

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2006

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

**PHA Plan
Agency Identification**

PHA Name: Decatur Housing Authority

PHA Number: AL048

PHA Fiscal Year Beginning: (mm/yyyy) 07/2005

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
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: High Performer
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- Maintain SEMAP score (SEMAP score) 95

- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)
- Continue to increase the number of HCV homeownership participants

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

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

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:

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

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

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2006
[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.

For Fiscal Year 2006 we have updated our Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan to include any new regulations as required by the Department of Housing and Urban Development. Updated the FSS Action Plan.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration (**AL048i01**)
- FY 2006 Capital Fund Program Annual Statement (**AL048a01**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart(**AL048b01**)
- FY 2006 Capital Fund Program 5 Year Action Plan(**AL048a01**)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - Public Housing Resident Community Service Requirements (**AL048d01**)
 - Pet Policy (**AL048e01**)
 - Progress in Meeting 5-year Plan Mission and Goals (**AL048f01**)
 - Resident Membership of the PHA Governing Board (**AL048g01**)
 - Membership of the Resident Advisor Board (**AL048h01**)
 - Action Plan for the PHAS Resident Survey (**AL048j01**)
 - Section 8 Homeownership Capacity Statement (**AL048k01**)
 - Deconcentration and Income Mixing (**AL048m01**)
 - Voluntary Conversion Initial Assessments (**AL048n01**)

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
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	programs/plans	Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	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	Affordability	Supply	Quality	Accessibility	Size	Location
Extremely low income ≤ 30% AMI	1968	5	1	1	1	1	3

Very low income (>30% but <=50% AMI)	1404	5	1	1	1	1	3
Low income (>50% but <80% AMI)	1685	5	1	1	1	1	3
Elderly families	1113	5	5	1	1	1	3
Families with disabilities	1318						
White/Non-hispanic	2928	5	1	1	1	1	3
Black/Non-hispanic	1705	5	1	1	1	1	3
Hispanic	424	5	1	1	1	1	3

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

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

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

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

Housing Needs of Families on the Waiting List Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	235		85
Extremely low income <= 30% AMI	212	90.21%	
Very low income (>30% but <=50% AMI)	18	7.66%	
Low income (>50% but <80% AMI)	5	2.13%	
Families with children	83	35.32%	
Elderly families	20	8.51%	
Families with disabilities	30	12.77%	

White/Non-Hispanic	109	46.38%	
Black/Non-Hispanic	115	48.94%	
Hispanic	11	4.68%	
Race/ethnicity	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	155	65.96%	31
2BR	42	17.87%	19
3BR	30	12.77%	26
4BR	7	2.98%	8
5BR	1	0.43%	1
5+BR	0	0.00%	
Is the waiting list closed?			
	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	

Housing Needs of Families on the Waiting List Section 8 Housing Choice Voucher			
	# of families	% of total families	Annual Turnover
Waiting list total	355		89
Extremely low income <= 30% AMI	305	85.92%	
Very low income (>30% but <=50% AMI)	47	13.24%	
Low income (>50% but <80% AMI)	3	0.85%	
Families with children	259	72.96%	
Elderly families	0	0.00%	
Families with disabilities	36	10.14%	
White/Non-hispanic	118	33.24%	
Black/Non-hispanic	231	65.07%	
Asian/Pacific Islander	2	0.56%	
American Indian/Alaskan	1	0.28%	
Hispanic	3	0.85%	
Is the waiting list closed?			
	<input type="checkbox"/> No	<input checked="" type="checkbox"/> 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? Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	

|-----|

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing

- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
Develop a homeownership program.

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 - Fiscal Year 2006 Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Funds	\$1,661,596	

b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition	\$3,358,79	
e) Annual Contributions for Section 8 Tenant-Based Assistance	9	
f) Public Housing Drug Elimination Program		
g) Resident Opportunity and Self Sufficiency Grant		
h) Community Development Block Grant		
i) HOME		
Other Federal Grant (List Below)		
FSS Coordinator Funding	\$33,091	Section 8 Supportive Service
2. Prior Year Federal Grants (unobligated funds only) (list below)		
AL09P048501-04	\$278,842	Development Cashin Homes
AL09URD048D103	\$454,811	Demo/dev Cashin Homes Site
3. Public Housing Dwelling Rental Income	\$947,069	Public Housing Operations
4. Other Income (list below)		
Interest income	\$3,754	Public Housing Operations
Misc. tenant charges/other income	\$21,886	Public Housing Operations
5. Non-federal sources (list below)		
Rental of Space for radio tower	\$12,600	Public Housing Operations
Total resources	\$6,772,44	
	8	

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)
When families are nearing the top of the waiting list

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

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

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

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

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

(2)Waiting List Organization

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

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

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

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

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

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

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

If yes, how many lists?

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

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

(4) Admissions Preferences

- a. Income targeting:
 Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
 - Overhoused
 - Underhoused
 - Medical justification
 - Administrative reasons determined by the PHA (e.g., to permit modernization work)
 - Resident choice: (state circumstances below)

Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence

Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

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

(6) Deconcentration and Income Mixing

- a. 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)

A statement of the Housing Authority's policy on providing information to prospective landlords. This policy requires applicants to sign disclosure statements allowing the Housing Authority to provide prospective landlords with the family's current and prior addresses and the names and addresses of the landlords for those addresses. Upon request, the Housing Authority will supply any factual information or third party verification relating to the applicant's history as a tenant or their ability to comply with material standard lease terms or any history of drug trafficking, drug-related criminal activity or any violent criminal activity.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)

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

- PHA main administrative office
 Other (list below)
Doc Jordan Apts-1st Floor
100 Wilson Street NE
Decatur, AL 35601

(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:

The initial term of the voucher is 60 days and is stated on the Housing Choice Voucher.

If a family includes a person with disabilities and the family requires an extension due to the disability, the Housing Authority will grant an extension allowing the family the full 120 days search time. If the Housing Authority determines that additional search time would be a reasonable accommodation, the Housing Authority will request HUD to approve an additional extension.

(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)
Project-based applicants

Tenants in the Decatur Housing Authority Public Housing Program who are required to move and who cannot be placed in another public housing unit

All other applicants who do not meet the definitions in the other preference categories

Applicants living in decent, safe and affordable housing. Affordable means, that the family is paying 30% or less of their annual income for rent

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

Date and Time

Former Federal preferences

- 2 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)
- 1 Project-based applicants
 - 3 Tenants in the Decatur Housing Authority Public Housing Program who are required to move and who cannot be placed in another public housing unit
 - 4 All other applicants who do not meet the definitions in the other preference categories
 - 5 Applicants living in decent, safe and affordable housing. Affordable means, that the family is paying 30% or less of their annual income rent

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?

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

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

e. Ceiling rents

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

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

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)
Any changes to family composition must be reported within 10 days

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)
Survey of rents and local apartment guide magazine

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

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

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

- Reflects market or submarket
- To increase housing options for families
- Other (list below)

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	603	85
Section 8 Vouchers	950	95
Section 8 Certificates	NA	
Section 8 Mod Rehab	NA	
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	
Public Housing Drug Elimination Program (PHDEP)	NA	
Other Federal Programs(list individually)	NA	

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)
ACOP, Maintenance Policy, Hazardous Materials Policy, Natural Disaster Policy, Pest Control Policy, Grievance Procedure, Blood Borne Disease, Policy, Capitalization Policy, Check Signing Policy, Criminal Records and Management Policy, Disposition Policy, Drug Free Workplace Policy, Drug Testing Policy, Equal Housing Opportunity Policy, Code of Conduct Policy, Facilities Use Policy, Funds Transfer Policy, Investment Policy, and Procurement Policy

(2) Section 8 Management: (list below)
Section 8 Administration 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)
Section 8 Office
907 10th Avenue NE
Decatur, AL 35601

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) **AL048a01**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **AL048a01**

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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

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

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:

The Decatur Housing Authority will be building public housing to replace the units demolished at Cashin Homes (AL048002).

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:	Cashin Homes
1b. Development (project) number:	AL048002
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(31/07/2005)
5. Number of units affected:	0
6. Coverage of action (select one)	

<input checked="" type="checkbox"/> Part of the development vacant land <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Not known at this time. b. Projected end date of activity: Not known at this time.

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 <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/>

Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to	

block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

- 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

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: Cashin Homes 1b. Development (project) number: AL048002
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program planned for submission: (31/10/2005)
5. Number of units affected: 60 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development * Cashin Homes was approved for and has been demolished. It is the intent of the Housing Authority of the City of Decatur to build approximately 30 homes back on-site. It is the intent of the Decatur Housing Authority to submit a Section 32 application for the purpose of this homeownership program.

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 29/01/2001

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)

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)
<i>Section 8 FSS</i>	<i>62</i>	<i>Available to all participants</i>	<i>Section 8 Office</i>	<i>Section 8 Only</i>
<i>Public Housing FSS</i>	<i>10</i>	<i>Available to all residents</i>	<i>Section 8 Office</i>	<i>Public Housing Only</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YYYY)
Public Housing		3 (01/03/05)
Section 8	62	47 (01/03/05)

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

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)

East Acres (AL048001)
Sterrs Homes (AL048003)
East Acres Addition (AL048004)
Sterrs Homes Addition (AL048005)

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

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

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

Security lighting is a part of the Capital Fund 5-year plan to be installed at East Acres, Sterrs Homes, East Acres Addition and Sterrs Homes Addition.

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

East Acres (AL048001)
Sterrs Homes (AL048003)
East Acres Addition (AL048004)
Sterrs Homes Addition (AL048005)

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)

East Acres (AL048001)
Sterrs Homes (AL048003)
East Acres Addition (AL048004)
Sterrs Homes Addition (AL048005)

Summer Manor (AL048007)
Doc Jordan (AL048009)

D. Additional information as required by PHDEP/PHDEP Plan (This is no longer an annual plan requirement)

PHAs eligible for FY 2005 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 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

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 Decatur, AL

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

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

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

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

Attachments

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

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

form HUD 50075 (03/2003)

Table Library

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09R04850204 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) X Performance and Evaluation Report for Period Ending: 3-31-05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)				
3	1408 Management Improvements (20% limit)				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve (no limit)				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 17,601			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$ 17,601			
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				

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

PHA Name: Housing Authority of the City of Decatur, Alabama	Grant Type and Number Capital Fund Program Grant No: AL09R04850204 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
X Performance and Evaluation Report for Period Ending: 3-31-05 **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
25	Amount of Line 21 Related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

 C. R. Neill, Executive Director

 Date

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of The City of Decatur, Alabama		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1 2004	Work Statement for Year 2 FFY Grant: 2005 PHA FY:	Work Statement for Year 3 FFY Grant: 2006 PHA FY:	Work Statement for Year 4 FFY Grant: 2007 PHA FY:	Work Statement for Year 5 FFY Grant: 2007 PHA FY:
AL09P048001 East Acres	Annual Statement	\$65,600	\$552,000	\$889,000	\$
AL09P048002 Cashin Homes		\$65,600	\$105,000	\$0	\$884,774
AL09P048003 Sterrs Homes		\$65,600	\$100,000	\$0	\$
AL09P048004 East Acres Add'n.		\$65,600	\$124,000	\$0	\$
AL09P048005 Sterrs Addition		\$65,600	\$76,000	\$0	\$
AL09P048006 Westgate Gardens		\$65,600	\$0	\$0	\$
AL09P048007 Summer Manor		\$190,600	\$0	\$0	\$
AL09P048009 Doc Jordan Apts.		\$190,600	\$0	\$0	\$
ZZZZZZZZ Agency Wide		\$60,000	\$40,000	\$50,000	\$
Physical Improvements Subtotal			\$774,800	\$957,000	\$889,000
Nondwelling Structures & Equipment/Dwelling Equipment		\$50,000	\$0	\$0	\$
Administration		\$60,000	\$40,000	\$50,000	\$50,000
Other (Fees, Costs & Relocation)		\$30,000	\$70,000	\$80,000	\$80,000
Operations		\$123,864	\$123,864	\$119,638	\$123,864
Replacement Reserve		\$99,987	\$0	\$100,000	\$100,000
Management Improvements		\$99,987	\$47,774	\$0	\$0
CFP Funds Listed For 5-Year Planning		\$1,238,638	\$1,238,638	\$1,238,638	\$1,238,638
Replacement Housing Factor Funds					

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

Activities for Year 1 2004	Activities for Year : 2 FFY Grant: '05 PHA FY:			Activities for Year: 3 FFY Grant: '06 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost			
See	AL09P048001,3,4,5,6,7 & 9	Landscaping	262,500	AL09P048001,3,4 & 5	Renovations - \$1,000 per DU	407,000
		Painting, roofing, flooring & installing security screens	196,700			
Annual				AL09P048001 EAST ACRES	Convert 8 units for Handicapped Accessibility	200,000
Statement	AL09P048002 CASHIN HOMES	Construct New Dwellings	65,600		Window Replacements	225,000
	AL09P048007 SUMMER MANOR	Complete 504 Handicapped Accessibility	125,000	AL09P048002 CASHIN HOMES	Construct New Dwellings	125,000
	AL09P048009 DOC JORDAN	Complete 504 Handicapped Accessibility	125,000			
	ZZZZZ AGENCY WIDE	Replace ranges & refrigerators	50,000			
	Total CFP Estimated Cost		\$ 824,800			\$ 957,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1 2003	Activities for Year : 4 FFY Grant: '06 PHA FY:			Activities for Year: 5 FFY Grant: '07 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	AL09P048001	Renovations - \$7,000 per DU	889,000	AL09P048002	Construct New Dwellings	884,774
Annual						
Statement						
Total CFP Estimated Cost			\$ 889,000			\$ 884,774

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R04850101		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 19,615		\$ 19,615	\$ 19,268
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$ 19,615		\$ 19,615	\$ 19,268
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

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

PHA Name: Housing Authority of the City of Decatur, Alabama	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R04850101	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3-31-05 Final Performance and Evaluation Report

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

 C. R. Neill, Executive Director

 Date

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R04850102			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3-31-05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 18,472		\$ 18,472	\$ 0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$ 18,472		\$ 18,472	\$ 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				

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

PHA Name: Housing Authority of the City of Decatur, Alabama	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R04850102	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3-31-05 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Costs				
25	Amount of Line 21 Related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

 C. R. Neill, Executive Director

 Date

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P04850103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2) X Performance and Evaluation Report for Period Ending: 3-31-05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)				
3	1408 Management Improvements (20% limit)				
4	1410 Administration	\$ 40,000		\$ 40,000	\$ 3,682
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 65,000		\$ 65,000	\$ 26,318
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 80,077		\$ 80,077	\$ 80,635
10	1460 Dwelling Structures	\$ 826,059		\$ 826,059	\$ 47,256
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve (no limit)				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$ 8,000		\$ 8,000	\$ 0
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,019,136		\$1,019,136	\$ 157,891
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$ 60,000			
24	Amount of line 21 Related to Security –Soft				

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

PHA Name: Housing Authority of the City of Decatur, Alabama	Grant Type and Number Capital Fund Program Grant No: AL09P04850103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
X Performance and Evaluation Report for Period Ending: 3-31-05 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Costs				
25	Amount of Line 21 Related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

 C. R. Neill, Executive Director

 Date

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

PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P04850103 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	Obligated	Expended	
AL09P048004	Water main replacement		1450		50,077		50,077	50,077	completed
EAST ACRES ADD'N									
AL09P048009									
W. T. JORDAN APARTMENTS	Landscaping		1450		30,000		30,000	30,558	completed
AL09P048007	Plumbing		1460		228,998		228,998	13,100	0%
SUMMER MANOR APTS.	HV/AC		1460		150,000		150,000	8,581	0%
	Doors, Walls		1460		153,628		153,628	8,789	0%
	Replace Flooring		1460		226,914		226,914	12,981	0%
	Electrical Upgrade		1460		39,503		39,503	2,260	0%
	Relocation		1495.1		8,000		8,000	0	0%
	A & E Service		1430.1		65,000		65,000	26,318	40%
	Handicapped Access.		1460		27,016		27,016	1,545	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 Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P04850103 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	Obligated	Expended	
ZZZZZZ	Capital Fund Coordinator		1410		40,000		40,000	3,682	0%
AGENCY WIDE									
GRANDTOTAL					1,019,136		1,019,136	157,891	15%

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of The City of Decatur, Alabama		Original 5-Year Plan X Revision No: 1			
Development Number/Name/HA- Wide	Year 1 2003	Work Statement for Year 2 FFY Grant: 2004 PHA FY:	Work Statement for Year 3 FFY Grant: 2005 PHA FY:	Work Statement for Year 4 FFY Grant: 2006 PHA FY:	Work Statement for Year 5 FFY Grant: 2007 PHA FY:
AL09P048001 East Acres	Annual Statement	\$17,673	\$65,600	\$524,136	\$889,000
AL09P048002 Cashin Homes		\$264,385	\$65,600	\$105,000	\$
AL09P048003 Sterrs Homes		\$13,700	\$65,600	\$80,000	\$
AL09P048004 East Acres Add'n.		\$16,980	\$65,600	\$124,000	\$
AL09P048005 Sterrs Addition		\$10,412	\$65,600	\$76,000	\$
AL09P048006 Westgate Gardens		\$6,850	\$65,600	\$0	\$
AL09P048007 Summer Manor		\$0	\$190,600	\$0	\$
AL09P048009 Doc Jordan Apts.		\$0	\$190,600	\$0	\$
ZZZZZZZZ Agency Wide		\$90,000	\$60,000	\$40,000	\$50,000
Physical Improvements Subtotal			\$330,000	\$774,800	\$909,136
Nondwelling Structures & Equipment/Dwelling Equipment		\$105,600	\$52,423	\$0	\$0
Administration		\$90,000	\$60,000	\$40,000	\$50,136
Other (Fees, Costs & Relocation)		\$80,000	\$30,000	\$70,000	\$80,000
Operations		\$101,913	\$101,913	\$0	\$0
Replacement Reserve		\$155,811	\$0	\$0	\$0
Management Improvements		\$155,812	\$0	\$0	\$0
CFP Funds Listed For 5-Year Planning		\$1,019,136	\$1,019,136	\$1,019,136	\$1,019,136
Replacement Housing Factor Funds					

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

Activities for Year 1 2003	Activities for Year : 2 FFY Grant: '04 PHA FY:			Activities for Year: 3 FFY Grant: '05 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost			
See	AL09P048001 EAST ACRES			AL09P048001,2,3,4,5,6,7 & 9		
Annual	Install Security Screens		17,673	ALL DEVELOPMENTS		
Statement	AL09P048002 CASHIN HOMES			Landscaping		300,000
	Install Security Screen Doors		14,385	Painting, roofing, flooring & installing security screens		224,800
	Convert 5 Units for Handicapped Accessibility		250,000	AL09P048007 SUMMER MANOR		
	AL09P048003 STERRS HOMES			Complete 504 Handicapped Accessibility		125,000
	Install Security Screen Doors		13,700	AL09P048009 DOC JORDAN		
	AL09P048004 EAST ACRES ADDITION			Complete 504 Handicapped Accessibility		125,000
	Install Security Screen Doors		16,980	ZZZZZZ AGENCY WIDE		
	AL09P048005 STERRS HOMES ADDITION			Replace ranges & refrigerators		52,423
	Install Security Screen Doors		10,412			
	AL09P048006 WESTGATE GARDENS					
	Install Security Screen Doors		6,850			
	ZZZZZZ AGENCY WIDE					
	Repair Maintenance Building		105,600			
	Total CFP Estimated Cost		\$ 435,600			\$ 827,223

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1 2003	Activities for Year : 4 FFY Grant: '06 PHA FY:			Activities for Year: 5 FFY Grant: '07 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	AL09P048001,2,3,4 & 5			AL09P048001		
Annual Statement	RENOVATIONS	\$1,000 per DU	514,000	RENOVATIONS	\$7,000 per DU	889,000
	AL09P048001 EAST ACRES					
	Convert 8 units for Handicapped Accessibility		195,136			
	Window Replacements		200,000			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P04850104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2) X Performance and Evaluation Report for Period Ending: 3-31-05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)				
3	1408 Management Improvements (20% limit)	\$ 79,353		\$ 9,855	\$ 9,855
4	1410 Administration	\$ 45,000		\$ 45,000	\$ 0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 825,885		\$ 825,885	\$ 144,711
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 21,060		\$ 21,060	\$ 0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve (no limit)				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 153,729		\$ 0	\$ 0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,125,027		\$ 901,800	\$ 154,566
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				

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

PHA Name: Housing Authority of the City of Decatur, Alabama	Grant Type and Number Capital Fund Program Grant No: AL09P04850104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
X Performance and Evaluation Report for Period Ending: 3-31-05 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
25	Amount of Line 21 Related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

 C. R. Neill, Executive Director

 Date

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

PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P04850104 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	Obligated	Expended	
AL09P048002	Development Activities		1499		153,729		0	0	0%
CASHIN HOMES									
AL09P048007	Kitchen Renovations		1460		150,000		150,000	0	0%
SUMMER MANOR APTS.	HV/AC		1460		120,000		120,000	0	0%
	Replace Ceilings		1460		130,000		130,000	0	0%
	Replace Flooring		1460		150,000		150,000	0	0%
	Electrical Upgrade		1460		131,174		131,174	0	0%
	Ranges		1465		21,060		21,060		
AL09P048009	Repair, Replace HV/AC		1460		120,011		120,011	120,011	completed
DOC JORDAN APTS.									
ZZZZZZ	Management Improvements		1408		79,353		9,855	0	12%
AGENCY WIDE	Capital Fund Coordinator		1410		45,000		45,000	0	0%
AL09P048001	Repair of burn-out unit		1460		24,700		24,700	24,700	completed
EAST ACRES									
GRANDTOTAL					1,125,027		901,800	144,711	13%

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of The City of Decatur, Alabama		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1 2004	Work Statement for Year 2 FFY Grant: 2005 PHA FY:	Work Statement for Year 3 FFY Grant: 2006 PHA FY:	Work Statement for Year 4 FFY Grant: 2007 PHA FY:	Work Statement for Year 5 FFY Grant: 2007 PHA FY:
AL09P048001 East Acres	Annual Stateme nt	\$65,600	\$552,000	\$889,000	\$
AL09P048002 Cashin Homes		\$65,600	\$105,000	\$0	\$884,774
AL09P048003 Sterrs Homes		\$65,600	\$100,000	\$0	\$
AL09P048004 East Acres Add'n.		\$65,600	\$124,000	\$0	\$
AL09P048005 Sterrs Addition		\$65,600	\$76,000	\$0	\$
AL09P048006 Westgate Gardens		\$65,600	\$0	\$0	\$
AL09P048007 Summer Manor		\$190,600	\$0	\$0	\$
AL09P048009 Doc Jordan Apts.		\$190,600	\$0	\$0	\$
ZZZZZZZZ Agency Wide		\$60,000	\$40,000	\$50,000	\$
Physical Improvements Subtotal			\$774,800	\$957,000	\$889,000
Nondwelling Structures & Equipment/Dwelling Equipment		\$50,000	\$0	\$0	\$
Administration		\$60,000	\$40,000	\$50,000	\$50,000
Other (Fees, Costs & Relocation)		\$30,000	\$70,000	\$80,000	\$80,000
Operations		\$123,864	\$123,864	\$119,638	\$123,864
Replacement Reserve		\$99,987	\$0	\$100,000	\$100,000
Management Improvements		\$99,987	\$47,774	\$0	\$0
CFP Funds Listed For 5-Year Planning		\$1,238,638	\$1,238,638	\$1,238,638	\$1,238,638
Replacement Housing Factor Funds					

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

Activities for Year 1 2004	Activities for Year : 2 FFY Grant: '05 PHA FY:			Activities for Year: 3 FFY Grant: '06 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost			
See	AL09P048001,3,4,5,6,7 & 9	Landscaping	262,500	AL09P048001,3,4 & 5	Renovations - \$1,000 per DU	407,000
Annual		Painting, roofing, flooring & installing security screens	196,700	AL09P048001 EAST ACRES	Convert 8 units for Handicapped Accessibility	200,000
Statement	AL09P048002 CASHIN HOMES	Construct New Dwellings	65,600		Window Replacements	225,000
	AL09P048007 SUMMER MANOR	Complete 504 Handicapped Accessibility	125,000	AL09P048002 CASHIN HOMES	Construct New Dwellings	125,000
	AL09P048009 DOC JORDAN	Complete 504 Handicapped Accessibility	125,000			
	ZZZZZ AGENCY WIDE	Replace ranges & refrigerators	50,000			
	Total CFP Estimated Cost		\$ 824,800			\$ 957,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1 2003	Activities for Year : 4 FFY Grant: '06 PHA FY:			Activities for Year: 5 FFY Grant: '07 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	AL09P048001	Renovations - \$7,000 per DU	889,000	AL09P048002	Construct New Dwellings	884,774
Annual						
Statement						
Total CFP Estimated Cost			\$ 889,000			\$ 884,774

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P04850105 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)	\$		\$	\$
3	1408 Management Improvements (20% limit)	\$		\$	\$
4	1410 Administration	\$		\$	\$
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$		\$	\$
8	1440 Site Acquisition				
9	1450 Site Improvement	\$			
10	1460 Dwelling Structures	\$		\$	\$
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	\$			
13	1475 Nondwelling Equipment			\$	\$
14	1485 Demolition	\$			
15	1490 Replacement Reserve (no limit)	\$		\$	\$
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$			
18	1499 Development Activities	\$1,238,638			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,238,638		\$	\$
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				

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

PHA Name: Housing Authority of the City of Decatur, Alabama	Grant Type and Number Capital Fund Program Grant No: AL09P04850105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Costs				
25	Amount of Line 21 Related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

C. R. Neill, Executive Director

Date

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

Activities for Year 1 2004	Activities for Year : 2 FFY Grant: '05 PHA FY:			Activities for Year: 3 FFY Grant: '06 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost			
See				AL09P048001,3,4 & 5	Renovations - \$1,000 per DU	407,000
Annual				AL09P048001 EAST ACRES	Convert 8 units for Handicapped Accessibility	200,000
Statement	AL09P048002 CASHIN HOMES	Development Activities	1,238,638		Window Replacements	225,000
				AL09P048002 CASHIN HOMES	Construct New Dwellings	125,000
	Total CFP Estimated Cost		\$ 1,238,638			\$ 957,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1 2003	Activities for Year : 4 FFY Grant: '07 PHA FY:			Activities for Year: 5 FFY Grant: '08 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	AL09P048001	Renovations - \$7,000 per DU	889,000	AL09P048002	Construct New Dwellings	884,774
Annual						
Statement						
Total CFP Estimated Cost			\$ 889,000			\$ 884,774

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P04850106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)	\$ 123,864		\$	\$
3	1408 Management Improvements (20% limit)	\$		\$	\$
4	1410 Administration	\$ 50,000		\$	\$
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 80,000		\$	\$
8	1440 Site Acquisition				
9	1450 Site Improvement	\$			
10	1460 Dwelling Structures	\$		\$	\$
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	\$			
13	1475 Nondwelling Equipment			\$	\$
14	1485 Demolition	\$			
15	1490 Replacement Reserve (no limit)	\$ 100,000		\$	\$
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$			
18	1499 Development Activities	\$ 884,774			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,238,638		\$	\$
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504				

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

PHA Name: Housing Authority of the City of Decatur, Alabama	Grant Type and Number Capital Fund Program Grant No: AL09P04850106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement** (revision no:)
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

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

C. R. Neill, Executive Director

Date

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of The City of Decatur, Alabama		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1 2006	Work Statement for Year 2 FFY Grant: 2007 PHA FY:	Work Statement for Year 3 FFY Grant: 2008 PHA FY:	Work Statement for Year 4 FFY Grant: 2009 PHA FY:	Work Statement for Year 5 FFY Grant: 2010 PHA FY:
AL09P048001 East Acres	Annual Statement	\$889,000	\$327,000	\$0	\$254,000
AL09P048002 Cashin Homes		\$0	\$350,000	\$0	\$0
AL09P048003 Sterrs Homes		\$0	\$80,000	\$708,638	\$200,000
AL09P048004 East Acres Add'n.		\$0	\$124,000	\$0	\$648,638
AL09P048005 Sterrs Addition		\$0	\$76,000	\$400,000	\$0
AL09P048006 Westgate Gardens		\$0	\$0	\$0	\$0
AL09P048007 Summer Manor		\$0	\$0	\$0	\$6,000
AL09P048009 Doc Jordan Apts.		\$0	\$0	\$0	\$0
ZZZZZZZZ Agency Wide		\$50,000	\$40,000	\$50,000	\$50,000
Physical Improvements Subtotal		\$889,000	\$957,000	\$1,108,638	\$1,108,638
Nondwelling Structures & Equipment/Dwelling Equipment		\$0	\$	\$0	\$0
Administration		\$50,000	\$40,000	\$50,000	\$50,000
Other (Fees, Costs & Relocation)		\$80,000	\$70,000	\$80,000	\$80,000
Operations		\$119,638	\$123,864	\$0	\$0
Replacement Reserve		\$100,000	\$0	\$0	\$0
Management Improvements		\$0	\$47,774	\$0	\$0
CFP Funds Listed For 5-Year Planning		\$1,238,638	\$1,238,638	\$1,238,638	\$1,238,638
Replacement Housing Factor Funds					

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

Activities for Year 1 2006	Activities for Year : 2 FFY Grant: '07 PHA FY:			Activities for Year: 3 FFY Grant: '08 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost			
See	AL09P048001 EAST ACRES	Renovations - \$7,000 per DU	889,000	AL09P048001,3,4 & 5	Renovations - \$1,000 per DU	407,000
Annual				AL09P048001 EAST ACRES	Convert 8 units for Handicapped Accessibility	200,000
Statement				AL09P048002 CASHIN HOMES	Construct New Dwellings	350,000

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P04850203 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)					
X Performance and Evaluation Report for Period Ending: 3-31-05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)				
3	1408 Management Improvements (20% limit)				
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	\$ 206,139		\$ 206,139	\$ 197,610
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve (no limit)				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$ 206,139		\$ 206,139	\$ 197,610
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				

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

PHA Name: Housing Authority of the City of Decatur, Alabama	Grant Type and Number Capital Fund Program Grant No: AL09P04850203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement **Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)**
X Performance and Evaluation Report for Period Ending: 3-31-05 **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
25	Amount of Line 21 Related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

 C. R. Neill, Executive Director

 Date

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

Activities for Year 1 2003	Activities for Year : 2 FFY Grant: '04 PHA FY:			Activities for Year: 3 FFY Grant: '05 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost			
See	AL09P048001 EAST ACRES			AL09P048001,2,3,4,5,6,7 & 9		
	Install Security Screens		17,673	ALL DEVELOPMENTS		
Annual				Landscaping		300,000
Statement	AL09P048002 CASHIN HOMES			Painting, roofing, flooring & installing security screens		224,800
	Install Security Screen Doors		14,385			
	Convert 5 Units for Handicapped Accessibility		250,000	AL09P048007 SUMMER MANOR		
				Complete 504 Handicapped Accessibility		125,000
	AL09P048003 STERRS HOMES					
	Install Security Screen Doors		13,700	AL09P048009 DOC JORDAN		
				Complete 504 Handicapped Accessibility		125,000
	AL09P048004 EAST ACRES ADDITION					
	Install Security Screen Doors		16,980	ZZZZZ AGENCY WIDE		
				Replace ranges & refrigerators		52,423
	AL09P048005 STERRS HOMES ADDITION					
	Install Security Screen Doors		10,412			
	AL09P048006 WESTGATE GARDENS					
	Install Security Screen Doors		6,850			
	ZZZZZ AGENCY WIDE					
	Repair Maintenance Building		105,600			
	Total CFP Estimated Cost		\$ 435,600			\$ 827,223

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09R04850104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) X Performance and Evaluation Report for Period Ending: 3-31-05 <input type="checkbox"/> Final Performance and Evaluation Report					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)				
3	1408 Management Improvements (20% limit)				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve (no limit)				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 33,273	\$	\$	\$
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$ 33,273	\$	\$	\$
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

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

PHA Name: Housing Authority of the City of Decatur, Alabama	Grant Type and Number Capital Fund Program Grant No: AL09R04850104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
X Performance and Evaluation Report for Period Ending: 3-31-05 **Final Performance and Evaluation Report**

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

C. R. Neill, Executive Director

Date

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of The City of Decatur, Alabama		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1 2004	Work Statement for Year 2 FFY Grant: 2005 PHA FY:	Work Statement for Year 3 FFY Grant: 2006 PHA FY:	Work Statement for Year 4 FFY Grant: 2007 PHA FY:	Work Statement for Year 5 FFY Grant: 2007 PHA FY:
AL09P048001 East Acres	Annual Statement	\$65,600	\$552,000	\$889,000	\$
AL09P048002 Cashin Homes		\$65,600	\$105,000	\$0	\$884,774
AL09P048003 Sterrs Homes		\$65,600	\$100,000	\$0	\$
AL09P048004 East Acres Add'n.		\$65,600	\$124,000	\$0	\$
AL09P048005 Sterrs Addition		\$65,600	\$76,000	\$0	\$
AL09P048006 Westgate Gardens		\$65,600	\$0	\$0	\$
AL09P048007 Summer Manor		\$190,600	\$0	\$0	\$
AL09P048009 Doc Jordan Apts.		\$190,600	\$0	\$0	\$
ZZZZZZZZ Agency Wide		\$60,000	\$40,000	\$50,000	\$
Physical Improvements Subtotal			\$774,800	\$957,000	\$889,000
Nondwelling Structures & Equipment/Dwelling Equipment		\$50,000	\$0	\$0	\$
Administration		\$60,000	\$40,000	\$50,000	\$50,000
Other (Fees, Costs & Relocation)		\$30,000	\$70,000	\$80,000	\$80,000
Operations		\$123,864	\$123,864	\$119,638	\$123,864
Replacement Reserve		\$99,987	\$0	\$100,000	\$100,000
Management Improvements		\$99,987	\$47,774	\$0	\$0
CFP Funds Listed For 5-Year Planning		\$1,238,638	\$1,238,638	\$1,238,638	\$1,238,638
Replacement Housing Factor Funds					

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

Activities for Year 1 2004	Activities for Year : 2 FFY Grant: '05 PHA FY:			Activities for Year: 3 FFY Grant: '06 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost			
See	AL09P048001,3,4,5,6,7 & 9	Landscaping	262,500	AL09P048001,3,4 & 5	Renovations - \$1,000 per DU	407,000
Annual		Painting, roofing, flooring & installing security screens	196,700	AL09P048001 EAST ACRES	Convert 8 units for Handicapped Accessibility	200,000
Statement	AL09P048002 CASHIN HOMES	Construct New Dwellings	65,600		Window Replacements	225,000
	AL09P048007 SUMMER MANOR	Complete 504 Handicapped Accessibility	125,000	AL09P048002 CASHIN HOMES	Construct New Dwellings	125,000
	AL09P048009 DOC JORDAN	Complete 504 Handicapped Accessibility	125,000			
	ZZZZZ AGENCY WIDE	Replace ranges & refrigerators	50,000			
	Total CFP Estimated Cost		\$ 824,800			\$ 957,000

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R04850203			Federal FY of Grant: 2003
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)					
X Performance and Evaluation Report for Period Ending: 3-31-05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)				
3	1408 Management Improvements (20% limit)				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve (no limit)				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 15,198	\$	\$	\$
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$ 15,198	\$	\$	\$
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				

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

PHA Name: Housing Authority of the City of Decatur, Alabama	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R04850203	Federal FY of Grant: 2003
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Original Annual Statement **Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)**
X Performance and Evaluation Report for Period Ending: 3-31-05 **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
25	Amount of Line 21 Related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

 C. R. Neill, Executive Director

 Date

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

PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R04850203				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	Obligated	Expended	
AL09P048002 CASHIN HOMES	Development Activities		1499		15,198				
GRANDTOTAL					15,198				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of The City of Decatur, Alabama		Original 5-Year Plan X Revision No: 1			
Development Number/Name/HA-Wide	Year 1 2003	Work Statement for Year 2 FFY Grant: 2004 PHA FY:	Work Statement for Year 3 FFY Grant: 2005 PHA FY:	Work Statement for Year 4 FFY Grant: 2006 PHA FY:	Work Statement for Year 5 FFY Grant: 2007 PHA FY:
AL09P048001 East Acres	Annual Statement	\$17,673	\$65,600	\$524,136	\$889,000
AL09P048002 Cashin Homes		\$264,385	\$65,600	\$105,000	\$
AL09P048003 Sterrs Homes		\$13,700	\$65,600	\$80,000	\$
AL09P048004 East Acres Add'n.		\$16,980	\$65,600	\$124,000	\$
AL09P048005 Sterrs Addition		\$10,412	\$65,600	\$76,000	\$
AL09P048006 Westgate Gardens		\$6,850	\$65,600	\$0	\$
AL09P048007 Summer Manor		\$0	\$190,600	\$0	\$
AL09P048009 Doc Jordan Apts.		\$0	\$190,600	\$0	\$
ZZZZZZZZ Agency Wide		\$90,000	\$60,000	\$40,000	\$50,000
Physical Improvements Subtotal			\$330,000	\$774,800	\$909,136
Nondwelling Structures & Equipment/Dwelling Equipment		\$105,600	\$52,423	\$0	\$0
Administration		\$90,000	\$60,000	\$40,000	\$50,136
Other (Fees, Costs & Relocation)		\$80,000	\$30,000	\$70,000	\$80,000
Operations		\$101,913	\$101,913	\$0	\$0
Replacement Reserve		\$155,811	\$0	\$0	\$0
Management Improvements		\$155,812	\$0	\$0	\$0
CFP Funds Listed For 5-Year Planning		\$1,019,136	\$1,019,136	\$1,019,136	\$1,019,136
Replacement Housing Factor Funds					

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

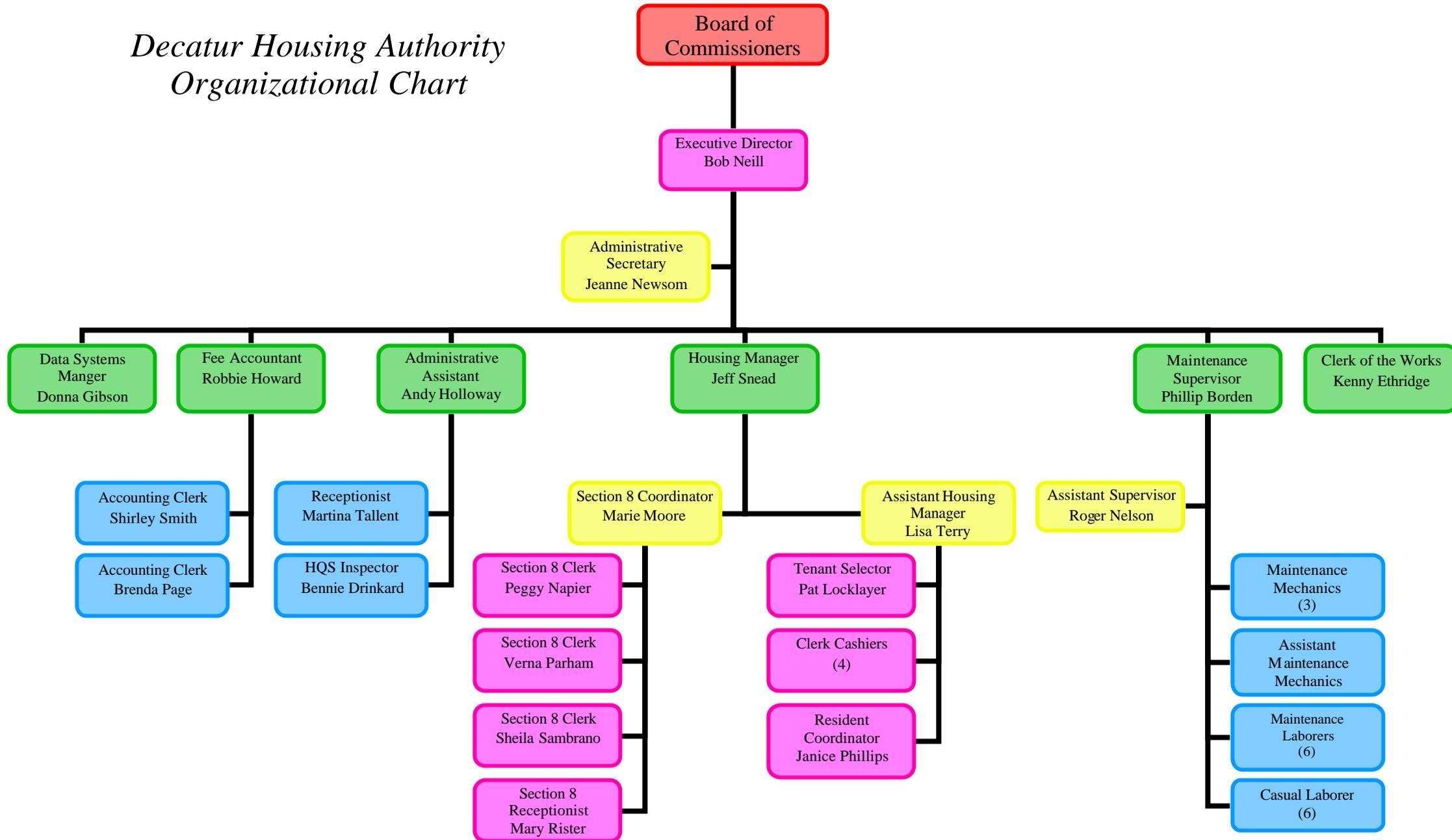
Activities for Year 1 2003	Activities for Year : 2 FFY Grant: '04 PHA FY:			Activities for Year: 3 FFY Grant: '05 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost			
See	AL09P048001 EAST ACRES			AL09P048001,2,3,4,5,6,7 & 9		
	Install Security Screens		17,673	ALL DEVELOPMENTS		
Annual				Landscaping		300,000
	AL09P048002 CASHIN HOMES			Painting, roofing, flooring & installing security screens		224,800
Statement	Install Security Screen Doors		14,385			
	Convert 5 Units for Handicapped Accessibility		250,000	AL09P048007 SUMMER MANOR		
				Complete 504 Handicapped Accessibility		125,000
	AL09P048003 STERRS HOMES					
	Install Security Screen Doors		13,700	AL09P048009 DOC JORDAN		
				Complete 504 Handicapped Accessibility		125,000
	AL09P048004 EAST ACRES ADDITION					
	Install Security Screen Doors		16,980	ZZZZZ AGENCY WIDE		
				Replace ranges & refrigerators		52,423
	AL09P048005 STERRS HOMES ADDITION					
	Install Security Screen Doors		10,412			
	AL09P048006 WESTGATE GARDENS					
	Install Security Screen Doors		6,850			
	ZZZZZ AGENCY WIDE					
	Repair Maintenance Building		105,600			
	Total CFP Estimated Cost		\$ 435,600			\$ 827,223

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1 2003	Activities for Year : 4 FFY Grant: '06 PHA FY:			Activities for Year: 5 FFY Grant: '07 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
	AL09P048001,2,3,4 & 5			AL09P048001		
Annual	RENOVATIONS	\$1,000 per DU	514,000	RENOVATIONS	\$7,000 per DU	889,000
Statement	AL09P048001 EAST ACRES					
	Convert 8 units for Handicapped Accessibility		195,136			
	Window Replacements		200,000			
	Total CFP Estimated Cost		\$ 909,136			\$ 889,000

Decatur Housing Authority Organizational Chart



Implementation of Public Housing Resident Community Service Requirements

The administrative steps that we will take to implement the Community Service Requirements include the following:

1. Development of Written Description of Community Service Requirement:

The Housing Authority of the City of Decatur has a written developed policy of Community Service Requirements and has completed the required Resident Advisory Board review and public comment period.

2. Scheduled Changes in Leases:

The Housing Authority of the City of Decatur has made the necessary changes to the lease and has completed the required Resident Advisory Board review and public comment period.

3. Written Notification to Residents of Exempt Status to each Adult Family Member:

The Housing Authority of the City of Decatur has reinstated the public housing community service requirement and self-sufficiency requirement as outlined in PIH 2003-17. Written notice to all residents was sent on July 16, 2003 about the reinstatement of the community service and self-sufficiency requirement.

4. Cooperative Agreements with TANF Agencies

The Housing Authority of the City of Decatur has secured a Cooperative Agreement with the TANF Agency.

5. Programmatic Aspects

Community service include performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community.

An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

The Housing Authority of the City of Decatur will coordinate with social service agencies, local schools, and the Human Resources Office in identifying a list of volunteer community service positions.

Pet Policy

The Decatur Housing Authority allows for pet ownership in its developments with the written pre-approval of the Housing Authority.

The Decatur Housing Authority adopts the following reasonable requirements as part of the Pet Policy:

1. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units.
2. In exchange for this right, resident assumes full responsibility and liability for the pet and agrees to hold the Decatur Housing Authority harmless from any claims caused by an action or inaction of the pet.
3. Residents must have the prior written approval of the Housing Authority before moving a pet into their unit.
4. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve the request.
5. A pet deposit is required at the time of registering a pet using the following schedule.

Dog	\$250	Fish Bowl	\$ 25
Cat	\$150	Caged Pets	\$150
Fish Aquarium	\$100		
6. A pet fee is required at the time of registering a pet using the following schedule.

Dog	\$150	Fish Bowl	\$ 0
Cat	\$100	Caged Pets	\$100
Fish Aquarium	\$ 50		
7. The Decatur Housing Authority will allow one or more common household pets. If one of the pets is a dog or cat, (or other four legged animal), the second pet must be contained in a cage or an aquarium for fish. Each bird or other animals, other than fish, shall be counted as one pet.

All dogs and cats must be spayed or neutered before they become six months old. A licensed veterinarian and/or staff of the Humane Society must verify this fact.

Animals or breeds of animals that are considered by the Housing Authority to be vicious and/or intimidating will not be allowed. Some examples of animals that have a reputation of a vicious nature are: reptiles, rottweiler, Doberman pinscher, pit bulldog, and/or any animal that displays vicious behavior.

Cats may not exceed 10 pounds in weight projected to full adult size. Dogs may not exceed 20 pounds in weight projected to full adult size. All other four-legged animals are limited to 10 pounds.

8. In order to be registered, pets must be appropriately inoculated against rabies, distemper and other conditions prescribed by state and/or local ordinances. They must comply with all other state and local public health, animal control, and anti-cruelty laws including any licensing requirements. A certification signed by a licensed veterinarian or state or local official shall be annually filed with the Decatur Housing Authority to attest to the inoculations.
9. The Decatur Housing Authority, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.
10. The Decatur Housing Authority chooses to deny four-legged pets to the residents of Doc Jordan and Summer Manor.

Statement of Progress in Meeting the 5-Year Plan Mission and Goals

The following table reflects the progress we have made in achieving our 5-year goals and objectives:

Goal One: Expand the supply of assisted housing	
Objective	Progress
Apply for additional rental vouchers	DHA received 24-6/1/2001, 136-9/1/2001, 14-9/2003. Additionally, the DHA received 100 relocation vouchers with the approval of the HOPE VI Demolition application for Cashin Homes.
Reduce public housing vacancies	Calendar year 2000-76 vacancies, calendar year 2001-72 vacancies, calendar year 2002-37 vacancies, calendar year 2003-33 and calendar year 2004 - .

Goal Two: Improve the quality of assisted housing	
Objective	Progress
Improve public housing management (PHAS score).	The Decatur Housing Authority received the first PHAS score in FY 2000. This score will be the baseline score to measure against for the next four years. The FY 2000 PHAS score is 83.9, FY 2001-88, FY 2002-92, FY 2003-90 and FY 2004-86.
Improve voucher management (SEMAP score).	The FY2001 score is 78% which is a standard performer. The FY 2001 will be used as the baseline score to measure against for the next four years. FY2003 score was 85% and FY2004 score is 95%.
Increase customer satisfaction (Resident Survey)	The FY2000 Resident Survey score is 8.9 points; this score will be the baseline score to measure against for the next four years. FY 2001-9. FY 2002-9, FY 2003-7 and FY 2004-6.
Renovate or modernize public housing units.	Total renovation of 50 units at Westgate Gardens completed in FY 2002. Began renovation on Doc Jordan and Summer Manor in 11/2002. Renovation has begun Summer Manor to be completed by September 2005.
Reduce density in Sterrs Homes	The Decatur Housing Authority applied for and received approval for the demolition of 20

	units. The demolition was completed by July 2003. Sterrs Homes currently has a lease-up rate of 96.25%.
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Goal Three: Increase assisted housing choices	
Objective	Progress
Implement voucher homeownership program.	The Decatur Housing Authority has fully implemented the Homeownership Program.

Goal Four: Provide an improved living environment	
Objective	Progress
Implement public housing security improvements.	Plans are currently being developed to add additional security lighting at all developments.

Goal Five: Promote self-sufficiency and asset development of families and individuals.	
Objective	Progress
Increase the number and percentage of employed persons in assisted families.	The Decatur Housing Authority had 176 employed families in calendar year 1999 (this number does not include households who were receiving Social Security benefits), 178-2000. 165-2001, 139-2002, 147-2003 and 106-2004.
Provide or attract supportive services to improve assistance recipients' employability.	The Decatur Housing Authority continues to try and attract supportive services to improve assistance recipients' employability.

Goal Six: Ensure Equal Opportunity in Housing for all Americans	
Objective	Progress
Continue affirmative measures to ensure Equal Opportunity in Housing for all Americans.	The Decatur Housing Authority follows all fair housing regulations as evidenced by the Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan.

Required Attachment al048g01: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Harold R. Chandler

B. How was the resident board member selected: (select one)?

- Elected
- Appointed

C. The term of appointment is (include the date term expires): August 6, 2001 through August 5, 2006

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Membership of the Resident Advisory Board

James Looney
201 Adams Drive NW
Decatur, AL 35601

Janice Torain
1003 18th Avenue SE
Decatur, AL 35601

Martha Brady
2004 7th Avenue Se
Decatur, AL 35601

Kathy Elliott
602 Sunset Drive NW
Decatur, AL 35601

James Smith
1509 B Street NW
Decatur, AL 35601

Velma Adeniyi
603 15th Avenue NW
Decatur, AL 35601

Minnie Griffin
2008 Locust SE
Decatur, AL 35601

Damita Mitchell
1304 Sunset Drive NW
Decatur, AL 35601

Margaret Keith
1412 15th Street NW
Decatur, AL 35601

Linda Hammond
617 15th Place NW
Decatur, AL 35601

Action Plan for the PHAS Resident Survey

OVERVIEW/BACKGROUND

The results of the Resident Assessment Survey indicate that Decatur Housing Authority received a score of 70% under the Communication section and 70% under the Neighborhood Appearance section. As a result, we are required to include this Resident Assessment Follow-up Plan along with our PHA Annual Plan for our fiscal year that begins on July 1, 2005.

The Decatur Housing Authority will do the following as a result of the scores they received on the Resident Assessment Survey in the areas of Communication and Neighborhood Appearance:

Communication

Based on the results by question under Communication, the Decatur Housing Authority scored poorly on the following three (3) questions:

- 1. Do you think management provides you information about: maintenance and repair (for example: water shut-off, boiler shut-down, modernization activities)?
Scored Received: 74.5% - National Average: 73.5%*
- 2. Do you think management is: responsive to your questions and concerns.
Scored Received: 74.8% - National Average: 72.6%*
- 3. Do you think management is: supportive of your resident/tenant organization?
Scored Received: 73.7% - National Average: 74.8%*

Due to the fact that the Decatur Housing Authority scored less than 75%, we will implement the following action plan:

- The Decatur Housing Authority will continue to issue notices for maintenance and modernization work to be completed in their units.
- The Decatur Housing Authority will continue to hold resident meetings when major modernization work will affect the residents of the development.
- The Decatur Housing Authority will continue provide notices on the monthly rent statements that are hand delivered monthly.

Neighborhood Appearance

Based on the results of the survey, the Decatur Housing Authority scored poorly on the following:

- 1. Upkeep of the parking areas.
Score Received: 69.5% - National Average: 68.1%*
- 2. Upkeep of recreation areas.
Scored Received: 67.4% - National Average: 66.3%*

3. *Problems with noise.*
Score Received: 67.8% - National Average: 72.1%
4. *Problems with rodents and insects.*
Score Received: 61.4% - National Average: 76.1%
5. *Problems with trash and litter.*
Score Received: 72.7% - National Average: 75.5%

Based on these scores, the Decatur Housing Authority has developed the following action plan to improve our neighborhood appearance as follows:

- Trim trees
- Encourage residents to participate in the City-wide Cleanup Campaign
- Continue to remove all graffiti within 24 hours
- Litter and broken glass will continue to be picked up on a daily basis
- Continue to enforce the lease
- Modify method of pest control change the cycle to a monthly basis, implemented 1/1/05
- Participate in continuing education classes pertaining to pest control
- Continue to tag and remove abandoned vehicles

Section 8 Homeownership Capacity Statement

A purchasing family must invest at least three percent of the purchase price of the home they are buying in the property. This can take the form of either a down payment, closing costs, or a combination of the two. Of this sum, at least one percent of the purchase price must come from the family's personal resources.

DECONCENTRATION POLICY

It is the Decatur Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Decatur Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

Attachment – 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)]

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA’s developments are subject to the Required Initial Assessments? 8 developments
- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 3
- c. How many Assessments were conducted for the PHA’s covered developments? 5 assessments
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: None

Development Name	Number of Units

- d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: All assessments are complete.