3,829	Underway
	Totals			192,416		104,245	3,829	

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 City of Dothan	**Grant Type and Number** Capital Fund Program No: AL09P00750203 Replacement Housing Factor No:	**Federal FY of Grant:** 2003

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
7-02/McRae Homes	2-12-06			2-12-08			

CAPITAL GRANT PROGRAM TABLES START HERE

(Attachment al007l02)

Annual Statement/Performance and Evaluation Report
Capital Grant Program Part I: Summary

PHA Name: Housing Authority of the City of Dothan	Grant Type and Number CF Program Grant No: AL09P00750103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 6-30-04 ☐ 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	193,905	193,095	175,000	52,606
4	1410 Administration	53,000	53,000	5,874	5,874
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	59,000	16,400	16,400	0
8	1440 Site Acquisition				
9	1450 Site Improvement	115,000	0		
10	1460 Dwelling Structures	492,080	702,980	702,980	62,914
11	1465.1 Dwelling Equipment—Nonexpendable	53,300	0		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Grant Program Part I: Summary

PHA Name: Housing Authority of the City of Dothan	Grant Type and Number CF Program Grant No: AL09P00750103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 6-30-04 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	965,475	965,475	900,254	121,394
22	Amount of line 21 Related to LBP Activities	212,960	318,860		
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	175,000	175,000		
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Dothan		Grant Type and Number Capital Fund Program Grant No: AL09P00750103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work/See Notes for Nos.
				Original	Revised	Funds Obligated	Funds Expended	
7-01/Henry Green	Painting	1460	20	20,000	0			Deleted 1
	Appliances	1465 1	19	9,750	0			Deleted 2
	Tub surrounds	1460	10	0	17,421	17,421		Underway 3
	Subtotal			29,750	17,421	17,421		
7-02/McRae	Door units – LBP	1460	184	212,960	101,810	101,810		Underway
	Screen doors	1460	176	55,200	47,120	47,120		Underway
	Painting	1460	16	16,000	0			Deleted 4
	Appliances	1465 1	19	9,750	0			Deleted 5
	Windows – LBP	1460	644	0	153,260	153,260		Underway 6
	Bathroom vent fans	1460	92	0	29,327	29,327		Underway 7
	Kitchen cabinets	1460	23	0	18,354	18,354		Underway 8
	Countertops	1460	92	0	24,085	24,085		Underway 9
	Floor tile	1460	92	0	181,940	181,940		Underway 10
	General LBP abatement	1460	1	0	63,790	63,790	62,914	Underway 11
	Subtotal			293,910	619,686	619,686	62,914	
7-03/Martin	Painting	1460	27	27,000	0			Deleted 12
	Appliances	1465 1	27	13,650	0			Deleted 13
	Subtotal			40,650	0			

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 City of Dothan		**Grant Type and Number** Capital Fund Program Grant No: AL09P00750103 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work/See Notes for Nos.
				Original	Revised	Funds Obligated	Funds Expended	
7-04/Johnson	Painting	1460	39	39,000	0			Deleted 14
	Appliances	1465 1	40	20,150	0			Deleted 15
	Kitchen cabinets	1460	69	0	32,841	32,841		Underway 16
	Countertops	1460	44	0	11,518	11,518		Underway 17
	Subtotal			59,150	44,359	44,359		
7-04/Ussery	Fencing-chain link	1450	1	25,000	0			Deleted 18
	Fencing-masonry	1450	1	90,000	0			Deleted 19
	Screen doors	1460	192	51,600	0			Deleted 20
	Painting	1460	15	15,000	0			Deleted 21
	Kitchen cabinets	1460	11	0	7,705	7,705		Underway 22
	Countertops	1460	15	0	3,927	3,927		Underway 23
	Subtotal			181,600	11,632	11,632		
7-07/MLV	Bathroom vent fans	1460	31	11,000	9,882	9,882		Underway
	Roofs	1460	10	44,320	0			Deleted 24
	Subtotal			55,320	9,882	9,882		

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 City of Dothan		**Grant Type and Number** Capital Fund Program Grant No: AL09P00750103 Replacement Housing Factor Grant No:				**Federal FY of Grant: 2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Security-Partial reimb. for 8 police officers	1408		175,000	175,000	175,000	52,606	Underway
	Youth programs: 2 basketball teams 1 softball team Boy Scout & Girl Scout troops 252 Club – Educational programs	1408		18,095	18,095			Underway
	Administration: 1.Coordinator-100% Planning and inspection of work 2.Accountant-10% Reporting and ELOOCS 3.Ex. Director-5% Overall supervision	1410		53,000	53,000	5,874	5,874	Underway
	Architectural & engineering	1430		59,000	16,400	16,400		Underway
	Subtotal			305,095	262,495	197,274	58,480	
	TOTALS			**965,475**	**965,475**	**900,254**	**121,394**	

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 City of Dothan	**Grant Type and Number** Capital Fund Program No: AL09P00750103 Replacement Housing Factor No:	**Federal FY of Grant:** 2003

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
7-01/Henry Green	9-16-05			9-16-07			
7-02/McRae Homes	9-16-05			9-16-07			
7-03/Martin Homes	9-16-05			9-16-07			
7-04/Johnson Homes	9-16-05			9-16-07			
7-04/Ussery Homes	9-16-05			9-16-07			
HA-Wide	9-16-05			9-16-07			

Notes for Status of Work
Performance and Evaluation Report
AL09P00750103
6-30-2004

Original plans were to replace exterior doors at McRae Homes. The existing door jambs were encapsulated previously to prevent exposure to lead hazards. The Housing Authority thought the exterior doors and jambs could be replaced without requiring the residents to vacate the unit. After the design architect inspected the units, the Housing Authority was informed this would not be possible. Because the exterior door replacement was a high priority item, the Housing Authority made the decision to move the entire lead based paint work at McRae Homes identified in the 5 Year Plan into this CF project. In addition other work items were deleted as they were accomplished in prior CF projects and/or have been added or transferred to and from future CF projects. These notes explain any changes made.

1. Henry Green painting was deleted as it was accomplished in a prior CF project.
2. Henry Green appliances were deleted and transferred to Operating Fund if necessary.
3. Henry Green tub surrounds were transferred from future CF project.
4. McRae Homes painting was deleted as it was accomplished in prior CF project.
5. McRae Homes appliances were deleted and transferred to Operating Fund if necessary.
6-11. Items 6-11 at McRae Homes were transferred from future CF projects for LBP abatement work and other work needed when units were vacant.
12. Martin Homes painting was deleted as it was accomplished in prior CF project.
13. Martin Homes appliances were deleted and transferred to Operating Fund if necessary.
14. Johnson Homes painting was deleted as it was accomplished in prior CF project.
15. Johnson Homes appliances were deleted and transferred to Operating Fund if necessary.
16-17. Johnson Homes cabinets and countertops were transferred from future CF projects.
18-19. Ussery Homes fencing was deleted and transferred to future CF projects.
20-21. Ussery Homes screen doors and panting were deleted as they were accomplished in prior CF project.
22-23. Ussery Homes cabinets and countertops were added from future CF projects.
24. Marvin Lewis Village roofs were deleted and transferred to future CF projects.

CAPITAL GRANT PROGRAM TABLES START HERE

(Attachment al007m02)

Annual Statement/Performance and Evaluation Report
Capital Grant Program Part I: Summary

PHA Name: Housing Authority of the City of Dothan	Grant Type and Number CF Program Grant No: AL09P00750102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 6-30-2004 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	205,000	205,000	205,000	205,000
4	1410 Administration	51,300	60,074	60,074	60,074
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	56,000	88,600	88,600	88,600
8	1440 Site Acquisition				
9	1450 Site Improvement	204,000	227,287	227,287	92,068
10	1460 Dwelling Structures	657,120	592,459	592,459	592,459
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Grant Program Part I: Summary

PHA Name: Housing Authority of the City of Dothan	Grant Type and Number CF Program Grant No: AL09P00750102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 6-30-2004 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,173,420	1,173,420	1,173,420	1,038,201
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	175,000	175,000		
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of Dothan

Grant Type and Number
Capital Fund Program Grant No: AL09P00750102
Replacement Housing Factor Grant No:

Federal FY of Grant: 2002

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work/See Notes for Numbers
				Original	Revised	Funds Obligated	Funds Expended	
7-01/Henry Green	Bathroom vent fans	1460	99	0	24,338	24,338	24,338	Completed 1
	Interior painting	1460	29	26,361	14,646	14,646	14,646	Completed
	Tub surrounds	1460	23	0	38,675	38,675	38,675	Completed 2
	Subtotal			26,361	77,659	77,659	77,659	
7-02/McRae	Interior painting	1460	33	23,634	15,806	15,806	15,806	Completed
	Subtotal			23,634	15,806	15,806	15,806	
7-03/Martin	Heat pumps	1460	24	122,152	0	0	0	Deleted 3
	Interior painting	1460	29	40,905	16,769	16,769	16,769	Completed
	Water line replacement	1450	1	204,000	227,287	227,287	92,068	Underway
	Subtotal			367,057	244,056	244,056	108,837	
7-04/Johnson	Heat pumps	1460	36	137,848	151,275	151,275	151,275	Completed
	Interior painting	1460	43	59,085	29,584	29,584	29,584	Completed
	Tub surrounds	1460	79	133,500	126,627	126,627	126,627	Completed
	Bathroom vent fans	1460	214	0	52,610	52,610	52,610	Completed 4
	Subtotal			330,433	360,096	360,096	360,096	
7-04/Ussery	Exterior meter bases	1460	24	67,200	0	0	0	Deleted 5
	Dryer vents/outlets	1460	28	23,650	9,218	9,218	9,218	Completed
	Interior painting	1460	22	22,785	14,075	14,075	14,075	Completed
	Bathroom vent fans	1460	86	0	21,142	21,142	21,142	Completed

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 City of Dothan		**Grant Type and Number** Capital Fund Program Grant No: AL09P00750102 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
7-04/Ussery con't	Screen doors	1460	172	0	77,694	77,694	77,694	Completed 7
	Subtotal			113,635	122,129	122,129	122,129	
HA-Wide	Security – Partial reimbursement for 8 police officers	1408		175,000	175,000	175,000	175,000	Completed
	Youth programs: 3 basketball teams 2 softball teams Boy scout & Girl scout troops 252 Club – educational programs	1408		30,000	30,000	30,000	30,000	Completed
	Administration: 1. Coordinator – 100%-Planning and inspection of work 2. Accountant – 10%- Reporting and ELOCCS 3. Ex. Director – 5%- Overall supervision	1410		51,300	60,074	60,074	60,074	Completed
	Architectural & Engineering	1430		56,000	88,600	88,600	88,600	Completed
	Subtotal			312,300	353,674	353,674	353,674	
	TOTALS			**1,173,420**	**1,173,420**	**1,173,420**	**1,038,201**	

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 City of Dothan	**Grant Type and Number** Capital Fund Program No: AL09P00750102 Replacement Housing Factor No:	**Federal FY of Grant:** 2002

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
7-01/Henry Green	5-31-04		5-30-04	5-31-06		6-30-04	
7-02/McRae Homes	5-31-04		5-30-04	5-31-06		6-30-04	
7-03/Martin Homes	5-31-04		5-30-04	5-31-06			
7-04/Johnson Homes	5-31-04		5-30-04	5-31-06		6-30-04	
7-04/Ussery Homes	5-31-04		5-30-04	5-31-06		6-30-04	
HA-Wide	5-31-04		5-30-04	5-31-06		6-30-04	

Notes for Status of Work
Performance and Evaluation Report
AL09P00750102
6-30-04

Due to funds leftover from prior year Capital Fund projects, some work items originally planned were transferred to the prior year. Likewise, work items from future Capital Fund projects in the Five Year Plan have been transferred to this project. The notes below explain the transfer made.

1. **Henry Green bathroom vent fans transferred from future CF projects.**
2. **Henry Green tub surrounds transferred from future CF projects.**
3. **Martin Homes heat pumps transferred to prior year CF project.**
4. **Johnson Homes bathroom vent fans transferred from future CF projects.**
5. **Ussery Homes exterior meter bases were deleted. Item determined not to be needed.**
6. **Ussery Homes bathroom vent fans transferred from future CF projects.**
7. **Ussery Homes screen doors transferred from future CF projects.**

(Attachment al007n02)

Component 10 (B) Voluntary Conversion Initial Assessments

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

1. Henry Green Apts. 2. McRae Homes 3. Martin Homes
4. Johnson Homes 5. Ussery Homes

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

1. Marvin Lewis Village

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

1. Henry Green Apts. 2. McRae Homes 3. Martin Homes
4. Johnson Homes 5. Ussery Homes

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

Development Name	Number of Units
None	N/A

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

(Attachment al007o02)

Implementation Plan for Resident Survey Deficiency

The Resident Service and Satisfaction Survey conducted in FY 03 reveal the following scores:

Maintenance and Repair	**89.30%**
Communication	**76.10%**
Safety	**83.10%**
Services	**94.20%**
Neighborhood Appearance	**68.40%**

Any area scoring below 75% requires the Housing Authority to develop an Implementation Plan to try and correct any problems existing in the opinion of the residents surveyed. Neighborhood Appearance scored below the 75% threshold and the Housing Authority has developed this Implementation Plan.

The overall biggest problem according to the resident survey was the general upkeep of the grounds and parking areas. The Housing Authority proposes to improve these areas as follows:

(1) Contract with outside entities to cut grass and pick up trash before cuttings.
(2) Assign a visible two person detail to pick up trash/litter between grass cuttings and in parking areas as well as to pick up trash/litter in non-grass cutting months.
(3) Encourage residents to pick up trash/litter in the area around their units and counsel with residents who repeatedly have visible litter in and around their units.