

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 2009

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

PHA Plan Agency Identification

PHA Name: Decatur Housing Authority

PHA Number: AL048

PHA Fiscal Year Beginning: (mm/yyyy) 7/2009

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 604
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 1,050

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

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

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) 72
 - Improve voucher management: (SEMAP score) 48
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:

- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)
Maintain SEMAP score

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

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

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

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2009
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

For Fiscal Year 2008 we have updated our Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan to include any new regulations as required by the Department of Housing and Urban Development. The Homeownership plan has been approved; therefore the construction and sales of homes at King's Estate (the former Cashin site) will start to progress.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Annual Plan

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 - 6. Grievance Procedures
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 - 8. Demolition and Disposition
 - 9. Designation of Housing
 - 10. Conversions of Public Housing
 - 11. Homeownership
 - 12. Community Service Programs

- 13. Crime and Safety
- 14. Pets (Inactive for January 1 PHAs)
- 15. Civil Rights Certifications (included with PHA Plan Certifications)
- 16. Audit
- 17. Asset Management
- 18. Other Information

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration (AL048i01)
- FY 2009 Capital Fund Program Annual Statement (AL048a01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members (AL048h01)
- List of Resident Board Member (AL048g01)
- Community Service Description of Implementation (AL048d01)
- Information on Pet Policy (AL048e01)
- Section 8 Homeownership Capacity Statement, if applicable (AL048k01)
- Description of Homeownership Programs, if applicable (AL048j01)

Optional Attachments:

- PHA Management Organizational Chart(AL048b01)
- FY 2009 Capital Fund Program 5 Year Action Plan(AL048a01)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Assessment of Site-Based Waiting List Development Demographic Changes (AL048f01)

Violence Against Women Act Report (AL048c01)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	and Related Regulations	
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	infestation)	
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component

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	Affordabilty	Supply	Quality	Accessibiliy	Size	Loca-tion
Income <= 30% of AMI	2,001	5	1	1	1	1	3
Income >30% but <=50% of AMI	1,445	5	1	1	1	1	3
Income >50% but <80% of AMI	1,698	5	1	1	1	1	3
Elderly	1,113	5	5	1	1	1	3
Families with Disabilities	Unknown						
White Non-Hispanic	2,928	5	1	1	1	1	3
Black Non-Hispanic	1,705	5	1	1	1	1	3
Hispanic	424	5	1	1	1	1	3
Native American Non-Hispanic	29	5	1	1	1	1	3
Asian Non-Hispanic	20	5	1	1	1	1	3

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

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

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

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

Housing Needs of Families on the Waiting List			
Public Housing - High Rise			
Fiscal Year 2009			
	# of families	% of total families	Annual Turnover
Waiting list total	15		25
Extremely low income <= 30% AMI	8	53.33%	
Very low income (>30% but <=50% AMI)	6	40.00%	
Low income (>50% but <80% AMI)	1	6.67%	
Families with children	0	0.00%	
Elderly families	13	86.67%	
Families with disabilities	1	6.67%	
White/Non-Hispanic	14	93.33%	
Black/Non-Hispanic	1	6.67%	
Hispanic	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR		0.00%	
1 BR	15	100.00%	25
2 BR		0.00%	
3 BR		0.00%	
4 BR		0.00%	
5+BR		0.00%	
Is the waiting list closed?	<input checked="" type="checkbox"/> X	<input type="checkbox"/> No	<input type="checkbox"/> Yes

Housing Needs of Families on the Waiting List Public Housing - Sterrs Homes Fiscal Year 2009			
	# of families	% of total families	Annual Turnover
Waiting list total	67		61
Extremely low income <= 30% AMI	58	86.57%	
Very low income (>30% but <=50% AMI)	6	8.96%	
Low income (>50% but <80% AMI)	3	4.48%	
Families with children	16	23.88%	
Elderly families	7	10.45%	
Families with disabilities	12	17.91%	
White/Non-Hispanic	4	5.97%	
Black/Non-Hispanic	63	94.03%	
Hispanic	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR		0.00%	
1 BR	46	68.66%	16
2 BR	12	17.91%	21
3 BR	1	1.49%	18
4 BR	8	11.94%	6
5+BR		0.00%	
Is the waiting list closed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

Housing Needs of Families on the Waiting List Public Housing - East Acres Fiscal Year 2009			
	# of families	% of total families	Annual Turnover
Waiting list total	72		121
Extremely low income <= 30% AMI	70	97.22%	
Very low income (>30% but <=50% AMI)	2	2.78%	
Low income (>50% but <80% AMI)		0.00%	
Families with children	23	31.94%	
Elderly families	1	1.39%	
Families with disabilities	9	12.50%	
White/Non-Hispanic	35	48.61%	
Black/Non-Hispanic	37	51.39%	
Hispanic	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR		0.00%	
1 BR	41	56.94%	22
2 BR	13	18.06%	54
3 BR	10	13.89%	33
4 BR	8	11.11%	10
5+BR		0.00%	2
Is the waiting list closed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

Housing Needs of Families on the Waiting List Section 8 Housing Choice Voucher Fiscal Year 2009			
	# of families	% of total families	Annual Turnover
Waiting list total	600		210
Extremely low income <= 30% AMI	462	77.00%	
Very low income (>30% but <=50% AMI)	119	19.83%	
Low income (>50% but <80% AMI)	19	3.17%	
Families with children	387	64.50%	
Elderly families	24	4.00%	
Families with disabilities	122	20.33%	
White/Non-hispanic	175	29.17%	
Black/Non-hispanic	417	69.50%	
Asian/Pacific Islander	1	0.17%	
American Indian/Alaskan	3	0.50%	
Hawaiian/Pacific Islander	4	0.67%	
Hispanic	8	1.33%	

Is the waiting list closed? No Yes

If yes:
 How long has it been closed (# of months)? 2
 Does the PHA expect to reopen the list in the PHA Plan year? Yes
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources - Fiscal Year 2009 Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Funds	\$1,547,256	
b) Public Housing Capital Fund	\$871,296	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Housing Assistance Payments	\$3,572,124	
Administrative Fees	\$512,424	
g) Resident Opportunity and Self Sufficiency Grant		
h) Community Development Block Grant		
I) HOME		
Other Federal Grant (List Below)		
FSS Coordinator Funding	\$33,756	Section 8 Supportive Service
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2007 Capital Fund	\$809,900	Public Housing Capital Improvements
3. Public Housing Dwelling Rental Income	\$1,088,300	Public Housing Operations
4. Other Income (list below)		
Interest income	\$21,026	Public Housing Operations
Misc. tenant charges/other income	\$99,668	Public Housing Operations
5. Non-federal sources (list below)		
Rental of Space for radio tower	\$12,600	Public Housing Operations
 Total resources	 \$8,568,350	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
When families are nearing the top of the waiting list

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

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

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? 3

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? 3

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

a. Yes No Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at 903.2(c)(1)(iv)]	Deconcentration Policy (if no explanation) [see step 5 at 903.2(c)(1)(v)]

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

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

As outlined in the advertisement opening the Section 8 Housing Choice Voucher waiting list.

(3) Search Time

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

If yes, state circumstances below:

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

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

(4) Admissions Preferences

- a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

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

- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Project-Based Applicant

Displaced person(s): Individuals or families displaced by government action or whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal disaster relief laws.

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

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.

4 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

- 1 Project-Based Applicant
- 3 Residents in the Decatur Housing Authority Public Housing Program who are required to move and who cannot be placed in another public housing unit.
- 4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
 - Date and time of application
 - Drawing (lottery) or other random choice technique
- 5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)
 - This preference has previously been reviewed and approved by HUD
 - The PHA requests approval for this preference through this PHA Plan
- 6. Relationship of preferences to income targeting requirements: (select one)
 - The PHA applies preferences within income tiers
 - Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
 - The Section 8 Administrative Plan
 - Briefing sessions and written materials
 - Other (list below)
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
 - Through published notices
 - Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

Market comparability study

Fair market rents (FMR)

95th percentile rents

75 percent of operating costs

- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

Any changes to family composition must be reported within 10 days

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

(2) Flat Rents

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

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

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 – Limestone County
- 100% of FMR – Morgan County
- 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 2008	Expected Turnover
Public Housing	604	207
Section 8 Vouchers	1050	210
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

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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)

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

(2) Section 8 Management: (list below)

Section 8 Administrative Plan
FSS Action Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

Section 8 Office
907 10th Avenue NE
Decatur, AL 35601

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **AL048a01**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

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

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

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

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

1. Development name:

2. Development (project) number:

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

Revitalization Plan under development

Revitalization Plan submitted, pending approval

- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(day/month/year)</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Cashin Homes	
1b. Development (project) number: AL048002	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" 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:	<u>(04/04/2007)</u>
5. Number of units affected: 36	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Cashin Homes was approved for and has been demolished. DHA's plan to develop approximately 36 single-family homes on the site has been approved and construction has begun.	

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? 29/01/01

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)
<i>Section 8 FSS</i>	<i>33</i>	<i>Available to all participants</i>	<i>Section 8 Office</i>	<i>Section 8 Only</i>
<i>Public Housing FSS</i>	<i>2</i>	<i>Available to all residents</i>	<i>Section 8 Office</i>	<i>Public Housing Only</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2008 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	2 (07/02/08)
Section 8	45	33 (07/02/06)

- 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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

- East Acres (AL048001)
- Sterrs Homes (AL048003)
- East Acres Addition (AL048004)
- Sterrs Homes Addition (AL048005)
- Westgate Gardens (AL048006)
- Summer Manor (AL048007)
- Decatur RHF (AL048013)

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

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

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

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

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

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

3. Description of Resident Election Process

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

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

Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of Decatur, AL

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

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

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

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

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

Other: (list below)

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

D. Other Information Required by HUD

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

Attachments

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

PHA Plan Table Library

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

Annual Statement Capital Fund Program (CFP) Part I: Summary

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

Original Annual Statement

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

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

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

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

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

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

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

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

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P04850109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009
X Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)			\$	\$
3	1408 Management Improvements (20% limit)				
4	1410 Administration	\$ 87,130		\$	\$
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 130,000		\$	\$
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 654,166		\$	\$
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve (no limit)				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$ 871,296		\$	\$
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				

William A. Holloway, COO

Date

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of The City of Decatur, Alabama		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1 2009	Work Statement for Year 2 FFY Grant: 2010 PHA FY:	Work Statement for Year 3 FFY Grant: 2011 PHA FY:	Work Statement for Year 4 FFY Grant: 2012 PHA FY:	Work Statement for Year 5 FFY Grant: 2013 PHA FY:
AL09P048001 East Acres	Annual Statement	\$180,000	\$264,166	\$0	\$199,347
AL09P048002 Cashin Homes		\$0	\$0	\$0	\$0
AL09P048003 Sterrs Homes		\$149,166	\$0	\$0	\$123,626
AL09P048004 East Acres Add'n.		\$325,000	\$0	\$200,000	\$191,620
AL09P048005 Sterrs Addition		\$0	\$0	\$380,616	\$117,444
AL09P048006 Westgate Gardens		\$0	\$75,000	\$0	\$0
AL09P048007 Summer Manor		\$0	\$200,000	\$0	\$0
AL09P048009 Doc Jordan Apts.		\$0	\$0	\$0	\$0
Physical Improvements Subtotal			\$654,166	\$539,166	\$580,616
Nondwelling Structures & Equipment/Dwelling Equipment		\$0	\$50,000	\$58,550	\$0
Administration		\$87,130	\$87,130	\$87,130	\$87,130
Other (Fees, Costs & Relocation)		\$130,000	\$145,000	\$145,000	\$137,129
Operations					
Replacement Reserve		\$0	\$0	\$0	\$0
Management Improvements		\$0	\$50,000	\$0	\$15,000
CFP Funds Listed For 5-Year Planning		\$871,296	\$871,296	\$871,296	\$871,296
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1 2009	Activities for Year : 2 FFY Grant: '10 PHA FY:			Activities for Year: 3 FFY Grant: '11 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost			
	AL09P048001 EAST ACRES	Replace Sewer Lines	\$180,000	AL09P048006 WESTGATE GARDENS	Convert Efficiencies	75,000
See						
Annual	AL09P048005 STERRS HOMES	Replace Sewer Lines	\$149,166	AL09P048001 EAST ACRES	Renovations	264,166
Statement	AL09P048004 EAST ACRES ADD'N	Replace Roofs	\$325,000	AL09P048007 SUMMER MANOR	Replace Roof	200,000
Total CFP Estimated Cost			\$ 654,166			\$ 539,166

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P04850108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) X Performance and Evaluation Report for Period Ending: 12-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)			\$	\$
3	1408 Management Improvements (20% limit)				
4	1410 Administration	\$ 87,130		\$	\$
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 110,000		\$	\$
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 600,550		\$	\$
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve (no limit)				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 73,616			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$ 871,296		\$	\$
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				

William A. Holloway, COO

Date

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P04850108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
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	Original	Revised	
AL09P048001	A & E Service	1430.1		22,000				
EAST ACRES	Convert 8 units – handicapped accessibility	1460		193,550				
	Construction Supervisor	1430		35,000				
AL09P048004	A & E Service	1430.1		23,000				
EAST ACRES ADD'N	Replace Tubs & Sinks	1460		200,000				
AL09P048006	A & E Service	1430.1		25,000				
WESTGATE GARDENS	Replace Windows	1460		207,000				
	Construction Supervisor	1430		5,000				
AGENCY WIDE	Management Fee	1410		87,130				
	Development – King’s Estate Sub.	1499		73,616				
GRANDTOTAL				871,296				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of The City of Decatur, Alabama		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY:	Work Statement for Year 3 FFY Grant: 2010 PHA FY:	Work Statement for Year 4 FFY Grant: 2011 PHA FY:	Work Statement for Year 5 FFY Grant: 2012 PHA FY:
AL09P048001 East Acres	Annual Statement	\$0	\$254,000	\$615,550	\$0
AL09P048002 Cashin Homes		\$0	\$0	\$0	\$0
AL09P048003 Sterrs Homes		\$530,550	\$200,000	\$0	\$0
AL09P048004 East Acres Add'n.		\$0	\$470,550	\$0	\$200,000
AL09P048005 Sterrs Addition		\$400,000	\$0	\$0	\$532,000
AL09P048006 Westgate Gardens		\$0	\$0	\$75,000	\$0
AL09P048007 Summer Manor		\$0	\$6,000	\$0	\$0
AL09P048009 Doc Jordan Apts.		\$0	\$0	\$0	\$0
ZZZZZZZZZ Agency Wide		\$50,000	\$50,000	\$0	\$0
Physical Improvements Subtotal			\$930,550	\$930,550	\$690,550
Nondwelling Structures & Equipment/Dwelling Equipment		\$0	\$0	\$100,000	\$58,550
Administration		\$50,000	\$50,000	\$100,000	\$100,000
Other (Fees, Costs & Relocation)		\$80,000	\$80,000	\$70,000	\$70,000
Operations		\$0	\$0	\$0	\$0
Replacement Reserve		\$0	\$0	\$0	\$0
Management Improvements		\$0	\$0	\$100,000	\$100,000
CFP Funds Listed For 5-Year Planning		\$1,060,550	\$1,060,550	\$1,060,550	\$1,060,550
Replacement Housing Factor Funds					

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P04850107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) X Performance and Evaluation Report for Period Ending: 12-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)				
3	1408 Management Improvements (20% limit)	\$ 15,000	\$ 15,000	\$	\$
4	1410 Administration	\$ 50,000	\$ 45,000	\$	\$
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 61,296	\$ 111,296	\$ 56,396	\$ 924
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 10,000	\$ 0	\$	\$
10	1460 Dwelling Structures	\$ 660,000	\$ 670,000	\$	\$ 0
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 75,000	\$ 30,000	\$ 5,000	\$ 3,255
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve (no limit)				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$ 871,296	\$ 871,296	\$ 61,396	\$ 4,179
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				

William A. Holloway, COO

Date

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P04850107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
AL09P048001	A & E Service	1430.1		28,296	28,296	23,396	924	3%	
EAST ACRES	Construction Supervisor	1430		0	25,000				
	Shingle Roofing	1460		307,000	307,000				
	Replace Entrance Doors	1460		26,000	26,000				
	Replace Light Fixtures	1460		8,000	8,000				
AL09P048003	A & E Service	1430.1		8,000	8,000	8,000	0	0%	
STERRS HOMES	Replace Entrance Doors	1460		16,000	16,000				
	Replace Light Fixtures	1460		5,000	5,000				
	Construction Supervisor	1430		0	20,000				
AL09P048004	A & E Service	1430.1		12,000	12,000	12,000	0	0%	
EAST ACRES ADD'N	Replace Entrance Doors	1460		25,000	25,000				
	Replace Light Fixtures	1460		7,500	7,500				
AL09P048005	A & E Service	1430.1		8,000	8,000	8,000	0	0%	
STERRS HOMES ADD'N	Replace Entrance Doors	1460		15,000	15,000				
	Replace Light Fixtures	1460		5,000	5,000				
AL09P048009	A & E Service	1430.1		5,000	5,000	5,000	0	0%	
DOC JORDAN APTS.	Replace Roof	1460		145,500	145,500				
	Replace Carpet	1460		100,000	100,000				
	Landscaping	1450		10,000	0				
	Install Shut-Off Valves	1460		0	6,000				
	Install Microwaves	1460		0	4,000				
	Construction Supervisor	1430		0	5,000				
ZZZZZ	Management Improvements	1408		15,000	15,000				
AGENCY WIDE	Dwelling Equipment	1465.1		75,000	30,000	5,000	3,255	11%	
	Management Fee	1410		50,000	45,000				
GRANDTOTAL				871,296	871,296	61,396	4,179	1%	

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of The City of Decatur, Alabama		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1 2007	Work Statement for Year 2 FFY Grant: 2008 PHA FY:	Work Statement for Year 3 FFY Grant: 2009 PHA FY:	Work Statement for Year 4 FFY Grant: 2010 PHA FY:	Work Statement for Year 5 FFY Grant: 2011 PHA FY:
AL09P048001 East Acres	Annual Statement	\$320,550	\$0	\$254,000	\$615,550
AL09P048002 Cashin Homes		\$350,000	\$0	\$0	\$0
AL09P048003 Sterrs Homes		\$80,000	\$530,550	\$200,000	\$0
AL09P048004 East Acres Add'n.		\$124,000	\$0	\$470,550	\$0
AL09P048005 Sterrs Addition		\$76,000	\$400,000	\$0	\$0
AL09P048006 Westgate Gardens		\$0	\$0	\$0	\$75,000
AL09P048007 Summer Manor		\$0	\$0	\$6,000	\$0
AL09P048009 Doc Jordan Apts.		\$0	\$0	\$0	\$0
ZZZZZZZZZ Agency Wide		\$40,000	\$50,000	\$50,000	\$0
Physical Improvements Subtotal			\$950,550	\$930,550	\$930,550
Nondwelling Structures & Equipment/Dwelling Equipment		\$	\$0	\$0	\$100,000
Administration		\$40,000	\$50,000	\$50,000	\$100,000
Other (Fees, Costs & Relocation)		\$70,000	\$80,000	\$80,000	\$70,000
Operations		\$0	\$0	\$0	\$0
Replacement Reserve		\$0	\$0	\$0	\$0
Management Improvements		\$0	\$0	\$0	\$100,000
CFP Funds Listed For 5-Year Planning		\$1,060,550	\$1,060,550	\$1,060,550	\$1,060,550
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1 2007	Activities for Year : 2 FFY Grant: '08 PHA FY:			Activities for Year: 3 FFY Grant: '09 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost			
	AL09P048001,3,4 & 5	Renovations - \$1,000 per DU	407,000	AL09P048003 STERRS HOMES	Replace Roofs	\$530,550
See	AL09P048001 EAST ACRES	Convert 8 units for Handicapped Accessibility	193,550	AL09P048005 STERRS HOMES ADD'N	Replace Water & Sewer Lines	\$400,000
Annual Statement	AL09P048002 CASHIN HOMES	Construct New Dwellings	350,000			
	Total CFP Estimated Cost		\$ 950,550			\$ 930,550

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P04850106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)					
X Performance and Evaluation Report for Period Ending: 12-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)	\$ 100,640	\$	\$ 100,640	\$ 100,640
3	1408 Management Improvements (20% limit)	\$ 29,733	\$	\$ 29,733	\$ 10,205
4	1410 Administration	\$ 50,000	\$	\$ 50,000	\$ 16,787
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 80,000	\$	\$ 80,000	\$ 0
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 15,000	\$	\$ 15,000	\$ 0
10	1460 Dwelling Structures	\$ 100,000	\$	\$ 100,000	\$ 99,870
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 12,000	\$	\$ 12,000	\$ 11,014
14	1485 Demolition				
15	1490 Replacement Reserve (no limit)				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 648,766	\$	\$ 648,766	\$ 1,841
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,036,139	\$	\$1,036,139	\$ 240,357
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				

William A. Holloway, COO

Date

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P04850106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
AL09P048002	Construct New Dwellings	1499		648,766		648,766	1,841	1%	
CASHIN HOMES	Architect Fees	1430		80,000		80,000		0%	
<i>ZZZZZZ</i>	CFP Clerk of Works	1410		50,000		50,000	16,787	34%	
AGENCY WIDE	Operations	1406		100,640		100,640	100,640	completed	
	Management Improvements	1408		29,733		29,733	10,205	34%	
AL09P048001	Roofing	1460		50,000		50,000	50,000	completed	
EAST ACRES	Burnout repairs, tub repairs	1460		50,000		50,000	49,870	99%	
	Security lighting	1450		7,500		7,500	0	0%	
AL09P048003	Non-dwelling equipment	1475		12,000		12,000	11,014	92%	
STERRS HOMES									
AL09P048004	Security Lighting	1450		7,500		7,500	0	0%	
EAST ACRES ADD'N									
GRANDTOTAL				1,036,139	1,036,139	1,036,139	240,357	23%	

Capital Fund Program Five-Year Action Plan

Part I: Summary

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1 2003	Activities for Year : 4 FFY Grant: '09 PHA FY:			Activities for Year: 5 FFY Grant: '10 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AL09P048003 STERRS HOMES	Replace Roofs	\$708,638	AL09P048001 EAST ACRES	Plumbing	254,000
See						
	AL09P048005 STERRS HOMES ADD'N	Replace Water & Sewer Lines	\$400,000	AL09P048003 STERRS HOMES	Plumbing	200,000
Annual						
				AL09P048004 EAST ACRES ADD'N	Replace Roofs	648,638
Statement				AL09P048009 DOC JORDAN APTS.	Plumbing	6,000
	Total CFP Estimated Cost		\$1,108,638			\$1,108,638

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P04850105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) X Performance and Evaluation Report for Period Ending: 12-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)	\$ 106,055	\$	\$ 106,055	\$ 106,055
3	1408 Management Improvements (20% limit)	\$ 30,000	\$	\$ 30,000	\$ 30,000
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 40,000	\$	\$ 40,000	\$ 15,000
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 26,110	\$	\$ 26,110	\$ 25,978
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 13,000	\$	\$ 13,000	\$ 6,550
14	1485 Demolition				
15	1490 Replacement Reserve (no limit)				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 845,385	\$	\$ 845,385	\$ 96,464
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,060,550	\$	\$1,060,550	\$ 280,047
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				

William A. Holloway, COO

Date

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P04850105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
AL09P048001 EAST ACRES	Non-Dwelling Equipment	1475		5,000		5,000	3,504	70%	
AL09P048002 CASHIN HOMES	Development Activities Architectural Fees	1499 1430		845,385 40,000		845,385 40,000	96,464 15,000	11% 38%	
AL09P048003 STERRS HOMES	Non-Dwelling Equipment	1475		5,000		5,000	3,046	61%	
AL09P048009 DOC JORDAN	Site Improvement Landscaping Non-Dwelling Equipment	1450 1475		26,110 3,000		26,110 3,000	25,978 0	99% 0%	
<i>ZZZZZZ</i> AGENCY WIDE	Operations Management Improvements	1406 1408		106,055 30,000		106,055 30,000	106,055 30,000	completed completed	
GRANDTOTAL				1,060,550		1,060,550	280,047	26%	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

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

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09R04850107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-07		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)				
3	1408 Management Improvements (20% limit)				
4	1410 Administration	\$ 0	\$ 5,744	\$ 5,744	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve (no limit)				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 191,491	\$ 185,747	\$ 185,747	\$
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$ 191,491	\$ 191,491	\$ 191,491	\$
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				

William A. Holloway, COO

Date

Capital Fund Program Five-Year Action Plan

Part I: Summary

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

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

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

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

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09R04850106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> X Performance and Evaluation Report for Period Ending: 12-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)				
3	1408 Management Improvements (20% limit)				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve (no limit)				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 31,120		\$ 31,120	
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$ 31,120		\$ 31,120	
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				

William A. Holloway, COO

Date

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

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

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09R04850105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) X Performance and Evaluation Report for Period Ending: 12-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)				
3	1408 Management Improvements (20% limit)				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve (no limit)				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 33,386		\$ 33,386	
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$ 33,386		\$ 33,386	
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				

William A. Holloway, COO

Date

Capital Fund Program Five-Year Action Plan

Part I: Summary

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

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

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09R04850104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) X Performance and Evaluation Report for Period Ending: 12-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)				
3	1408 Management Improvements (20% limit)				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve (no limit)				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 33,273	\$	\$ 33,273	\$
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$ 33,273	\$	\$ 33,273	\$
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				

William A. Holloway, COO

Date

Capital Fund Program Five-Year Action Plan

Part I: Summary

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

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

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

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

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09R04850207 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 1) X Performance and Evaluation Report for Period Ending: 12-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)				
3	1408 Management Improvements (20% limit)				
4	1410 Administration	\$ 0	\$ 710	\$ 710	\$ 0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve (no limit)				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 23,665	\$ 22,955	\$ 22,955	\$ 0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$ 23,665	\$ 23,665	\$ 23,665	\$ 0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security –Soft Costs				
25	Amount of Line 21 Related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

William A. Holloway, COO

Date

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

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

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09R04850206 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> X Performance and Evaluation Report for Period Ending: 12-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)				
3	1408 Management Improvements (20% limit)				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve (no limit)				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 25,560		\$ 25,560	
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$ 25,560		\$ 25,560	
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				

William A. Holloway, COO

Date

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

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

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

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09R04850205 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) X Performance and Evaluation Report for Period Ending: 12-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)				
3	1408 Management Improvements (20% limit)				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve (no limit)				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 25,965		\$ 25,965	\$
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$ 25,965		\$ 25,965	\$
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				

William A. Holloway, COO

Date

Capital Fund Program Five-Year Action Plan

Part I: Summary

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

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

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09R04850204 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)				
3	1408 Management Improvements (20% limit)				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve (no limit)				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 17,601		\$ 17,601	\$
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$ 17,601		\$ 17,601	\$
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security –Soft Costs				
25	Amount of Line 21 Related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

William A. Holloway, COO

Date

Capital Fund Program Five-Year Action Plan

Part I: Summary

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

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

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

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

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Decatur, Alabama		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R04850203			Federal FY of Grant: 2003
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) X Performance and Evaluation Report for Period Ending: 12-31-07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (10% limit)				
3	1408 Management Improvements (20% limit)				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve (no limit)				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$ 15,198	\$	\$ 15,198	\$ 2,644
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$ 15,198	\$	\$ 15,198	\$ 2,644
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				

William A. Holloway, COO

Date

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

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

Board of Commissioners

Andy Holloway
Chief Operations Officer

Jeff Snead
Director of Housing

Donna Gibson
Information Technology
Manager

Robbie Howard
Fee Accountant

Shirley Smith
Accounting Clerk

Brenda Page
Accounting Clerk

Kenny Etheridge
Construction Inspector

Jeanne Newsom
Executive Secretary

Martina Tallent
Receptionist/Work Order
Clerk

Judy Jarrett
Property Manager
East Acres

Carolyn Wells
Eliza Williams
Assistant Property
Manager

Larry Lamar
Walt Gillespie
Walt Peden
Linda Bergeson
Terry Williams

Mary Ann Daniels
Property Manager
Sterrs Homes

Verna Parham
Assistance Property
Manager

Thomas Higgins
Robert Kilgro
Mark Bergeson

Lisa Terry
Property Manager
High Rise

Cindy Strehle
Assistance Property
Manager

Roger Nelson
John Hartsfield
Patricia Guess

Pat Locklayer
Property Manager
DHDC

Bobby Joe Leeth
Benford Riner

Bonnie Williams
Section 8 Coordinator

Mary Rister
Sheila Sambrano
Susie Jones
Ben Drinkard

*Decatur Housing Authority
Organizational Chart*

Violence Against Women Act Report

The Decatur Housing Authority provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

The Decatur Housing Authority does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Decatur Housing Authority will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

The Decatur Housing Authority provides or offers the following activities, services, or programs that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

The Decatur Housing Authority does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Decatur Housing Authority will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

The Decatur Housing Authority provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

The Decatur Housing Authority does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Decatur Housing Authority will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

Implementation of Public Housing Resident Community Service Requirements

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

1. Development of Written Description of Community Service Requirement:

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

2. Scheduled Changes in Leases:

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

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

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

4. Cooperative Agreements with TANF Agencies

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

5. Programmatic Aspects

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

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

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

nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

9. The Decatur Housing Authority chooses to deny four-legged animals to the residents of Doc Jordan and Summer Manor.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
East Acres AL048001	7/1/2006	Race – 48% White 5% Black Ethnicity – 2% Hispanic 98% Non-hispanic Disabled - 20%	Race – 49% White 51% Asian Ethnicity – 100% Non-hispanic Disabled - 33%	Race – +1% White -1% Black Ethnicity – -2% Hispanic 2% Non-Hispanic Disabled - +13%
Sterrs AL048003	7/1/2006	Race – 100% Black Ethnicity – 100% Non-hispanic Disabled - 60%	Race – 100% White Ethnicity – 100% Non-hispanic Disabled - 67%	Race – 0% Ethnicity – 0% Disabled - +7%
High Rise AL048009	7/1/2006	Race – 93% White 7% Black Ethnicity – 100% Non-hispanic 39% disabled	Race – 94% White 6% Black Ethnicity – 100% Non-hispanic 49% disabled	Race – +1% White -1% Black Ethnicity – 0% Disabled – +10%

2. What is the number of site based waiting list developments to which families may apply at one time? 3
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? 1

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

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 next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
3
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously- HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 3
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)

Required Attachment al048g01: Resident Member on the PHA Governing Board

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

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

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

- Elected
- Appointed

C. The term of appointment is (include the date term expires): August 6, 2006 through August 5, 2011

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

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

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

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

Membership of the Resident Advisory Board

Clara Scott
424 Memorial Drive NW
Decatur, AL 35601

Margaret Keith
1412 5th Street NW
Decatur, AL 35601

Gerald Ayers
614 15th Place NW
Decatur, AL 35601

Ervin Baker
1504 A. Street NW
Decatur, AL 35601

Marie Hayes
1013 19th Avenue SE
Decatur, AL 35601

Betty Hughes
1801 Cypress Street SE
Decatur, AL 35601

Lakesia Fugua
1804 Locust Street SE
Decatur, AL 35601

HOMEOWNERSHIP PROGRAMS

PUBLIC HOUSING HOMEOWNERSHIP

The Decatur Housing Authority will construct thirty-six (36) single-family homes for families pursuant to the U.S. Housing Act of 1937, as amended. By providing the necessary counseling and training for the success of the Homeownership Program and encouraging self-sufficiency, not only will the affected residents' living conditions improve, but also the quality of their lives. This program will benefit the community by turning tax-exempt rental units into properties that become part of the tax base of the community and separate the homebuyers from the system of dependency. In addition, homeownership improves an individual's sense of self-worth, and provides families with a stake in their neighborhoods and increases their level of community involvement.

The Homeownership Program is designed to enable eligible families to purchase homes that are affordable so that they too can realize the American dream of owning one's own home.

SECTION 8 HOMEOWNERSHIP

The Decatur Housing Authority's homeownership option for the Section 8 program is designed to promote and support homeownership by a "first-time" homeowner. It allows one or more members of the family to purchase a home. Section 8 payments supplement the family's own income to facilitate the transition from rental to homeownership. The initial availability of these assistance payments helps the family pay the costs of homeownership, and may provide additional assurance for a lender, so that the family can finance purchase of the home.

Section 8 Homeownership Capacity Statement

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

DECONCENTRATION POLICY

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

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

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