

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 2007

THE TUSCALOOSA HOUSING AUTHORITY
2808 10th Avenue
Tuscaloosa, Alabama 35401

**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 Tuscaloosa Housing Authority

PHA Number: AL077

PHA Fiscal Year Beginning: (mm/yyyy) 04/01/2007

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
- Recognize residents as our ultimate customer
 - Improve management and service delivery efforts through effective and efficient
 - Management of HA staff
 - Seek problem-solving partnerships with residents, community and government
 - leadership
 - Apply limited HA resources to the effective and effective management and operation
 - of public housing programs

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
 - Apply for Hope VI Funding
 - Apply for Tax Credit

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

- 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:
THA, through its' non-profit has purchased, renovated and sold three homes.
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

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

- (elderly, persons with disabilities)
- Other: (list below)
Landscape Master Plan to improve site appearance

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.12]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

High Performing PHA
Section 1.01 **Small Agency (<250 Public Housing Units)**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan (optional)

[24 CFR Part 903.12 (b), 24 CFR 903.7(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Tuscaloosa Housing Authority has been serving the Tuscaloosa metropolitan community since 1950. We have continued to provide affordable, decent, safe, clean drug free housing for eligible families. THA maintains two ongoing goals designed to provide opportunities for our residents while helping their dreams to become reality through programming and the promotion of self-sufficiency and economic independence for all residents.

THA historically has provided on-site youth activities by partnering with other local agencies to provide wholesome, educational and social programs at its site-based youth centers and continues to do so today. We actively pursue alternative sources of funding in addition to notices of funding availability published by the United States Department of Housing and Urban Development. Additional funding allows the expansion of opportunity for our residents and their children. We have successfully utilized Neighborhood Network funding to open and staff computer laboratories in most of our neighborhoods and have expansion plans that will provide computer and technology accessibility in all THA developments by the end of this year.

THA enjoys an excellent working relationship with our active Resident Councils and the Resident Advisory Board. The City Wide Resident Council recently underwent reorganization and will elect new officers in the coming months. This organization has dramatically increased their level of participation in THA planning activities. The participation of our Resident Commissioner and active participation of residents representing all developments has provided for an extremely successful program. This year our intention is to encourage better representation and participation of Section 8 Housing Choice Voucher participants. The Resident Councils and RAB provide THA with a direct line of communication between management and the residents we serve helping THA to work toward continually improving the quality of life in affordable housing neighborhoods.

THA applied for and received a HOPE VI Grant for the revitalization of our McKenzie Court neighborhood. McKenzie Court is our largest and oldest public housing development and was in need of a level of work that makes renovation more expensive than demolition and construction of new units on the same site. Demolition is the only method available to address the lack of defensible space and problems of density created by the style of construction prevalent in 1950 in affordable housing. THA has acquired additional property adjacent to McKenzie Court that affords additional space for homeownership opportunities designed to create an affordable housing community that is indistinguishable from the private homes surrounding public housing. HOPE VI is the only HUD program that provides a solution to the needs of this development. We are extremely excited to have this opportunity to revitalize a community. As of the writing of this summary, Phase I demolition is complete and 118 units have been razed.

THA is committed to the expansion of homeownership opportunities and has three established programs designed to provide first time homebuyers living in assisted housing the knowledge and tools needed to move into homeownership. These include Public Housing FSS, Section 8 FSS/Homeownership, and HOPE VI Homeownership. The HOPE VI award opens the opportunity to build new homes for those families who have been enrolled in homeownership training as well as new families who now see homeownership as a viable option. To date we have closed on three new homes purchased and renovated via our non-profit corporation established by the THA Board of Commissioners to expand homeownership opportunities. We have closed on six homes through our Section 8 Homeownership program and are continually exploring new opportunities for delivering the goal of homeownership to our resident population.

THA will continue to provide much needed services to low income families in an effort to improve their quality of life. THA proposes to continue to find new sources of affordable housing using the relaxed restrictions provided in QHWRA. Regarding the normal course of business with the Authority, THA will continue to work with our local City of Tuscaloosa Police Department to continue to provide community police officers and the increased visibility of law enforcement, reduce turnovers due to eviction by working closely with families in financial difficulty evidenced by the delinquent payment of rent, and to improve PHAS and SEMAP scores. THA is in the planning stages of developing additional affordable housing through a mixed finance development package. We are continuing to explore a potential creative financial package designed to identify sources of financing for renovation work at our elderly high rise, Robertson Tower, combined with the possibility of submitting a disposition plan in light of this research.

THA is also currently in the process of shifting to Property-Based Operations as required by the new Public Housing Operating Fund. This process includes an assessment of current operations and assistance in property budgets and accounting systems as well as the creation of the new Central Office Cost Center. THA expects to complete the planning process by the end of FY 2007 and implement the changes in early FY 2008 (FYE 3/31/2008).

THA is continually providing for an ongoing needs assessment to stay abreast of the requirements in our developments to improve the quality of life in public housing. THA maintains an open door policy for comments, suggestions and recommendations of and from our resident population. We believe our partnership with the families we serve is the sole method of knowing what we need to provide to help our families to become self-sufficient and to be able to live the original intent of public/affordable housing to move in, move up and move out so that their place is available for other families needing assistance.

iii. Annual Plan Table of Contents

[24 CFR Part 903.12(b)]

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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(a) Attachments

(b) 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 (Attachment A – Template)
- FY 2007 Capital Fund Program Annual Statement (al077a01 – Excel File)
- 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 2007-2011 Capital Fund Program 5-Year Action Plan (al077a01 – Excel File)
- Comments of Resident Advisory Board or Boards (must be attached if not included **in PHA Plan text**)
- Other (List below, providing each attachment name)
 - Performance & Evaluation Report for AL09P07750105 (al077b01 – Word File)
 - Performance & Evaluation Report for AL09P07750106 (al077c01 – Word File)
 - Resident Member of the Board of Commissioners (Attachment B – Template)
 - Resident Advisory Board Members (Attachment C – Template)
 - Criteria for Substantial Deviation and Significant Amendments (Attachment D – Template)
 - Resident Assessment and Satisfaction Survey (RASS) Follow-Up Plan (Attachment E – Template)
 - Violence Against Women Act Information (Attachment F – Template)

(c) 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.

(i) List of Supporting Documents Available for Review		
Applicable & On Display	(d) 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	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs of families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions

(i) List of Supporting Documents Available for Review		
Applicable & On Display	(d) Supporting Document	Applicable Plan Component
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition

(i) List of Supporting Documents Available for Review		
Applicable & On Display	(d) Supporting Document	Applicable Plan Component
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	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	Location
Income <= 30% of AMI	4,575	5	3	3	4	4	3
Income >30% but <=50% of AMI	2,326	3	3	3	3	4	3
Income >50% but <80% of AMI	1,058	3	2	2	2	3	2
Elderly	1,522	5	4	4	5	4	4
Families with Disabilities	780	5	4	3	5	4	4
White	3,316	4	4	3	2	3	3
Black	1,160	4	4	3	2	3	3
Hispanic	70	5	4	3	2	3	3
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000
- U.S. Census data: the SOCDs Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	595		247
Extremely low income <=30% AMI	392	66%	
Very low income (>30% but <=50% AMI)	113	19%	
Low income (>50% but <80% AMI)	90	15%	
Families with children	435	73%	
Elderly families	17	3%	
Families with Disabilities	143	24%	
Black	538	90%	
White	57	10%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List			
1BR	213	36%	
2 BR	245	41%	
3 BR	114	19%	
4 BR	17	3%	
5 BR	6	1%	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: i) How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	364		215
Extremely low income <=30% AMI	62	17%	
Very low income (>30% but <=50% AMI)	288	79%	
Low income (>50% but <80% AMI)	14	4%	
Families with children	280	70%	
Elderly families	7	2%	
Families with Disabilities	77	21%	
Black	336	92%	

Housing Needs of Families on the Waiting List			
White	28	8%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	94	.26	
2 BR	162	.45	
3 BR	85	.23	
4 BR	18	.05	
5 BR	5	.01	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
ii) How long has it been closed (# of months)? 0			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8

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

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

Select all that apply

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

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

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

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

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

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Fund	3,200,000	Operations
b) Public Housing Capital Fund	1,991,750	Capital Improvements
c) HOPE VI Revitalization	20,000,000	Revitalization
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,200,000	Housing Choice Voucher Program
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	49,973	Resident Initiatives Programs
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Neighborhood Networks Grant	200,000	Computer Centers
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	1,171,000	Operations
4. Other income (list below)		
Interest Income	50,000	General Fund
Miscellaneous	30,000	General Fund
5. Non-federal sources (list below)		
Total resources	31,892,723	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

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

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
 - When families are within a certain time of being offered a unit: (state time)
 - Other: (describe) At time of application
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
 - Rental history
 - Housekeeping
 - Other (describe) Credit-Rental History
- 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?1

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? 1

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

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

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

- programs
- Victims of reprisals or hate crimes
- Other preference(s): Victims of a Natural Disaster

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

1 Working Preference 1 Natural Disaster Preference 2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

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

(e) (5) Occupancy

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

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

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

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

(6) Deconcentration and Income Mixing

a. Yes No: 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? Branscomb Apartments and Hay Court Annex – See Attachment A.

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 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:
AL077-007 – Branscomb Apartments

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:
AL077-008 – Hay Court Annex

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)

a. (2) Waiting List Organization

- i.
- ii. 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) (Victims of a Natural Disaster)

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

1 Working Preference 1 Preference for Natural Disaster 2 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

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

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below) MEDIA

4. PHA Rent Determination Policies

[24 CFR Part 903.7(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

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

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

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below) Increase /decrease in Annual Income or change in Family Composition

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families

Other (list below)

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1237	225
Section 8 Vouchers	1156	250
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	26	8
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)		
ROSS – N/N	85	
FSS (Section 8)	42	7
FSS (Public Housing)	35	5
Shelter Plus Care	15	5

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
ACOP
Maintenance Manual

- (2) Section 8 Management: (list below)
Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (**al077a01 – Excel File**)

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (**al077a01 – Excel File**)

-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)

**(f) 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: McKenzie Court
2. Development (project) number: AL077-02
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: ROSEDALE COURT

- 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:

- 1) McKenzie Court: THA and its development partner will acquire an adjacent parcel or land to construct additional units of multifamily housing specifically focusing on homeownership and of density and design to complement the revitalized McKenzie Court
- 2) On this parcel, THA and its development partner will construct 28 for-sale residences that complement and are integrated into the larger neighborhood development. THA will subsidize the sale of these units to former public housing residents and other low income families.

- 3) The renovation and new construction of McKenzie Court will be funded through HOPE VI and LIHTC equity. The completed project will have 28 for-sale units, 260 PHA and 70 LIHTC units.

- 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:

THA will be exploring options related to the renovation of Robertson Tower, an elderly 102 unit highrise. THA is considering the disposition of Robertson Tower and the renovation through the use of LIHTC if this plan proves to be feasible. The plan may include total renovation and construction of new LIHTC units.

PLANNED DEVELOPMENT ACTIVITIES FOR THE HOPE VI PROGRAM

- **Projected/leveraged funds identified as Non-HUD Public/Private Funds in the amount of \$13,250,000, for the HOPE VI program.**
- **The actual total is \$13,282,121**

City of Tuscaloosa	-	\$2,000,000
THA Funds	-	\$500,000
Tax Credit Equity	-	\$8,851,822
Homebuyer Downpayment	-	\$73,535
Private loans	-	\$1,856,764
- **The source of projected/leveraged funds identified as other HUD funds in the amount of \$827,271 for the HOPE VI program - These are HOME funds that the City of Tuscaloosa have pledged for our 2nd round of homeownership**

8. Demolition and Disposition

[24 CFR Part 903.7 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	McKenzie Court
1b. Development (project) number:	AL077-02
3. Application status (select one)	
Approved	<input checked="" type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>02/01/2005</u>
5. Number of units affected:	Planning Stage
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	Phase 1 is Complete
a. Actual or projected start date of activity:	October 2006
b. Projected end date of activity:	December 2007

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: Robertson Tower
1b. Development (project) number: AL077-05
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (1968)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 101
7. Coverage of action (select one)

<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Rosedale Court Annex
1b. Development (project) number: AL077-03
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(1967)</u>
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?
7. Number of units affected: 28
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: McKenzie Court Annex
1b. Development (project) number: AL077-04
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(1967)</u>
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?

<p>8. Number of units affected: 30</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)

<input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

Component 10 (B) Voluntary Conversion Initial Assessments

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

Seven

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

Three

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

One

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

None

Development Name Number of Units

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

Pursuant to the Final Rule Dated September 12, 2000, The Tuscaloosa Housing Authority (THA) established a Section 8 Homeownership Program.

The Homeownership option is designed to promote and support homeownership by a “first-time” homeowner (a family that moves for the first time from rental housing to a family owned home)

The search and purchase period will be limited to a maximum of 6 months. If the family is unable to locate a home to purchase within the established deadline, the THA will issue the family a rental voucher.

The homeownership option will be utilized to assist families in two types of housing:

1. A unit owned by the family – one or more family members hold title to the home
2. A cooperative unit – one or more family members hold membership shares in the cooperative

Family Qualifications

- The family must meet the minimum income requirement. (Federal minimum wage multiplied by 2,000 hours, currently \$10,300 per year) The annual income of a disabled family must not be less than the monthly Federal Supplement Security Income (SSI) benefit for an individual living alone multiplied by 12.
- The family must meet the Employment requirement, except in the case of elderly and disabled families. One or more adults in the family who will own the home is employed on a full-time basis for at least one year before commencement of homeownership assistance
- The family must meet the eligibility requirements for admission as outlined in the Section 8 Administrative Plan
- Section 8 participants must be in compliance with their lease and the program requirements and must terminate their current lease in compliance with the lease
- The family must be in good standing with the PHA. There must be no outstanding debts for damages or unpaid rent and must have no history of late rental payments.
- The family must be a “first-time homeowner. The family must have not owned title to a principal residence in the last three years before commencement of homeownership assistance for the family under the homeownership program.
- The family must attend and satisfactorily complete the required pre-assistance homeownership and housing counseling program.

.....

Portability

Families that are determined eligible for homeownership assistance may exercise the homeownership option outside of the THA jurisdiction if the receiving public housing authority is administering the program and accepting new families. The receiving PHA may absorb or bill the initial PHA. The receiving PHA will arrange for counseling, and the receiving PHA's homeownership policies apply.

Financing and Housing Assistance Payments

Selected families must secure their own financing. Rates and terms of the first mortgage are subject to review and approval by THA. The THA may disapprove proposed financing, refinancing or other debt if the THA determines the debt is unaffordable for the participant. The first mortgage lender shall be a federally regulated financial institution. Local or state CDBG financing is acceptable. Other lenders must be approved by the THA. All lender underwriting and property inspection requirements apply. The THA will prohibit balloon payment mortgages, variable interest rate loans, and seller financing. The family may refinance to take advantage of lower interest rates, or better mortgage terms without recapture penalty.

The THA has established a minimum down payment of at least 3% of the purchase price for participation in the H/O program. Section 8 funds may not be used for financing costs. Section 8 rental assistance is paid monthly after closing to assist the family in meeting the mortgage and home expenses and will be paid directly to the lender.

The payment standard used for the Section 8 Voucher Program will be used for the Homeownership Program. The housing assistance payment will be the lesser of:

1. The payment standard minus the total tenant payment (TTP), or
2. The family's monthly homeownership expenses less the TTP

Homeownership expenses include mortgage principal and interest, mortgage insurance premium, Real estate taxes and homeowner insurance, PHA allowance for utilities, PHA allowance for routine maintenance costs, PHA allowance for major repairs and replacements, principal and interest on debt to finance major repairs and replacements for the home, and principal and interest on debt to finance costs to make the home accessible for a family member with disabilities if the PHA determines it is needed as a reasonable accommodation.

The housing assistance payment will be adjusted to reflect changes in the Payment Standard.

If the family's income increases where they no longer receive housing assistance payments, eligibility for such payments will continue for 180 days. At the end of the continuous period of 180 days, eligibility for Section 8 assistance will automatically terminate.

The maximum term of homeownership assistance is:

1. 15 years if the initial mortgage term is 20 years or longer
2. 10 years in all other cases

The THA may not establish a shorter or longer maximum term. Elderly or disabled families are exempt from subsidy time limits.

Eligible Units

1. The unit must be eligible
2. The unit is either under construction or already existing at the time the THA determined the family was eligible for H/O assistance to purchase the unit
3. The unit is either a one-unit property or a single dwelling unit in a cooperative or condominium
4. The unit has been inspected by the THA inspector and by an independent inspector designated by the family
5. The unit meet the federal mandated Housing Quality Standards

The THA will not commence H/O assistance for occupancy of a home if the THA has been informed that the seller of the home is debarred, suspended, or subject to a limited denial of participation

Inspections

The home selected by the family must pass two home inspections.

1. The THA inspection, using the voucher program HQS guidelines
2. An inspection performed by an independent inspector hired and paid for by the family. This inspection must cover major building systems and components, including electrical and heating systems, roofing, plumbing, foundation and structure, housing interior and exterior. The independent inspection is not selected by the THA. This inspector cannot be a THA employee, contractor or other inspector under the control of the THA. The inspector must provide a copy of his report to the family and the THA. The THA may disapprove the unit for homeownership based on the inspectors report.

The family and the THA will determine if any pre-purchase repairs are necessary. If repairs are required, the seller must pay for the cost of such repairs

The Contract of Sale must:

1. Include the home's purchase price and term of sale
2. Provide that the purchaser will arrange for an independent pre-purchase inspection and that the purchaser will not be obligated to purchase unless the inspection is satisfactory to purchaser and that the purchaser is not obligated to pay for necessary repairs.

3. Contain a certification from the seller that the seller has not been debarred, suspended or subject to a limited denial of participation under part 24 of the federal regulations pertaining to this program

Family and PHA Responsibilities

The family must live in the home, comply with the terms of the mortgage and attend and complete homeownership counseling. The PHA will conduct an annual re-examination, but no annual HQS inspection will be conducted.

Maintenance Schedule

Change Lock Cores	\$40.00	Cabinet Door \$15.00	Bedroom Light	\$10.00	
Repair Lock Cores	40.00	Cabinet Hinge	3.50	6' Light Fixture	15.00
Bathroom Window Glass	20.00	Medicine Cabinet w/ Mirror	30.00	8' Light Fixture	20.00
Clear Window Glass	20.00	Toilet Seat	10.00	Hall Light	15.00
Double Pane Window	65.00	Toilet Bowl	85.00	Bathroom Light Shade	15.00
Security Window Screen	100.00	Toilet Tank	185.00	Base Plug Cover	2.00
Interior Door Jamb	45.00	Toilet Tank Lid	35.00	Base Plugs	5.00
Exterior Door Jamb	68.00	Kitchen Light Shade	15.00	Light Switch Cover	2.00
Interior Wood Door	70.00	Unstop Toilet	27.00	Light Switch	5.00
Exterior Steel Dr Screen	215.00	Dead Bolt Lock Set	48.00	Smoke Alarm	20.00
Exterior Steel Dr Unit	390.00	Dead Bolt Latch	15.00	Thermostat Heat/ Air	33.00
Screen Door Closer	20.00	Unstop Kitchen Drain	25.00	Thermostat Heat only	25.00
Screen Door Handle	10.00	Remove Toilet to Unstop	50.00	Stove Oven Control- Gas	60.00
Exterior Passage Lock	30.00	Remove Lavatory	50.00	Stove Eye Grate- Gas	20.00
Interior Passage Lock	30.00	Replace Lavatory	50.00	Stove Eye- Electric	12.00
Refrigerator Door Handle	12.00	Kitchen Sink	65.00	Stove Control- Electric	40.00
Cabinet Drawer	25.00	4' Kitchen Light Fixture	50.00	Blocked Egress (Per Occurrence)	25.00

A. Public Housing

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

***See Attached**

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.)

→ **THA, through its’ non-profit has purchased, renovated and sold three homes.**

* **As part of HOPE VI, there will be a Part 24/9 Homeownership program where THA will develop and sell 14 homes on scattered sites near McKenzie Court. The homes will be new construction and will be sold only to families who make below 80% of AMI. Current public housing residents will get first preference. There will be no HCV involved. THA will use HOPE VI funds only to make a forgivable second mortgage to the buyer in an amount that is equal to the home’s cost less any first mortgage that the buyer obtains. We are currently completing a Homeownership Term sheet that should be ready about the end of the month**

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? 08/21/01

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
 Public housing admissions policies
 Section 8 admissions policies
 Preference in admission to section 8 for certain public housing families
 Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
 Preference/eligibility for public housing homeownership option participation
 Preference/eligibility for section 8 homeownership option participation
 Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
ROSS N/N	85	Voluntary	Development Office	Public Housing
Branscomb & McKenzie Stillman College Community Connections	250	Voluntary Specific Criteria	Stillman College administers at THA developments	Public Housing
IDA	29	Volunteers	PHA Main Office	Public Housing
YMCA-Youth Services	200	Voluntary	Development	Public Housing

(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	35	32
Section 8	36	44 (as of 12/04/06)

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

Article II. Community Service Requirements

Title 24 of CFR 960.00 requires non-exempt public housing residents to perform community service as outlined in this policy. All non-exempt residents eighteen (18) years of age or older must perform volunteer work or duties that are a public benefit and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community.

This requirement is effective with resident reexamination of family income and composition on or after April 1, 2001.

Section 2.01 Community Service Criteria

All non-exempt residents must meet the following criteria during each 12 month period of the dwelling lease:

- a. Contribute 8 hours per month of community service (not including political activities); or
- b. Participate in an economic self-sufficiency program for 8 hours per month; or
- c. Perform 8 hours per month combined activities as described in a and b.

Section 2.02 Criteria for Exempt Status

In accordance with Section XXVII of the Admissions and Continued Occupancy Policy, the following adult family members are exempt from performing community service.

- a. 62 years of age or older
- b. Persons with qualifying disabilities which prevents the individual's compliance. The individual must provide appropriate documentation to support the qualifying disability. In addition, other persons may be exempted if they provide a written Doctor's statement, which specifies the nature of their medical condition, the reason(s) they are not capable of complying with the Community Service requirement due to their medical condition and the expected duration of the medical condition.
- c. Persons engaged in work activities as defined in Section 407(d) of the Social Security Act. This would be employment that issued a license to conduct business and the resident pays into the Social Security System.
- d. Persons participating at least eight (8) hours per month in a welfare-to-work program. (Example: JOBS – administered by the Department of Human Resources.
- e. Persons receiving assistance from and in compliance with a State program funded under Part A, Title IV of the Social Security Act. This would be programs funded through the Department of Human Resources.

- f. Proof of Compliance - Each head of household must present to their Site-Manager that he/she and all other persons eighteen years of age and older living in the household, who are not exempt has complied with this requirement. The documentation must be provided to the appropriate Site-Manager, by the head of household, at least 90 calendar days prior to the required annual reexamination of family income and composition. Documentation may include a letter from the agency on letterhead or other official document. The letter or other official document must contain the following information:

1. Agency Name, Address and Phone Number
2. Agency officials' name and title
3. Name, Address and Social Security Number of Resident
4. Total Hours Worked by the Resident
5. Sign and Date the required certification:
6. The letter must be signed and dated by the certifying official.
7. Failure to Comply with Community Service Requirements

The THA will verify compliance of each applicable family member who is required to fulfill the community service requirement during annual reexamination. If the head of household fails to provide the signed certification to the THA, a determination of noncompliance will be made and the resident notified, in writing, of their noncompliance. The letter will explain the resident's status and what actions the resident must take to remedy the noncompliance. Noncompliance will result in termination of lease.

8. Qualifying Agencies - Any agency that is designated as a non-profit agency and/or serves the public is an authorized agency for meeting this community service requirement. It is the responsibility of the resident to contact qualifying agencies and make the necessary arrangements to perform community services as outline in this Policy. It is also the responsibility of the head of household to ensure that all non-exempt family members comply with the community service requirement.
9. Qualifying Agency for Participation is an Economic/Family Self-Sufficiency Program as noted in Section IV above, non-exempt residents may meet the community service requirement by participating in an economic of family self-sufficiency program. Therefore, if a resident chooses to participate in such a program, the head of household must submit the name of the agency and/or organization to the THA, in writing, prior to performing the community service. A decision will be made on the agencies eligibility and the resident will be notified, in writing, if the agency is approved or disapproved. If the agency is disapproved, the resident is entitled to follow the grievance procedure to try and resolve the dispute.
10. Procedure for Processing Changes to Exempt or Non-Exempt - The head of household must notify the THA within ten (10) calendar days after there is a change in any family members exempt status as defined in Section III above. Therefore, a change from exempt to non-exempt or non-exempt to exempt must be reported by the head of household within ten (10) calendar days of the change for any affected household member.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

Rosedale Court
Branscomb Apartments
McKenzie Court
Hay Court
Delaware Jackson Apartments
Crescent East Apartments

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? (list below)

McKenzie Court
Branscomb Apartments
Crescent East Apartments
Delaware Jackson Apartments

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)

Police provide training to residents at Resident Council Meetings

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

Rosedale Court McKenzie Court Delaware Jackson Apts.
Hay Court Crescent East Apts.

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)]

EXCERPT:

Each head of household may own up to two (2) pets. If one pet is a four legged animal (dog or cat), the second pet must be contained in a cage or an aquarium. All dogs and/or cats must be neutered/spayed by age six months and cats must be declawed by age three months. Evidence must be provided at time of entering into pet agreement or within 10 days of the pet becoming of age to be neutered/spayed or declawed. Dogs must not exceed 20 pounds and cats must not exceed 10 pounds (fully grown, respectively). All other four legged animals are limited to 10 pounds fully grown.

Fees and deposits will be required for each pet to be maintained in unit:

TYPE PET	ANNUAL FEE	AMOUNT
Dog	\$150	\$250
Cat	\$100	\$150
Caged Pets	\$100	\$150

There shall be no refund of annual fee and deposit and must be paid prior to the execution of the lease addendum.

It shall be a violation of the lease in accordance with Paragraph IV(L) if pet(s) are housed without proper approval and not having complied with the terms of the full policy and termination proceedings shall be enforced. Tenant shall be entitled to a grievance hearing in accordance with Paragraph 5 of the Pet Policy and the ACOP for Grievance Procedure, as applicable.

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)
On-going Modernization

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

C. Other Information

[24 CFR Part 903.13]

A. Resident Advisory Board Recommendations

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

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

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

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

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

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

3. Description of Resident Election Process
 - a. Nomination of candidates for place on the ballot: (select all that apply)
 Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe)

 - b. Eligible candidates: (select one)
 Any recipient of PHA assistance

- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: (provide name here)

Tuscaloosa County, 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)

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

3.

- To provide decent housing
- To provide a suitable living environment
- Expand economic opportunities

10. Project-Based Voucher Program (if applicable)

If the PHA plans to use the project-based voucher program, provide a statement of the projected number of project-based units and general locations, and how project basing would be consistent with its PHA Plan.

N/A

Attachments

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

Attachment A

Deconcentration Analysis

The Housing Authority will strive to create mixed-income communities and lessen the concentration of very-low income families within the Housing Authority’s public housing developments through admissions policies designed to bring in higher income tenants into lower income developments and lower income tenants into higher income developments. This policy shall not be construed to impose or require any specific income or racial quotas for any public housing development owned by the Housing Authority.

The Tuscaloosa Housing Authority performed a review of all covered developments to determine if there are any that would be covered by the Deconcentration Rule. The results are as follows:

Development	Average Income	Authority Average Income	Percentage
AL077-001 Rosedale Court	\$9,348	\$9,884	94.6%
AL077-002 McKenzie Court	\$10,416	\$9,884	105.4%
AL077-006 Hay Court	\$11,226	\$9,884	113.6%
AL077-007 Crescent East	\$8,797	\$9,884	89.0%
AL077-007 Branscomb Apts	\$8,310	\$9,884	84.1%
AL077-008 Delaware Jackson	\$9,133	\$9,884	92.4%
AL077-008 Hay Court Annex	\$12,464	\$9,884	126.1%

The Deconcentration Rule states that all covered developments average income should fall between 85% and 115% of the Authority-wide average income. The average income at Branscomb Apartments is just below the limit at 84.1% and the average income at Hay Court Annex is above the upper limit at 126.1%. The Authority has incorporated provisions to try and ensure that higher income persons are housed at Branscomb Apartments and that lower income persons are housed at Hay Court Annex.

The objective of the Deconcentration Rule for public housing units is to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the housing authority is to house not less than 40 percent of its public housing inventory with families that have income at or below 30% of the area median income by public housing development. Also

the housing authority will take actions to insure that no individual development has a concentration of higher income families in on or more of the developments. To insure that the housing authority does not concentrate families with higher income levels, it is the goal of the housing authority not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area median income. The housing authority will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the housing authority's computer system.

To accomplish the deconcentration goals, the housing authority will take the following actions:

At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of moves from the previous housing authority fiscal year.

To accomplish the goals of:

Housing not less than 40% of its public housing inventory on an annual basis with families that have incomes at or below 30% of area median income, and

Not housing families with incomes that exceed 30% of the area median income in developments that have 60% or more of the total household living in the development with incomes that exceed 30% of the area median income, the housing authority's Tenant Selection and Assignment Plan, which is a part of this policy, provides for skipping families on the waiting list to accomplish these goals.

Attachment B

Resident Member of the Board of Commissioners

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)
- A. Name of resident member(s) on the governing board:
Christine S. Coleman
- B. How was the resident board member selected: (select one)?
 Elected
 Appointed
- C. The term of appointment is (include the date term expires): Five Years-Expires 03-15-2007
2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?
- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
 - the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 - Other (explain):
- B. Date of next term expiration of a governing board member:
- C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):Walter Maddox, Mayor of Tuscaloosa

Attachment C

Resident Advisory Board Members

Kellie West
AL077-001/003
Rosedale Court/Rosedale Court Annex

Silas Lewis, Jr
AL077-002/004
McKenzie Court/McKenzie Court Annex

Bertha McCaa
AL077-005
Robertson Tower

Erica Brown
AL077-006/008
Hay Court/Hay Court Annex

Linda Kirkwood
AL077-007
Crescent East

Jaqueline McLaurin
AL077-007
Branscomb Apartments

Rosie Shepard
AL077-008
Deleware Jackson Apartments

Toska Owens
Section 8 Participant

Attachment D

Criteria for Substantial Deviation and Significant Amendments

A. Substantial Deviation from the 5-year Plan:

A “Substantial Deviation” from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority’s Goals and Objectives. This includes changing the Authority’s Goals and Objectives.

B. Significant Amendment or Modification to the Annual Plan:

A “Significant Amendment or Modification” to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items over \$50,000(items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Any change that is the direct result of or required for compliance with any change in federal or state regulation shall NOT be considered a Significant Amendment to the Annual Plan, even if it involves one of the above areas.

Attachment E

Resident Assessment and Satisfaction Survey (RASS) Follow-up Plan

Overview

The Tuscaloosa Housing Authority received the following scores on the Resident Assessment Survey (last survey was 2005).

<u>Section:</u>	<u>Score</u>
Maintenance and Repair	90.1%
Communication	76.0%
Safety	74.3%
Services	95.2%
Neighborhood Appearance	65.8%

As a result of this survey, the Housing Authority is required to develop a Follow-Up Plan to address each section score that fell below 75%.

Safety

GOAL: To address the concern of residents pertaining to safety and security outlined in the Resident Service and Satisfaction Survey; develop programs that focus on improving security.

ACTION: The Authority continues to meet with the Resident Advisory Board to discuss what actions can be taken to make the developments safer for all families. A cooperation agreement with the City of Tuscaloosa is in place to provide a police presence in the communities. Modernization and redevelopment activities will include security initiatives in order to increase the safety of neighborhoods.

Neighborhood Appearance

GOAL: To improve the overall neighborhood appearance.

ACTION: The Authority shall achieve proper curb appeal for its public housing developments by improving landscaping, keeping its grass cut, making properties litter free and other actions. The Authority will also continue to use Capital Funds to modernize and renovate housing units.

Attachment F

Violence Against Women Act Information

The Housing Authority of the City of Tuscaloosa is striving to fully comply with all requirements of the Violence Against Women Act (VAWA). First, the Authority will not deny admission to an applicant who has been a victim of domestic violence, dating violence, or stalking. The applicant must comply with all other admission requirements. Also, the Authority will not terminate the assistance to a victim of domestic violence, dating violence, or stalking based solely on an incident or threat of such activity. The Authority still retains the right to terminate assistance for other criminal activity or good cause. All information provided by an applicant or tenant regarding VAWA will be held in strict confidence and will not be shared with any other parties, unless required by law.

At this time, the Housing Authority does not intend to put a victim of domestic violence admissions preference in place. The Executive Director will periodically review the need for such preference and may add an admissions preference for victim of domestic violence if a need is determined.

The Housing Authority notifies all applicants of the Violence Against Women Act during the application process and will require the new certification form before approving the claim.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Tuscaloosa	Grant Type and Number: Capital Fund Program Grant No: AL09P07750107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (Revision Number:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$398,350.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$161,127.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$199,175.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$200,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,023,200.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$9,898.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2 - 19)	\$1,991,750.00	\$0.00	\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$16,127.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name:		Grant Type and Number:				Federal FY of Grant:		
Housing Authority of the City of Tuscaloosa		Capital Fund Program Grant No:		AL09P07750107		2007		
Replacement Housing Factor Grant No:								
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations							
PHA-Wide	Modernization Funds for Operations	1406	LS	\$398,350.00				
	Subtotal -- Account 1406			\$398,350.00				
	Management Improvements							
PHA-Wide	Resident Programs	1408	LS	\$75,000.00				
PHA-Wide	Computer System Upgrades	1408	LS	\$60,000.00				
PHA-Wide	Security Initiatives	1408	LS	\$16,127.00				
PHA-Wide	Staff Training	1408	LS	\$10,000.00				
	Subtotal -- Account 1408			\$161,127.00				

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

PHA Name:		Grant Type and Number:				Federal FY of Grant:		
Housing Authority of the City of Tuscaloosa		Capital Fund Program Grant No:		AL09P07750107		2007		
Replacement Housing Factor Grant No:								
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Administration							
PHA-Wide	Pay Salaries and Benefits for CFP-Related Personnel	1410	LS	\$199,175.00				
	Subtotal -- Account 1410			\$199,175.00				
	Fees and Costs							
PHA-Wide	Architectural, Engineering and Consulting Fees	1430	LS	\$200,000.00				
	Subtotal -- Account 1430			\$200,000.00				
	Dwelling Structures							
AL 077-005	Install New Sprinkler System for all Common Areas and Hallways	1460	LS	\$500,000.00				
AL 077-010	Demolition of Existing Building Components to Allow for the Modernization of the Unit	1460	12 Units	\$24,000.00				

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

PHA Name:		Grant Type and Number:				Federal FY of Grant:		
Housing Authority of the City of Tuscaloosa		Capital Fund Program Grant No:		AL09P07750107		2007		
Replacement Housing Factor Grant No:								
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structures (continued)							
AL 077-010	Concrete Work	1460	12 Units	\$24,000.00				
AL 077-010	Framing	1460	12 Units	\$12,000.00				
AL 077-010	Roofing Repair and Replacement	1460	12 Units	\$60,000.00				
AL 077-010	Replace Windows and Screens	1460	12 Units	\$42,000.00				
AL 077-010	Replace Doors	1460	12 Units	\$22,500.00				
AL 077-010	Replace/Upgrade HVAC	1460	12 Units	\$60,000.00				
AL 077-010	Replace/Upgrade Plumbing	1460	12 Units	\$48,000.00				
AL 077-010	Replace/Upgrade Electrical	1460	12 Units	\$43,200.00				
AL 077-010	Replace Cabinets	1460	12 Units	\$36,000.00				
AL 077-010	Replace Flooring	1460	12 Units	\$25,200.00				
AL 077-010	Replace Tub Surround	1460	12 Units	\$3,600.00				

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

PHA Name: Housing Authority of the City of Tuscaloosa		Grant Type and Number: Capital Fund Program Grant No: AL09P07750107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structures (continued)							
AL 077-010	Drywall Repair and Replacement	1460	12 Units	\$36,000.00				
AL 077-010	Painting	1460	12 Units	\$30,000.00				
AL 077-010	Install Sprinkler System	1460	12 Units	\$37,500.00				
AL 077-010	Replace/Install Vinyl Siding	1460	12 Units	\$19,200.00				
	Subtotal -- Account 1460			\$1,023,200.00				
	Contingency							
PHA-Wide	Contingency Costs Related to Modernization	1502	LS	\$9,898.00				
	Subtotal -- Account 1502			\$9,898.00				

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

PHA Name: Housing Authority of the City of Tuscaloosa	Grant Type and Number: Capital Fund Program Grant No: AL09P07750107 Replacement Housing Factor Grant No:
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Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised	Actual	Original	Revised	Actual
PHA -Wide 1406	09/30/09			09/30/11		
PHA-Wide 1408	09/30/09			09/30/11		
PHA-Wide 1410	09/30/09			09/30/11		
PHA-Wide 1430	09/30/09			09/30/11		
AL 077-005 -- 1460	09/30/09			09/30/11		
AL 077-010 -- 1460	09/30/09			09/30/11		
PHA-Wide 1502	09/30/09			09/30/11		

Federal FY of Grant: 2007
Reasons for Revised Target Dates

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of the City of Tuscaloosa				[<input checked="" type="checkbox"/>] Original 5-Year Plan [<input type="checkbox"/>] Revision No:	
Development Number / Name HA - Wide	Year 1 [See Annual Statement]	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2012
PHA-Wide		\$952,550	\$952,550	\$952,550	\$952,550
AL 077-010		\$1,039,200	\$1,039,200	\$1,039,200	\$1,039,200
CFP Funds Listed for 5-Year Planning		\$1,991,750	\$1,991,750	\$1,991,750	\$1,991,750
Replacement Housing Factor Funds					

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

Year 1 [See Annual Statement]	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	PHA-Wide 1406	Modernization Funds for Operations	\$398,350	PHA-Wide 1406	Modernization Funds for Operations	\$398,350
	PHA-Wide 1408	Resident Programs	\$75,000.00	PHA-Wide 1408	Resident Programs	\$75,000.00
	PHA-Wide 1408	Computer System Upgrades	\$60,000.00	PHA-Wide 1408	Computer System Upgrades	\$60,000.00
	PHA-Wide 1408	Security Initiatives	\$10,025.00	PHA-Wide 1408	Security Initiatives	\$10,025.00
	PHA-Wide 1408	Staff Training	\$10,000.00	PHA-Wide 1408	Staff Training	\$10,000.00
	PHA-Wide 1410	Pay Salaries and Benefits for CFP- Related Personnel	\$199,175	PHA-Wide 1410	Pay Salaries and Benefits for CFP- Related Personnel	\$199,175
	PHA-Wide 1430	Architectural, Engineering and Consulting Fees	\$200,000	PHA-Wide 1430	Architectural, Engineering and Consulting Fees	\$200,000
	AL 077-010 (1460) (23 Units)	Demolition of Existing Building Components to Allow for the Modernization of the Unit	\$48,000	AL 077-010 (1460) (23 Units)	Demolition of Existing Building Components to Allow for the Modernization of the Unit	\$48,000
	AL 077-010 (1460)	Concrete Work	\$48,000	AL 077-010 (1460)	Concrete Work	\$48,000
	AL 077-010 (1460)	Framing	\$24,000	AL 077-010 (1460)	Framing	\$24,000
	AL 077-010 (1460)	Roofing Repair and Replacement	\$120,000	AL 077-010 (1460)	Roofing Repair and Replacement	\$120,000

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

Year 1 [See Annual Statement]	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AL 077-010 (1460)	Replace Windows and Screens	\$84,000	AL 077-010 (1460)	Replace Windows and Screens	\$84,000
	AL 077-010 (1460)	Replace Doors	\$45,000	AL 077-010 (1460)	Replace Doors	\$45,000
	AL 077-010 (1460)	Replace/Upgrade HVAC	\$120,000	AL 077-010 (1460)	Replace/Upgrade HVAC	\$120,000
	AL 077-010 (1460)	Replace/Upgrade Plumbing	\$96,000	AL 077-010 (1460)	Replace/Upgrade Plumbing	\$96,000
	AL 077-010 (1460)	Replace/Upgrade Electrical	\$86,400	AL 077-010 (1460)	Replace/Upgrade Electrical	\$86,400
	AL 077-010 (1460)	Replace Cabinets	\$72,000	AL 077-010 (1460)	Replace Cabinets	\$72,000
	AL 077-010 (1460)	Replace Flooring	\$50,400	AL 077-010 (1460)	Replace Flooring	\$50,400
	AL 077-010 (1460)	Drywall Repair and Replacement	\$72,000	AL 077-010 (1460)	Drywall Repair and Replacement	\$72,000
	AL 077-010 (1460)	Painting	\$60,000	AL 077-010 (1460)	Painting	\$60,000
	AL 077-010 (1460)	Install Sprinkler System	\$75,000	AL 077-010 (1460)	Install Sprinkler System	\$75,000
	AL 077-010 (1460)	Replace/Install Vinyl Siding	\$38,400	AL 077-010 (1460)	Replace/Install Vinyl Siding	\$38,400
	Total CFP Estimated Cost		\$1,991,750	Total CFP Estimated Cost		\$1,991,750

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

Year 1 [See Annual Statement]	Activities for Year: 4 FFY Grant: 2010 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	PHA-Wide 1406	Modernization Funds for Operations	\$398,350	PHA-Wide 1406	Modernization Funds for Operations	\$398,350
	PHA-Wide 1408	Resident Programs	\$75,000.00	PHA-Wide 1408	Resident Programs	\$75,000.00
	PHA-Wide 1408	Computer System Upgrades	\$60,000.00	PHA-Wide 1408	Computer System Upgrades	\$60,000.00
	PHA-Wide 1408	Security Initiatives	\$10,025.00	PHA-Wide 1408	Security Initiatives	\$10,025.00
	PHA-Wide 1408	Staff Training	\$10,000.00	PHA-Wide 1408	Staff Training	\$10,000.00
	PHA-Wide 1410	Pay Salaries and Benefits for CFP- Related Personnel	\$199,175	PHA-Wide 1410	Pay Salaries and Benefits for CFP- Related Personnel	\$199,175
	PHA-Wide 1430	Architectural, Engineering and Consulting Fees	\$200,000	PHA-Wide 1430	Architectural, Engineering and Consulting Fees	\$200,000
	AL 077-010 (1460) (23 Units)	Demolition of Existing Building Components to Allow for the Modernization of the Unit	\$48,000	AL 077-010 (1460) (23 Units)	Demolition of Existing Building Components to Allow for the Modernization of the Unit	\$48,000
	AL 077-010 (1460)	Concrete Work	\$48,000	AL 077-010 (1460)	Concrete Work	\$48,000
	AL 077-010 (1460)	Framing	\$24,000	AL 077-010 (1460)	Framing	\$24,000
	AL 077-010 (1460)	Roofing Repair and Replacement	\$120,000	AL 077-010 (1460)	Roofing Repair and Replacement	\$120,000

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

Year 1 [See Annual Statement]	Activities for Year: 4 FFY Grant: 2010 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AL 077-010 (1460)	Replace Windows and Screens	\$84,000	AL 077-010 (1460)	Replace Windows and Screens	\$84,000
	AL 077-010 (1460)	Replace Doors	\$45,000	AL 077-010 (1460)	Replace Doors	\$45,000
	AL 077-010 (1460)	Replace/Upgrade HVAC	\$120,000	AL 077-010 (1460)	Replace/Upgrade HVAC	\$120,000
	AL 077-010 (1460)	Replace/Upgrade Plumbing	\$96,000	AL 077-010 (1460)	Replace/Upgrade Plumbing	\$96,000
	AL 077-010 (1460)	Replace/Upgrade Electrical	\$86,400	AL 077-010 (1460)	Replace/Upgrade Electrical	\$86,400
	AL 077-010 (1460)	Replace Cabinets	\$72,000	AL 077-010 (1460)	Replace Cabinets	\$72,000
	AL 077-010 (1460)	Replace Flooring	\$50,400	AL 077-010 (1460)	Replace Flooring	\$50,400
	AL 077-010 (1460)	Drywall Repair and Replacement	\$72,000	AL 077-010 (1460)	Drywall Repair and Replacement	\$72,000
	AL 077-010 (1460)	Painting	\$60,000	AL 077-010 (1460)	Painting	\$60,000
	AL 077-010 (1460)	Install Sprinkler System	\$75,000	AL 077-010 (1460)	Install Sprinkler System	\$75,000
	AL 077-010 (1460)	Replace/Install Vinyl Siding	\$38,400	AL 077-010 (1460)	Replace/Install Vinyl Siding	\$38,400
	Total CFP Estimated Cost		\$1,991,750	Total CFP Estimated Cost		\$1,991,750

**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 Tuscaloosa, Alabama	Grant Type and Number Capital Fund Program Grant No: AL09P077501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY 2005
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XOriginal Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2006 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	\$429,334.00	\$429,334.00	\$429,334.00	\$321,779.19
3	1408 Management Improvements	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00
4	1410 Administration	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$172,000.00	\$172,000.00	\$172,000.00	\$0.00
10	1460 Dwelling Structures	\$961,098.00	\$961,098.00	\$961,098.00	\$879,258.69
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$100,000.00	\$100,000.00	\$100,000.00	\$82,347.02
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$2,212,432.00	\$2,212,432.00	\$2,212,432.00	\$1,833,384.90
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 III: Implementation Schedule

PHA Name: The Housing Authority of The City of Tuscaloosa, Alabama		Grant Type and Number Capital Fund Program No: AL09P077501-05 Replacement Housing Factor No:					Federal FY of Grant: FFY 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
AL077-006 1460	9/30/06	9/30/06		6/30/07	6/30/07	11/30/06		
AL077-007 1460	9/30/06	9/30/06		6/30/07	6/30/07	11/30/06		
AL077-006 1450	9/30/06	9/30/06		6/30/07	6/30/07	11/30/06		
AL077-007 1450	9/30/06	9/30/06		6/30/07	6/30/07	11/30/06		
AL077-008 1450	9/30/06	9/30/06		6/30/07	6/30/07	11/30/06		
PHA WIDE								
1406	12/30/06	12/30/06		6/30/07	6/30/07	11/30/06		
1408	12/30/06	12/30/06		6/30/07	6/30/07	11/30/06		
1410	12/30/06	12/30/06		6/30/07	6/30/07	11/30/06		
1430	12/30/06	12/30/06		6/30/07	6/30/07	11/30/06		
1502	12/30/06	12/30/06		6/30/07	6/30/07	11/30/06		

**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 Tuscaloosa, Alabama

Grant Type and Number
Capital Fund Program Grant No: AL09P077501-06
Replacement Housing Factor Grant No:

Federal FY
of Grant:
FFY2006

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2006 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	\$398,350.00		\$0.00	\$0.00
3	1408 Management Improvements	\$160,302.00		\$0.00	\$0.00
4	1410 Administration	\$200,000.00		\$150,000.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$200,000.00		\$100,000.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$1,033,098.00		\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,991,750.00		\$250,000.00	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation 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 Tuscaloosa, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P077501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: FFY2006		
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	
AL077-010	Construction of two new buildings (8 units)							
	Bonds and Insurance	14 60	1	15,375.00		0.00	0.00	
	General requirements	14 60	1	72,594.00		0.00	0.00	
	Site preparation	14 50	1	86,716.00		0.00	0.00	
	Paving/curb & gutter	14 50	1	48,091.00		0.00	0.00	
	Building concrete	14 60	2	69,119.00		0.00	0.00	
	Masonry	14 60	2	45,805.00		0.00	0.00	
	Structural steel	14 60	2	3,025.00		0.00	0.00	
	Wood framing & trim	14 60	2	126,814.00		0.00	0.00	
	Cabinetry	14 60	2	27,360.00		0.00	0.00	
	Counters/tubs	14 60	2	24,990.00		0.00	0.00	
	Roofing	14 60	2	26,670.00		0.00	0.00	
	Siding/fascia/trim	14 60	2	29,910.00		0.00	0.00	
	Interior/exterior doors	14 60	2	16,538.00		0.00	0.00	
	Door hardware	14 60	2	6,510.00		0.00	0.00	
	Windows	14 60	2	12,767.00		0.00	0.00	
	Security screens	14 60	2	11,153.00		0.00	0.00	
	Sheetrock & insulation	14 60	2	71,594.00		0.00	0.00	

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

PHA Name: The Housing Authority of The City of Tuscaloosa, Alabama		Grant Type and Number Capital Fund Program No: AL09P077501-06 Replacement Housing Factor No:					Federal FY of Grant: FFY2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
AL077-010 1460	7/17/08			7/17/10				
AL077-003 1460	7/17/08			7/17/10				
AL077-004 1460	7/17/08			7/17/10				
PHA WIDE								
1406	7/17/08			7/17/10				
1408	7/17/08			7/17/10				
1410	7/17/08			7/17/10				
1430	7/17/08			7/17/10				