

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2005

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

**PHA Plan
Agency Identification**

PHA Name: The Housing Authority of Chickasaw

PHA Number: AL166

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: **The Chickasaw Housing Authority's goal is to provide drug free, decent, safe, and sanitary housing for eligible families and to provide opportunities and promote self-sufficiency and economic independence for residents. In order to achieve this mission we will:**

- 1. Recognize residents as our ultimate customer;**
- 2. Improve Public Housing Authority (HA) management and service delivery efforts through effective and efficient management of HA staff;**
- 3. Seek problem-solving partnerships with residents, community, non-profit organizations, and government leadership;**
- 4. Apply HA resources to the effective and efficient management and operation of public housing programs, taking into account changes in Federal funding.**

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: **By 5 percent from the current rate**

Leverage private or other public funds to create additional housing opportunities: **By working with HUD, non-profit organizations, mortgage lenders, and the City of Chickasaw**

Acquire or build units or developments

Other: **To continue serving the local community**

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) **Maintain PHAS score at 80 or above**
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction: **By improving amenities and the delivery of services**
- Concentrate on efforts to improve specific management functions: **Improve financial management of the HA through electronic bookkeeping and fee accountant services**

- Renovate or modernize public housing units: **Continue the remodeling of apartments and installation of central air conditioning**
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: **Continue to maintain the property and upgrade facilities for the betterment of the residents**

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: **Facilitate the freedom of residents/applicants to choose units with the amenities they desire**

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: **Through local preferences, flat rents and ceiling rents**
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: **The HA has two contiguous projects (or 1 development)**
- Implement public housing security improvements: **The HA will continue to administer anti-crime programs through the Capital Fund Program Grant**
- 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: **Through the implementation of local preferences, flat rents and ceiling rents**
 - 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: **By attempting to work more efficiently with social service agencies and non-profits who provide services**
 - 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: **To prohibit discrimination in any manner whatsoever**

Other PHA Goals and Objectives: (list below)

5 Year Missions and Goals

Missions:

The ultimate mission of the Chickasaw Housing Authority (CHA) is to provide decent, safe and sanitary housing. Towards this mission we have progressed and or maintained our physical condition and the overall security of the Authority.

It is well known that the physical property of the CHA is properly maintained. The CHA has averaged a score of 90.6 on the HUD physical inspection over the course of the past 5 years. In addition, the CHA has received high marks (averaging 90 or better over the

course of the past 5 years) in maintenance/work order area and appearance area on the survey for the Resident Assessment Sub-System (RASS); an excellent indication that our residents are happy with their maintenance service and our upkeep of the Housing Authority Properties. The CHA has instituted several improvements over the past several years in an effort to improve the monitoring of apartment condition, reduce the frequency of UPCS items found during inspection, speed response time for repairs, and ensure unit/resident safety. These improvements include:

1. revision of the work order form to include a mini-inspection of the apartment every time an apartment is entered for work. Items that are checked include the presence of pests, GFI outlet operation, fire hazards, smoke detector operation, stove pilot, housekeeping, and presence of mold/mildew;
2. two way radios were purchased to allow the Maintenance Department personnel to easily communicate with one another and with the Administrative Office. The application of the radios significantly reduced Maintenance Department response time to emergency situations. Prior to the use of the radios, Maintenance Department personnel had to physically contact one another to share important information;
3. all full time CHA staff that work in the Maintenance Department or work closely with residents are certified in CPR and first aid;
4. a cell phone was purchased for the use of the Maintenance Department. The cell phone is carried at all times by the Maintenance Mechanic assigned to emergency call. The number for the Maintenance cell phone is widely distributed and is considered the first point of contact for residents in need of emergency after hours work;
5. all CHA Maintenance Mechanics and Assistant Maintenance Mechanics receive training through Alabama Power Company's Apartment Maintenance and Service Training program.

Over the course of the past 9 years the CHA has focused its Capital Fund Program monies on improving its already excellent physical condition, curb appeal, and marketability. With the closing of the CHA's 2004 CFP, renovation work in Project 03 will be complete and all four bedroom units in Project 02 will have been converted to central air conditioning.

On September 16, 2004, Hurricane Ivan struck the gulf coast of Alabama. Fortunately, the Chickasaw Housing Authority weathered the storm well. The only significant damage that was suffered was to the roofs of the apartment buildings. Following the storm, the CHA Maintenance Department worked diligently to water proof the damaged roofs in an effort to protect our residents personal property, and the apartment interiors from water damage. Since September 16, the CHA has had no less than 5 roofing contractors look at the work necessary to repair the roofs. All of the contractors have indicated that 90-100%

of the CHA's apartment roofs will have to be replaced.

In the months after Hurricane Ivan, the CHA worked diligently to maximize reimbursement from its insurance carrier and from FEMA. The CHA has received a settlement from the insurance carrier and expects to receive a settlement from FEMA soon. Prior to the installation of the new roofs, a decision will have to be made concerning what is to be done with the 40+ year old decking that is under the shingles. The decking has already served past its standard life and is showing its age. The CHA has anticipated that the roofing work will require all of the insurance settlement, FEMA settlement, and part of the 2004/2005 CFP grants to complete.

Following the repairs to the apartment roofs, the CHA intends to resume work in Project 02. Improvements planned for future CFP projects include:

1. central heat and air conditioning;
2. new sewer laterals;
3. new water heater enclosures;
4. additional smoke detectors;
5. installation of bathroom exhaust fans.

Recently, the CHA made efforts to expand its resources for completing physical improvements. In January of 2005, the CHA applied for CDBG funds through the Mobile County Commission. If any funding is awarded, it will be used to make the CHA's sidewalks more handicap accessible.

The CHA has always maintained a safe and secure facility. Over the course of the past five years several programs and improvements have been initiated and/or sustained to enhance security. These include:

1. full-time patrols through a police reimbursement contract with the City of Chickasaw;
2. creation of a Chickasaw Police Department Substation in a CHA housing unit;
3. the provision of 2 apartments for police living quarters;
4. lighted address markers at each apartment;
5. additional street lighting;
6. flood lighting at the rear of apartments;
7. revisions to the applicant criminal screening procedure;
8. strict enforcement of the lease;
9. installation of security fencing in areas with a high frequency of non-resident back yard foot traffic.

Recent improvements include modifications to the CHA landscaping with security in mind. Examples of work that has been done include tree trimming, shrub removal and ground work. These modifications eliminate potential hiding places, improve visibility

for patrolling officers and facilitate security lighting.

The CHA has had and continues to have a lower occurrence of criminal activity than neighboring areas of the City of Chickasaw. Many of the applicants that are seen in our office indicate that they want to live at the CHA because of the safe environment and/or lack of criminal activity.

The CHA does not have a home ownership program. However, the CHA will cooperate with any efforts of its residents to transition to home ownership.

Goals:

Increase the availability of decent, safe and affordable housing -

1. Expand the supply of assisted housing by reducing public housing vacancies by five percent from the current rate.

*Several changes were made in an effort to improve administrative and maintenance techniques/procedures. These changes include hiring part time help during the peak season, using two-way radios to communicate effectively, revision of the work order procedure to eliminate potential problems early, working overtime when necessary, streamlining of the application process, and simplification of the vacancy turnaround procedure (Ex. Going from 7 different colors of interior paint to 3). Initially, these changes achieved their purpose of bringing the vacancy rate down significantly. However, changes in the economy and local conditions over the course of the past two years have resulted in an upswing of 5% in the CHA's vacancy rate. It is felt that this upswing in vacancies is, in part, the result of economic conditions for several reasons: 1. 60% or more of the CHA's applicants could not pass the Credit Screening requirements. 2. Applicants that have been deemed eligible for housing can not come up with the security deposits for the apartment and utilities. 3. Residents have vacated the CHA claiming they can not afford the rent. A comparison of the CHA's vacancy trends with the local and national trends (up 5% and 9.7%) is similar (**Mobile Chamber of Commerce, U.S. Census Data**). The CHA has done several things in an effort to combat this vacancy increase. The CHA has relaxed the credit requirements for eligibility. The CHA will now accept the security deposit in monthly installments. The CHA has negotiated reduced utility deposits for it clients.*

2. Improve the quality of assisted housing by maintaining the public housing through management, improving certain management functions, increasing customer satisfaction, and renovating/modernizing the units

The CHA has maintained a high score in Physical Assessment Sub-system averaging 90.6 over the course of the past five years. The CHA's Resident Assessment Sub-system score for this past year was 95% indicating a high level of satisfaction from CHA residents.

*Unfortunately, the CHA's overall FY 2004 PHAS score (advisory) dropped to 78. This was due in part to a significant drop (9 points) in the Financial Assessment Sub-system score that was primarily a result of low reserve levels. It was later discovered during the CHA's annual audit that the staff accountant, a 19 year veteran employee, had been embezzling Housing Authority money over a lengthy period. The embezzlement eventually resulted in the **indirect** depletion of a large portion (approx. \$142,000 or 40%) of the reserves. These reserve monies were drawn by management over the course of a 2 year period to pay normal operating expenses due to the general funds depletion through the undiscovered embezzlement. Once any/all delinquent accounts have been brought up-to-date, the elimination of the continuous embezzlement lose, the lower cost of the fee accountant, and the collection of any/all available insurance should allow the CHA to quickly improve its reserve levels. In addition, the CHA is planning to set aside a portion of its CFP funds to improve reserve levels.*

Since the discovery of the embezzlement, the CHA has focused on improving financial management. Improvements to the CHA's internal controls that have already completed include:

- 1. termination/prosecution of the employee who committed the embezzlement;*
- 2. the elimination of the potential for unauthorized access to blank CHA checks;*
- 3. the hiring of a professional 3rd party fee accountant to reconcile bank statements and handle the CHA's books, which will be kept electronically from now on.*

Recently, an Internal Controls Review was conducted onsite at the CHA and a subsequent Review Report was issued by HUD. In response to the Internal Controls Review Report, the CHA plans to make the following improvements (as specified in the CHA's written response to the Report) to include:

- 1. update of the General Depository Agreement. The Agreement has already been presented to the CHA's Bank and is expected to be signed and returned soon;*
- 2. efforts will be made to renegotiate the Cooperative Agreement between the City of Chickasaw and CHA;*
- 3. attachment of credit card receipts showing lodging and meals to the travel vouchers to document travel expenses;*
- 4. documentation of written employee leave records in pen rather than pencil;*
- 5. the creation and adoption of an Internal Controls Policy and an Investment Policy;*
- 6. creation and maintenance of an Insurance Register to record policies in effect;*
- 7. completion of a physical inventory of CHA property;*

8. *staff training so that duties can be rotated as an internal control.*

A PHAS Review was also conducted at the same time of the Internal Controls Review and a Review Report was issued by HUD. In response to the PHAS Review Report, the CHA plans to make the following improvements (as specified in the CHA's written response to the Report) to include:

- 1. improved documentation of MASS/Sub-indicator 1 data;*
- 2. improve accuracy of MASS/Sub-indicator 2 data;*
- 3. reflection of more current dates for MASS/ Sub-indicator 5 data;*
- 4. timely submission of FASS data and audited FDS;*
- 5. thorough review of the PHAS guidebook(s);*
- 6. REAC appeal of future inaccurate EHS deficiencies;*
- 7. thorough documentation of PHAS data as a whole.*

As a result of the discovered embezzlement, an extended audit was required by HUD. The independent auditing firm was unable to complete the extended audit and submit it to REAC on or before the deadline (3/31/2005). For this reason, the CHA was assessed a presumed failure score of 0 for the audited submission of the FASS (Financial Data Schedule). A waiver of the submission deadline was filed due to the unusual circumstances of the situation. However, the waiver was denied and the CHA was designated a Troubled Housing Authority. Currently, a Memorandum of Agreement (MOA) is pending. It is assumed that the findings/recommendations cited in the Internal Controls Review and the PHAS Review will be incorporated into the MOA.

The CHA is in the process of modernizing its units to include additional amenities, primarily central air conditioning. The CHA will be approximately 31% complete with its modernization goals by the conclusion of the 2004 Capital Fund Program. Damage sustained during Hurricane Ivan will require that the CHA divert its 2005 Capital Funds towards roofing repairs. However, the CHA expects to return to modernizing its units with the 2006 CFP.

A wide assortment of programming and improvements were implemented through the CHA's Public Housing Drug Elimination Grant. Unfortunately, this grant was discontinued. However, the CHA has chosen to resume several of the more successful programs (specifically those that are security related) through its Capital Fund Program.

3. Increase assisted housing choices by facilitating the freedom of residents/applicants to choose units with the amenities they desire.

CHA residents/applicants are given the freedom to choose units in locations and/or amenities that they desire such as air conditioning, washer/dryer hookup, and apartment floor plan (subject to eligibility - ex. number of bedrooms).

Improve community quality of life and economic vitality -

1. Provide an improved living environment by implementing measures to deconcentrate poverty by bringing higher income public housing households into lower income developments, promoting income mixing in public housing by assuring access for lower income families into higher income developments, and improve security by continuing to administer anti-crime programs through the Capital Fund Program.

The CHA has implemented local preferences, flat rents and ceiling rents in an effort to attract/retain higher income households. The CHA is comprised of two developments (Project 02 & 03) which are contiguous and are exempt from deconcentration requirements. The CHA complies with HUD regulations concerning housing persons with incomes at or lower than 30% of the area median income. The CHA continues to operate its successful security programs through the Capital Fund Program.

Promote self-sufficiency and asset development of families and individuals -

1. Promote self-sufficiency and asset development of assisted households by increasing the number and percentage of employed persons in assisted families through the implementation of local preferences, flat rents and ceiling rents and by providing/attracting supportive services to increase independence for the elderly or families with disabilities.

The CHA has implemented local preferences, flat rents and ceiling rents in an effort to attract/retain higher income households. In addition, the CHA work with Volunteer Mobile to place residents in volunteer positions for community service compliance. It is hoped that volunteer service will enable residents to learn work skills that improve their employability. The CHA has a Memorandum of Understanding (MOU) with the Alabama Department of Human Resources (DHR) and has developed contacts within DHR to meet our elderly/disabled resident's needs. The CHA has developed several contacts to include: local churches, Sertoma Club, Volunteer Mobile, Mobile Mental Health, Mobile Housing Board, Saraland Police Department, Chickasaw Police Department, Alabama Power Co., Mobile Gas Service Corp., Victory Health Partners, Mobile Division of the FBI, Mobile Co. Health Department, and Medicaid Waiver. The CHA will work closely with any public service agency, non-profit, or social service agency in an effort to meet the needs of our residents.

Ensure equal opportunity in housing for all Americans -

1. Ensure equal opportunity and affirmatively further fair housing by undertaking measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. Provide suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex,

familial status, and disability. Ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. Prohibit discrimination in any manner whatsoever.

The CHA complies with all equal opportunity laws/regulations concerning housing or employment. The CHA will not tolerate discrimination in any form.

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

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

Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 ®]

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.

This Plan was developed per HUD rules and regulations in order to provide decent, save and affordable housing for residents of our community.

Annual Plan Table of Contents

[24 CFR Part 903.7 9 ®]

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: (See ACOP on file with Birmingham HUD Office) The objective of the Deconcentration Rule for public housing units is to ensure that families are housed in a manner that will prevent a concentration of poverty families in any one development. The Chickasaw Housing Authority consists of two projects (02 & 03) that are contiguous or one development. For this reason, deconcentration is not applicable to the CHA.**
- FY 2005 Capital Fund Program Annual Statement: See 2002, 2003, 2004 & 2005 CFP statements attached.**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text): All members of the Resident Advisory Board are in agreement with the plan and had no suggestions or comments to add. Resident Advisory Board minutes are on file at the Chickasaw Housing Authority.**
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
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
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 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 18. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X 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 X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

Applicable & On Display	Supporting Document	Applicable Plan Component
	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/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
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	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 programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	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

Applicable & On Display	Supporting Document	Applicable Plan Component
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	403	4	N/A	4	N/A	4	N/A
Income >30% but <=50% of AMI	425	5	N/A	5	N/A	5	N/A
Income >50% but <80% of AMI	492	2	N/A	2	N/A	2	N/A
Elderly	1,014	3	N/A	3	N/A	3	N/A
Persons with Disabilities	1,318	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	1/1@ 2,383	3	N/A	3	N/A	3	N/A
Race/Ethnicity	2/2@ 168	4	N/A	4	N/A	4	N/A
Race/Ethnicity	3/3@ 32	1	N/A	1	N/A	1	N/A

* Data is from the 2000 Census and CHAS data set. The data set defined "any housing problems" as any household with combination of problems to include one or more of: 1. a cost burden of 30% or more 2. and/or overcrowding 3. and/or without kitchen or plumbing facilities. The factors were rated 1 to 5 with a 1 being less than 10% of the area households effected and five being more than 50% of the area households effected.

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: _____

Characteristics by Bedroom Size (Public Housing Only)			
1BR	5	42	
2 BR	4	33	
3 BR	2	17	
4 BR	1	8	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: B. How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? No <input type="checkbox"/> Yes <input type="checkbox"/> Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No <input type="checkbox"/> Yes <input type="checkbox"/>			

*Currently the CHA has 34 completed/eligible applicants on the waiting list with approximately pending.

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)

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: **through the continuation of the CHA's local preferences, flat rents, ceiling rents and enforcement of HUD's community service requirement**
- Other: **follow rules and regulations issued by HUD and do the best possible with the budget constraints to which we are subject**

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: **through the continuation of the CHA's local preferences, flat rents, ceiling rents and enforcement of HUD's community service requirement**
- Other: **follow rules and regulations issued by HUD and do the best possible with the budget constraints to which we are subject**

B. Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY2005 grants)		
a) Public Housing Operating Fund	585,221	
b) Public Housing Capital Fund	518,342	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
I) HOME		
Other Federal Grants (list below)		

Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2004 Capital Fund Program	414,674	Capital Improvements & Hurricane Repair
3. Public Housing Dwelling Rental Income	343,730	Public Housing Operations
4. Other income (list below)		
Late Fees	2,000	Public Housing Operations
Interest from Investments	5,120	Public Housing Operations
4. Non-federal sources (list below)		
Total resources	1,869,087	

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: **Applicants are generally screened (income, criminal history, credit, & previous landlord) for eligibility within 45 days of being offered a unit.**
- Other: (describe)

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: **Through previous landlord verification**
- Other: **Any other criteria set by HUD**

- 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)

a. 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**)

1. 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:
Working families must have at least 6 months of stable work history
- 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: **Families with gross incomes of \$10,000 per year who have been working for six consecutive months**

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.

 5 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)

- 2 Working families and those unable to work because of age or disability:
Working families must have at least 6 months of stable work history
- 5 Veterans and veterans' families
- 3 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: Families with gross incomes of \$10,000 per year who have been working for six consecutive months

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: Monthly CHA resident news letter

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: Within 10 days of a change

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing? **The objective of the Deconcentration Rule for public housing units is to ensure that families are housed in a manner that will prevent a concentration of poverty families in any one development. The Chickasaw Housing Authority consists of two projects (02 & 03) that are contiguous or one development. For this reason, deconcentration is not applicable to the CHA.**

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists

- ___ If selected, list targeted developments below:
- ___ Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
- ___ If selected, list targeted developments below:
- ___ Employing new admission preferences at targeted developments
- ___ If selected, list targeted developments below:
- ___ Other (list policies and developments targeted below)

d. ___ Yes X No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ___ Additional affirmative marketing
- ___ Actions to improve the marketability of certain developments
- ___ Adoption or adjustment of ceiling rents for certain developments
- ___ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ___ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- ___ Not applicable: results of analysis did not indicate a need for such efforts
- ___ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ___ Not applicable: results of analysis did not indicate a need for such efforts
- ___ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

- ___ Criminal or drug-related activity only to the extent required by law or regulation
- ___ Criminal and drug-related activity, more extensively than required by law or

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

- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

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

(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:

(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)

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

___ Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ___ Date and 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)

- a. 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: (see ACOP on file at Birmingham HUD Office)

- a. 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:

Flat Rent chart:

	<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
Project 02	\$318.00	\$368.00	\$444.00	\$515.00	596.00
Project 03	N/A	\$389.00	\$465.00	N/A	N/A

Ceiling Rent chart:

	<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
Project 02	\$392.00	\$453.00	\$540.00	\$624.00	715.00
Project 03	N/A	\$470.00	\$547.00	N/A	N/A

- 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: **Within 10 days of a change**

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. **File AL166a**
 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	247	**76(26%)
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		

Other Federal Programs(list individually)		

****Note: Average of the past 3 years**

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: **ACOP, Lease, Maintenance Plan, House Rules**

(2) Section 8 Management: (list below)

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.

(See ACOP on file at Birmingham HUD Office)

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: **Meets all requirements and was approved by the local HUD office. The State of Alabama does not have the right of discovery.**

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-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) **Prior to Hurricane Ivan striking the Alabama Gulf Coast, the Chickasaw Housing Authority had been focusing its modernization efforts on upgrading the apartments with central air conditioning, which is an amenity greatly desired by our applicants and residents. Hurricane Ivan did substantial damage to the roofs of the CHA apartments. The focus of our CFP will switch to making roof repairs. It is anticipated that this work can be completed with the insurance settlement, FEMA settlement, the unexpended portion the 2004 CFP grant, and the 2005 CFP grant. The CHA anticipates resuming its scheduled apartment upgrades with the 2006 CFP. The 2006-2010 plan was arrived at by using current cost vs. current modernization funding to project how much work can be completed. The Modernization plan is updated yearly as other modernization/repair needs are discovered and funding levels are revealed.**

b. If yes to question a, select one:

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

-or-

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

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

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

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

1. Development name:

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:

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: ___ Demolition ___ Disposition
3. Application status (select one) ___ Approved ___ Submitted, pending approval ___ Planned application
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: Coverage of action (select one) ___ Part of the development ___ Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (I)]

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

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

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

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: <input type="checkbox"/> 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
3. Application status (select one) <input type="checkbox"/> Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
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?
1. 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 X 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? ___ Assessment underway ___ Assessment results submitted to HUD ___ Assessment results approved by HUD (if marked, proceed to next question) ___ Other (explain below)
3. ___ Yes ___ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ___ Conversion Plan in development ___ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ___ Conversion Plan approved by HUD on: (DD/MM/YYYY) ___ Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I	
<input type="checkbox"/> 5(h)	
<input type="checkbox"/> Turnkey III	
<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program	
<input type="checkbox"/> Submitted, pending approval	
<input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? **12/15/2000**

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: **Flat Rents and Ceiling Rents**
- Public housing admissions policies: **Local Preferences**
- 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)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

- 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© 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

- 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 use 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 anti-crime/anti-drug programs
- Other (describe below)

3. Which developments are most affected? **All developments**

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)

2. Which developments are most affected? **All developments**

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? **All developments**

D. Additional information as required by PHDEP/PHDEP Plan

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

Yes No: **Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?**

Yes No: **Has the PHA included the PHDEP Plan for FY 2000 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)]

(See Pet Policy on file at Birmingham HUD Office or previous 5 Year/Annual Plans on line)

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? **None, other than those listed on page 2 of the FY 2005 annual plan - comments of Resident Advisory Board or Boards**

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: **Resident Advisory Board was in agreement with 5 Year/Annual Plan as submitted to them**

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: According to Alabama State Law, Housing Authority Board Members are appointed by the Mayor of the City jurisdiction of which the Housing Authority falls under.

- 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: **State of Alabama**

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

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

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.

al166a01 = Capital Fund Annual Statement/5 Year Action Plan

al166b01 = Management Structure Chart

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 I: Summary					
PHA Name: The Housing Authority of the City of Chickasaw		Grant Type and Number Capital Fund Program Grant No: AL09P166501-02 Replacement Housing Factor Grant No:		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: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0	108,796	108,796	108,796
3	1408 Management Improvements				
4	1410 Administration	50,300	31,260	31,260	31,260
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	44,900	44,440	44,440	44,440
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	304,000	260,642	260,642	260,642
11	1465.1 Dwelling Equipment—Nonexpendable	0	8,756	8,756	8,756
12	1470 Nondwelling Structures	143,782	26,230	26,230	26,230
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	1,000	433	433	433
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	0	63,425	63,425	63,425
21	Amount of Annual Grant: (sum of lines 2 – 20)	543,982	543,982	543,982	543,982
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: The Housing Authority of the City of Chickasaw		Grant Type and Number Capital Fund Program Grant No: AL09P16650 -02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.		Quantity	Total Estimated Cost		Total Actual Cost		Stat us of Wo rk
					Original	Revised	Funds Obligated	Funds Expended	
AL09P166002&3	1.) Replacement of general operating funds that will be lost to HUD proration	1406			0	108,796	108,796	108,796	100 %
	Subtotal	1406			0	108,796	108,796	108,796	
AL09P166002&3	2.) Program Coordinator	1410	.1		47,300	28,260	28,260	28,260	100 %
	Advertisement for bids	1410	.9		3,000	3,000	3,000	3,000	100 %
	Subtotal	1410			50,300	31,260	31,260	31,260	
AL09P166002&3	3.) P.E. Consulting Fee	1430			44,900	44,440	44,440	44,440	100 %
	Subtotal				44,900	44,440	44,440	44,440	
AL09P166002&3	4.) Partial exterior renovations of 8 housing units with central heat and air conditioning, new area for washers, dryers and water heater, rear porch area	1460			304,000	260,642	260,642	260,642	100 %
	Subtotal	1460			304,000	260,642	260,642	260,642	
AL09P166002&3	5.) 12 Refrigerators and 18 Stoves	1465	.1		0	8,756	8,756	8,756	100 %
	Subtotal				0	8,756	8,756	8,756	
AL09P166002&3	6.) Partial renovation of the Central CHA Office to include a larger lobby								

	(with bathrooms), additional office and storage space.	1470			143,782	26,230	26,230	26,230	100 %
	Subtotal	1470			143,782	26,230	26,230	26,230	
AL09P16603	7.) Relocation of 8 tenants for costs of utility transfers.	1495	.1		1,000	433	433	433	100 %
	Subtotal				1,000	433	433	433	
AL09P16602&03	8.) Embezzled funds by line item:								
	1410 - \$19,040.00								
	1430 - \$460.00								
	1460 - \$43,925.00	1502			0	63,425	63,425	63,425	100 %
	Subtotal				0	63,425	63,425	63,425	
	Grand Total				543,982	543,982	543,982	543,982	100 %

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 I: Summary					
PHA Name: The Housing Authority of the City of Chickasaw		Grant Type and Number Capital Fund Program Grant No: AL09P166501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	44,757	27,464.11	27,464.11	27,464.11
3	1408 Management Improvements				
4	1410 Administration	33,700	20,072.50	20,072.50	20,072.50
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	22,400	22,400	22,400	22,400
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	255,000	153,400.82	153,400.82	153,400.82
11	1465.1 Dwelling Equipment—Nonexpendable	5,000	3,950	3,950	3,950
12	1470 Nondwelling Structures	86,720	60,590.63	60,590.63	60,590.63
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	0	159,698.94	159,698.94	159,698.94
21	Amount of Annual Grant: (sum of lines 2 – 20)	477,577	477,577	477,577	477,577
22	Amount of line 21 Related to LBP Activities				

23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: The Housing Authority of the City of Chickasaw		Grant Type and Number Capital Fund Program Grant No: AL09P16650 -03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantit y	Total Estimated Cost		Total Actual Cost		Stat us of Wo rk	
				Original	Revised	Funds Obligated	Funds Expended		
AL09P166002&3	1.) Reserve for regular operating budget and security costs	1406		44,757	27,464.11	27,464.11	27,464.11	100 %	
	Subtotal	1406		44,757	27,464.11	27,464.11	27,464.11		
AL09P166002&3	2.) Program Coordinator	1410	.1	30,700	17,072.50	17,072.50	17,072.50	100 %	
	Advertisement for bids	1410	.9	3,000	3,000	3,000	3,000	100 %	
	Subtotal	1410		33,700	20,072.50	20,072.50	20,072.50		
AL09P166002&3	3.) P.E. Consulting Fee	1430		22,400	22,400	22,400	22,400	100 %	
	Subtotal			22,400	22,400	22,400	22,400		
AL09P166002&3	4.) Renovations of 17 housing units central heat/air conditioning	1460		255,000	153,400.82	153,400.82	153,400.82	100 %	
	Subtotal	1460		255,000	153,400.82	153,400.82	153,400.82		
AL09P16602&3	5.) 5 Refrigerators and 10 Stoves	1465	.1	5,000	3,950	3,950	3,950	100 %	
	Subtotal			5,000	3,950	3,950	3,950		
AL09P16602&3	6.) Partial renovation of the Central								

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 I: Summary						
PHA Name: The Housing Authority of the City of Chickasaw		Grant Type and Number Capital Fund Program Grant No: AL09P166502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	8,920	8,920	8,920	8,920	
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	8,920	8,920	8,920	8,920	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures	71,361	19,140.50	19,140.50	19,140.50	
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					

17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	0	52,220.50	52,220.50	52,220.50
21	Amount of Annual Grant: (sum of lines 2 – 20)	89,201	89,201	89,201	89,201
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: The Housing Authority of the City of Chickasaw			Grant Type and Number Capital Fund Program Grant No: AL09P166502 -03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantit y	Total Estimated Cost		Total Actual Cost		Stat us of Wo rk	
				Original	Revised	Funds Obligated	Funds Expended		
AL09P166002&3	1.) Reserve for regular operating budget	1406		8,920	8,920	8,920	8,920	100 %	
	Subtotal	1406		8,920	8,920	8,920	8,920		
AL09P166002&3	2.) P.E. Consulting Fee	1430		8,920	8,920	8,920	8,920	100 %	
	Subtotal			8,920	8,920	8,920	8,920		
AL09P16602&3	6.) Partial renovation of the Central CHA Office to include a larger lobby (with bathrooms), additional office and storage space, landscaping, and maintenance area parking lot.	1470		71,361	19,140.50	19,140.50	19,140.50	100 %	
	Subtotal	1470		71,361	19,140.50	19,140.50	19,140.50		
AL09P16602&03	7.) Embezzled funds by line item:								

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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 I: Summary					
PHA Name: The Housing Authority of the City of Chickasaw			Grant Type and Number Capital Fund Program Grant No: AL09P166501-04 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)					
<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	103,668	103,668	103,668	50,000
3	1408 Management Improvements				
4	1410 Administration	55,000	75,000	6,500	6,500
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,715	0		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	276,434	239,353.61	7,979	7,979

11	1465.1 Dwelling Equipment—Nonexpendable	5,000	1,146.39	1,146.39	1,146.39
12	1470 Nondwelling Structures	47,525	99,174		
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	518,342	518,342	119,293.39	65,625.39
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	34,000	34,000		
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: The Housing Authority of the City of Chickasaw				Grant Type and Number Capital Fund Program Grant No: AL09P166501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.		Quantity	Total Estimated Cost		Total Actual Cost		Stat us of Wo rk
					Original	Revised	Funds Obligated	Funds Expended	
AL09P166002&3	1.) Reserve for regular operating budget	1406			103,668	103,668	103,668	50,000	48 %
	Subtotal				103,668	103,668			
AL09P166002&3	2.) Program Coordinator	1410	.1		52,000	72,000	6,500	6,500	9%
	Advertisement for bids	1410	.9		3,000	3,000			
	Subtotal				55,000	75,000			

AL09P166002&3	3.) P.E. Consulting Fee	1430			30,715	0			
	Subtotal				30,715	0			
AL09P166002&3	4.) Completion of renovation work to 8 two bedroom and 16 four bedroom units begun under 02 & 03 CFP. Work in the four bedroom units consists of central air conditioning, new sewer laterals, upgraded water closets. Work in the two bedroom units consists of all of the above plus renovation of the kitchen and the and the addition of a utility room.	1460			0	138,795			
	5.) Improvements to roof systems of units damaged by Hurricane Ivan	1460			0	92,579.61			
	6.) Installation of sewer system grinder pumps at 221& 223 Autumndale Cir.	1460			0	7,979	7,979	7,979	100 %
	Subtotal				276,434	239,353.61			
AL09P16602&3	7.) Handicap style smoke detectors with strobe light.	1465	.1		0	1,146.39	1,146.39	1,146.39	100 %
	Subtotal				5,000	1,146.39			
AL09P16602&3	8.) Completion of renovation work to the Housing Authority's administrative office to include a larger lobby, bathroom, file storage room, and private interview room.	1470			0	99,174			
	Subtotal				47,525	99,174			
	Grand Total				518,342	518,342	119,293.39	65,625.39	13 %

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 I: Summary					
PHA Name: The Housing Authority of the City of Chickasaw			Grant Type and Number Capital Fund Program Grant No: AL09P166501-05 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: 1) <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	48,485			
3	1408 Management Improvements				
4	1410 Administration	18,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				

9	1450 Site Improvement				
10	1460 Dwelling Structures	364,880			
11	1465.1 Dwelling Equipment—Nonexpendable	5,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	48,485			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	484,850			
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	34,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Chickasaw			Grant Type and Number Capital Fund Program Grant No: AL09P166501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: The Housing Authority of the City of Chickasaw		Original 5-Year Plan Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
	Annual Statement				
166-02		358,062	358,062	358,062	358,062
166-03		0	0	0	0
HA-Wide		89,515	89,515	89,515	89,515

CFP Funds Listed for 5-year planning		447,577	447,577	447,577	447,577
Replacement Housing Factor Funds					

MANAGEMENT STRUCTURE CHART

