PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
(exp 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009
Streamlined Annual Plan for Fiscal Year 2008

FLORENCE, AL HOUSING AUTHORITY

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan
Agency Identification

PHA Name: Florence Housing Authority **PHA Number:** AL09P054

PHA Fiscal Year Beginning: 10-1-2008

PHA Programs Administered:

☒**Public Housing and Section 8** ☐**Section 8 Only** ☐**Public Housing Only**

Number of public housing units: **647** Number of S8 units: Number of public housing units**:**
Number of S8 units: **677**

☐**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)

Streamlined Five-Year PHA Plan
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.12]

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)
Provide safe, well-maintained, decent and affordable housing and social services to low-income families, senior citizens and disabled persons in a fair, respectful, progressive and professional manner.

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* **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: **Reduce vacancies by 2% annually.**
- ☐ Leverage private or other public funds to create additional housing opportunities:
- ☒ Acquire or build units or developments **The PHA will attempt to increase the supply of housing by the year 2010, if there is a proven need.**

- ☐ Other (list below)

☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management: **(PHAS 93and MASS 30 score)**
- ☒ Improve voucher management: **(SEMAP score 97)**
- ☐ 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: **With the use of Capital Fund Program funds, the PHA will continue ongoing efforts to improve the livability, security, energy efficiency and preserve the physical integrity of the structures. By implementing these improvements, the PHA has**

established the goal of having the units compatible with the private market rentals in the area by the end of the year 2010.

- ☐ Demolish or dispose of obsolete public housing:
- ☒ Provide replacement public housing:
- ☒ Provide replacement vouchers:
- ☐ Other: (list below)

☐ PHA Goal: Increase assisted housing choices
Objectives:

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

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

☒ PHA Goal: Provide an improved living environment
Objectives:

- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: **With the use of flat rents and the adopted Deconcentration Policy, the PHA has a goal of increasing the income level of its residents. The PHA will strive to increase the median income by 2% annually.**
- ☐ 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: **Employ four police officers and screen all Public Housing applicants.**
- ☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities) **Maintain Magnolia Gardens I & II and Carver Heights elderly unit as elderly only facilities.**
- ☐ 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: **Increase the number of employed residents or family members by 2%**

annually.

☒ Provide or attract supportive services to improve assistance recipients' employability: **Maintain a minimum of 25 families in the Family Self Sufficiency Program.**

☐ 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: **The PHA will continue to undertake affirmative equal access for all applicants which is reinforced in Section IV, Paragraph 4, of the Admissions and Continued Occupancy Plan.**

☐ 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: **The PHA has 44 apartments, which have been modified for the handicapped in accordance with Statutory 504 Requirements. Additionally, the PHA is currently and will continue to make handicapped modifications based on individual need, which exceed 504 requirements.**

☐ Other: (list below)

Streamlined Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.12(b)]

Table of Contents
Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

☒ 1. Housing Needs
☒ 2. Financial Resources
☒ 3. Policies on Eligibility, Selection and Admissions
☒ 4. Rent Determination Policies
☒ 5. Capital Improvements Needs
☒ 6. Demolition and Disposition
☒ 7. Homeownership
☒ 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
☒ 9. Additional Information
  a. PHA Progress on Meeting 5-Year Mission and Goals
  b. Criteria for Substantial Deviations and Significant Amendments
  c. Other Information Requested by HUD
    i. Resident Advisory Board Membership and Consultation Process
    ii. Resident Membership on the PHA Governing Board
    iii. PHA Statement of Consistency with Consolidated Plan
    iv. (Reserved)
☒ 10. Project-Based Voucher Program
☒ 11. Supporting Documents Available for Review
☒ 12. FY 2008 Capital Fund Program and Capital Fund Program Replacement Housing Factor **Attachment "B"**
Annual Statement/Performance and Evaluation Report **Attachment "D"**
☒ 13. Capital Fund Program 5-Year Action Plan **Attachment "C"**
☒ 14. Other (List below, providing name for each item)
Deconcentration Policy **Attachment "A"**
List of Resident Advisory Board Members **Attachment "E"**
Section 8 Capacity Statement **Attachment "F"**
Certification "Initial Assessment" Voluntary Conversion of Development from Public Housing Stock **Attachment "G"**
PHA Progress Statement on Mission & Goals **Attachment "H"**
Asset Management Conversion Certification **Attachment "I"**
Violence Against Women Act (VAWA) Policy **Attachment "J"**

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*: *Board Resolution to Accompany the Standard Annual, Standard Five-Year, and*

Streamlined Five-Year/Annual Plans;
Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:
Form HUD-50070, *Certification for a Drug-Free Workplace*;
Form HUD-50071, *Certification of Payments to Influence Federal Transactions*;
Form SF-LLL & SF-LLLa, *Disclosure of Lobbying Activities.*

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

The Housing Authority Agency Plan was prepared in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998. The Housing Authority has attempted to provide all the necessary information and documentation for the five year plan. Our goals and objectives are contained in the plan along with adopted policies and procedures to comply with HUD guidelines, rules, regulations and federal laws.

The Agency Plan was made available for public review and prepared with input from local officials, board of commissioners, resident advisory council and general public. All comments were taken under consideration and addressed in this plan. Supporting documentation is attached and/or available upon request.

The Housing Authority Plan has focused on improving the quality of life for its residents, expanding the supply of assisted housing, promote self-sufficiency through education and training, ensure equal opportunity and fair housing, safe environment and physical improvements.

We will continue to use existing relationships that exist between our agency and other local organizations. These types of partnership have enabled us to better deal with the problems confronting the residents and Housing Authority.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

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

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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)
☐ Section 8 tenant-based assistance
☒ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	**59**		251
Extremely low income <=30% AMI	**48**	**81**	
Very low income (>30% but <=50% AMI)	**8**	**14**	
Low income (>50% but <80% AMI)	**3**	**5**	
Families with children	**26**	**44**	
Elderly families	**3**	**5**	
Families with Disabilities	**15**	**25**	
Race/ethnicity (W)	**34**	**58**	
Race/ethnicity (B)	**25**	**42**	
Race/ethnicity (O)	**0**	**0**	
Race/ethnicity **(Hispanic)**	**0**	**0**	
Race/ethnicity **(Non-Hispanic)**	**59**	**100**	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	**24**	41	
2 BR	**19**	32	
3 BR	**15**	25	
4 BR	**1**	2	
5 BR	**0**	0	
5+ BR	**0**	0	

Is the waiting list closed (select one)? ☒**No** ☐ Yes
If yes:
How long has it been closed (# of months)? **Not closed**
Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?
☒**No** ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)
☒ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	**263**		
Extremely low income <=30% AMI	**224**	**85**	
Very low income (>30% but <=50% AMI)	**34**	**12.93**	
Low income (>50% but <80% AMI)	**5**	**1.9**	
Families with children	**179**	**68.06**	
Elderly families	**15**	**5.7**	
Families with Disabilities	**1**	**.38**	
Race/ethnicity (W)	**112**	**42.58**	
Race/ethnicity (B)	**145**	**55.13**	
Race/ethnicity (O)	**1**	**.38**	
Race/ethnicity	**0**	**0**	
Characteristics by Bedroom Size			
1BR	**72**	27%	
2 BR	**75**	29%	
3 BR	**67**	25%	
4 BR	**30**	12%	
5 BR	**14**	5%	
5+ BR	**5**	2%	

Is the waiting list closed (select one)? ☐No ☒ **Yes**
If yes:
How long has it been closed (# of months)? **Closed June 1, 2007**
Does the PHA expect to reopen the list in the PHA Plan year? ☒ **No** ☐ Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?
☒**No** ☐ Yes

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

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

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

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

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

Need: Specific Family Types: The Elderly

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

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

Need: Specific Family Types: Families with Disabilities

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

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2008grants)**		
a) Public Housing Operating Fund	2,735,616.00	PHA Operations
b) Public Housing Capital Fund	961,775.00	PHA Capital Improvements
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,840,652.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0.0	PHA Safety/Security
g) Resident Opportunity and Self-Sufficiency Grants	0.0	
h) Community Development Block Grant	10,500.00	
i) HOME		
Other Federal Grants (list below)		
Bond Funds on hand	0.0	
FSS Grant	57,818.00	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP	0.0	PHA Capital Improvements
		PHA Capital Improv.
3. Public Housing Dwelling Rental Income	615,000.00	PHA Operations
4. Other income (list below)		
Other	93,000.00	PHA Operations
Interest on General Fund	140,000.00	PHA Operations
5. Non-federal sources (list below)		
Total resources	7,454,361.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

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

☐ When families are within a certain number of being offered a unit: (state number)
☐ When families are within a certain time of being offered a unit: (state time)
☒ Other: (describe) **At placement of application, and again prior to admission if verification is over 90 days old.**

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 **– Started August 21, 2006**
☐ Other (describe)

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

☐ PHA main administrative office
☒ PHA development site management office – **Started August 21, 2006**
☐ Other (list below)

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

Cherry Hill Homes AL054001	Baseline Mix 3/01/2007	Current Mix 3/01/2008	Percent Change
Racial			
White	128	125	(2.34)
Black	22	25	12
American Indian	2	1	(50)
Asian	0	0	0
Native Hawaiian	0	0	0
Ethnicity			
Hispanic	0	3	300
Non-Hispanic	152	147	(3.29)
Disability	43	50	16.28

Carver Homes AL054002	Baseline Mix 3/1/2007	Current Mix 3/01/2008	Percent Change
Racial			
White	5	4	(20)
Black	69	69	0
American Indian	0	0	0
Asian	0	0	0
Native Hawaiian	0	0	0
Ethnicity			
Hispanic	1	1	0
Non-Hispanic	73	72	(1.37)
Disability	19	16	(15.79)

Handy Homes AL054003	Baseline Mix 3/1/2007	Current Mix 3/1/2008	Percent Change
Racial			
White	5	4	(25)
Black	47	48	2.13
American Indian	0	0	0
Asian	0	0	0
Native Hawaiian	0	0	0
Ethnicity			
Hispanic	0	0	0
Non-Hispanic	50	50	0
Disability	21	21	0

Magnolia Gardens I AL054004	Baseline Mix 3/1/2007	Current Mix 3/1/2008	Percent Change
Racial			
White	80	77	(3.75)
Black	18	19	5.55
American Indian	0	0	0
Asian	0	0	0
Native Hawaiian	1	1	0
Ethnicity			
Hispanic	1	1	0
Non-Hispanic	98	96	(2.04)
Disability	75	66	(12)

Carver Heights AL054005	Baseline Mix 3/1/2007	Current Mix 3/1/2008	Percent Change
Racial			
White	3	4	33.33
Black	146	144	(1.37)
American Indian	0	1	100
Asian	0	0	0
Native Hawaiian	0	0	0
Ethnicity			
Hispanic	2	3	50
Non-Hispanic	147	146	(.68)
Disability	47	46	(2.13)

Magnolia Gardens II AL054007	Baseline Mix 3/1/2007	Current Mix 3/1/2008	Percent Change
Racial			
White	98	89	(9.18)
Black	17	21	(23.53)
American Indian	0	0	0
Asian	0	0	0
Native Hawaiian	0	0	0
Ethnicity			
Hispanic	0	0	0
Non-Hispanic	115	110	(4.35)
Disability	78	73	(6.41)

2. What is the number of site based waiting list developments to which families may apply at one time? 4

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:

d. 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 subsection **(3) Assignment**

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

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

waiting list plan)?
If yes, how many lists?

3. ☒ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists? 4

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

(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.

Former Federal preferences:

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 (**PHA orientation video)**
☒ Other source (list)
Postings in PHA offices and the PHA Plan.
Rent Collection Policy

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 when requested
☐ Other (describe below)

(2) Waiting List Organization

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

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

☐ Other (list below)

(3) Search Time

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

If yes, state circumstances below: Due to the tight housing market, we will extend the time.

(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 (Government Action)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness (living in shelter)
☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the

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

Date and Time

Former Federal preferences
1 Involuntary Displacement
1 Homelessness
1 Hospice

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

☐ Through published notices
☐ Other (list below)
Through service providers

4. PHA Rent Determination Policies

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

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

☐ $0
☐ $1-$25
☒ $26-$50

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

3. If yes to question 2, list these policies below**: The PHA has adopted a policy allowing a**

resident rent below the minimum $50.00 rent in case of server financial hardship for 90 days to be reviewed at 90-day intervals until stable.

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:

Effective January 1, 2005

Flat Rents:

	CHERRY HILL	CARVER HOMES	HANDY HOMES	CARVER HEIGHTS
1BR	176	211	235	194
2BR	248	N/A	278	242
2BR w/up	219	245	N/A	N/A
3BR	272	N/A	329	295
3BR w/p	233	288	N/A	N/A
4BR	359	380	432	389
5BR	N/A	N/A	N/A	464

MAGNOLIA GARDENS I

1BR	313
2BR	389

MAGNOLIA GARDENS II

1BR	328
2BR	400

Ceiling rents are the same as Flat Rents but can be used in between annual reexaminations.
Utilities are deducted from Ceiling rents. We do not deduct utility allowances from Flat Rents.

Ceiling Rents:

	CHERRY HILL	CARVER HOMES	HANDY HOMES	CARVER HEIGHTS
1BR	280	343	367	298
2BR	376	N/A	436	371
2BR w/up	347	397	N/A	N/A
3BR	422	N/A	516	447
3BR w/up	383	467	N/A	N/A
4BR	535	587	649	565
5BR	N/A	N/A	N/A	662

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)

A. Loss or addition to family composition of any kind through birth, death, marriage, divorce, removal or other continuing circumstance and the amount, if any, of such family member's income. Any such additions, other than birth, must be approved by the HA in advance, and must qualify, the same as an applicant or any prospective new tenant.

B. Employment, unemployment or changes in income for employment of a permanent nature of the family head, spouse, or other wage earner eighteen (18) years of age or older.

C. The starting of or stopping of, or an increase or decrease of any benefits or payments received by any member of the family or household from Old Age Pension, Aid for Dependent Children, Black Lung, Railroad Retirement, Private Pension Fund, Disability Compensation, Veterans Administration, Child Support, Alimony, Regular Contributions or Gifts. Lump sum payments or retroactive payments of benefits from any of the above sources which constitute the sum of monthly payments for a preceding period paid in a lump sum must be reported and rent adjusted retroactively on such income to date of eligibility for any family member residing in the household for that period of time.

D. Cost of living increases in Social Security or public assistance grants need not be reported until next re-examination and redetermination of rent.

E. Errors of omission made at admission or re -examination shall be corrected by the HA. Retroactive payments will be made to the tenant if the error is in the tenant's favor.

F. A tenant who has had an income reduction/increase after initial occupancy or after annual re-examination must report all changes in income within ten (10) calendar days regardless of the amount or source.

G. For families paying a flat rent, the head of household may request at any time that his/her rent be changed to an income based rent due to a financial hardship. Financial hardships include the following situations:

- **The family has experienced a decrease in income because of changed circumstances, including loss or reduction in employment, death in the family, or reduction in or loss of earnings or other assistance;**
- **The family has experienced an increase in expenses, because of changes circumstances, for medical cost, child care, transportation, education, or similar items.**
- **Such other situations determined by the HA to be appropriate.**

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

☒ At or above 90% but below100% of FMR - For 4 and 5 Bedrooms
☒ 100% of FMR - For 1, 2, and 3 Bedrooms
☐ 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. Capital Improvement Needs

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

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

a. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.

b. ☒ Yes ☐ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in

its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

a. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:
Development (project) number:
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

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

d. ☐ Yes ☒ No: 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:

e. ☐ Yes ☒ No: 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:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]
Applicability of component 6: Section 8 only PHAs are not required to complete this section.

a. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI)of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If "No", skip to component 7; if "yes", complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: Former Central Administration Office Building 1b. Development (project) number: N/A
2. Activity type: Demolition ☐ Disposition ☒ The office building is leased to First Southern Bank for 5 years with an option to purchase at the end of the term.
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (08/28/2007)
5. Number of units affected: 0 6. Coverage of action (select one) ☐ Part of the development – The office building is not on a project site. It is located in downtown Florence, Alabama. ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: Lease with First Southern Bank became effective September 1, 2007. b. Projected end date of activity: Lease expires August 30, 2012 at which time First Southern Bank has the option to purchase the office building or enter into another 5 year lease.

Demolition/Disposition Activity Description
1a. Development name: Cherry Hill Homes Building 450 1b. Development (project) number: AL054-001
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: N/A
5. Number of units affected: 0 6. Coverage of action (select one) ☒ Part of the development – ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: December 1, 2008 b. Projected end date of activity: December 31, 2009

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

(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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

(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, what is the maximum number of participants this fiscal year?

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: 180 days to locate home, 60 days to close loan. We offer post purchase counseling, homebuyer education, credit counseling and referral to workshops.

c. What actions will the PHA undertake to implement the program this year (list)?

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):
a. ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
b. ☒ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
c. ☒ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below). The Housing Authority will work local realtors, down payment assistance programs, lenders and housing counseling agencies.
d. ☒ Demonstrating that it has other relevant experience (list experience below). ROSS Grant and lenders willing to use Fannie Mae product.

8. Civil Rights Certifications

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

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations*: *Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. It is the policy of the Housing Authority to comply with all Federal, State, and local nondiscrimination laws and with rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. The Housing Authority will comply with all laws relating to Civil Rights, including: Title VI and VIII of the Civil Rights Act, Executive Order 11063, Section 504, Age Discrimination Act and American With Disabilities Act.

To further our commitment to fully comply with applicable Civil Rights laws, the Housing Authority will provide Federal/State/Local information to public housing residents regarding "discrimination" and any recourse available to them during resident orientation session, resident meetings and reexaminations.

9. Additional Information

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

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

SEE ATTACHMENT "H"

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

The Housing Authority does recognize the need for public notification for items contained within the 5-Year and Annual Plans. This authority shall make proper notification for any Substantial Deviations from these plans as required under law. The exception to this definition is if the change has been made to meet regulatory compliance with The U.S. Department of Housing and Urban Development requirements. Substantial deviation or Significant amendment or Modification shall mean those of the mission statement, goals and objective, capital fund program or changes in significant expenditures. And changes in

statutory requirement for administration of Public Housing requiring public comment and/or public hearing.

B. Significant Amendment or Modification to the Annual Plan

A Significant Amendment or Modification to the Annual Plan shall be construed to mean the following:

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items not currently included in the Annual Statement or the
  5-Year Action Plan or changes in use of replacement reserve funds under the Capitol Fund;
- Any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities.

These issues, if required, shall be raised with proper public notification. The Housing Authority acknowledges that an exception will be made by HUD to comply with the above changes that are adopted to reflect changes in HUD regulatory requirements: such changes will not be considered significant amendments by HUD.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

b. 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)

Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

☒ Yes ☐ No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:
☒ Appointment **Term Expires June 13, 2008**

☐ Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process
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) **Appointment by the Mayor of Florence, Alabama**

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)

Eligible voters: (select all that apply) **N/A**
☐ 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)

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

☐ 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):

Date of next term expiration of a governing board member: **06/13/2008**

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): **Bobby Irons, Mayor,City of Florence, AL.**

(3) PHA Statement of Consistency with the Consolidated Plan
[24 CFR Part 903.15]
For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

Consolidated Plan jur isdiction: (City of Florence, Alabama)

a. 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 on its waiting list 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)

1. **Modernize existing housing inventory with the use of Capital Fund Grants.**
2. **Participates in resident programs to enhance employability.**

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) None

(4) (Reserved)

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

10. Project-Based Voucher Program

a. ☐ Yes ☒ No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

b. ☐ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:
☐ Low utilization rate for vouchers due to lack of suitable rental units

☐ Access to neighborhoods outside of high poverty areas
☐ Other (describe below:)

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Deconcentration/ Income Mixing, Income Analysis of Public Housing Covered Development, Substantial Deviation and Initial Assessment Voluntary Conversion of Development from Public Housing Stock.	(specify as needed)
X	Community Service Policy	Annual Plan
X	Pet Policy	Annual Plan

REAC
FOLLOW-UP PLAN

The Housing Authority recently received its Resident Assessment from REAC. The assessment indicated follow-up action to increase the average score in the areas of neighborhood appearance, safety and communication. While the Housing Authority is making every effort to meet the requirements, we have developed an action plan to improve the above ratings as follows:

- Establish systems to monitor and evaluate communication and neighborhood appearance on a daily basis;
- Conduct quarterly meetings with resident on issues regarding the above and the receiving of suggestions and recommendations;
- Daily inspection of grounds and buildings; and
- Planning sessions for improvements.

The Follow-Up Plan activities has been implemented and certified.

The Communication Follow-up Plan consists of the following actions and directives:

We have established a system to monitor and evaluate communication on a daily basis;

We meet with residents and resident advisory board on issues and receive suggestions and recommendations;

A newsletter is provided with information and events; and

Employees attend resident organization meetings on as needed basis. During these regularly scheduled meetings residents concerns will be addressed, residents will be informed of planned renovations, and residents will be encouraged to become involved and provide input in policy development.

The Neighborhood Appearance Follow-up Plan consist of the following actions and directives:

Florence Housing Authority's goal is to better maintain its Public Housing communities and enhance all residents quality of life through proper maintenance, preventive maintenance and capital improvements. The Authority will strive to make its developments compliment the surrounding communities and unsure that there is not a clear line that defines the borders of Public Housing due to perpetual problems, such as litter, broken glass and vandalism. The Authority has in place a process for residents to contact the maintenance department for work orders or to report common area repairs. Residents will be involved if new solutions are needed for existing and/or long term problems. The Authority's management has a strong commitment to responding in a timely and professional manner to appearance problems in all Public Housing communities.

The following outlines actions and efforts to be initiated by the Authority:

1) Communicate with impacted Public Housing residents either in resident meetings or individually regarding their concerns and perceptions of their Public Housing neighborhood's appearance. It is the goal of the Authority to improve the problems identified by the residents so as to increase their satisfaction with their living environment and the management of the Authority's operation.
2) Implement a system for dealing with vacant apartments.
3) Exterminate pests regularly and on an as-needed basis.
4) Implement weekly trash days on which large items can be picked up.
5) Be proactive about improving the appearance of the Public Housing neighborhoods. Do an assessment (at least visual) of each community on a regular basis. Involve Public Housing administrative and maintenance staff in the inspection process.
6) Encourage resident reporting of problem areas. Enforce all related lease provisions, which concern maintaining clean yards, vandalism, graffiti and objects on porches.
7) Eliminate graffiti within 24 hours of report to the Authority's Work Center Coordinator.

Safety

The PHA has instituted a computerized means for tracking crime and crime related activities and can demonstrate that crime and crime related problems are being tracked by developments. Residents and contract security report all criminal activity to the local police department. PHA has provided provisions for the access of vacant units to the local police department in order to facilitate surveillance in and near developments. All lighting in common areas is checked daily to ensure they are working.

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?

NOTE: PLEASE LIST THE DESIGNATION OF ASSET MANAGEMENT PROJECTS (AMPS) SUCH AS AMP 1, AMP 2 AND ETC. TO INCLUDE PROJECT NAME AND NUMBER OF UNITS.
Cherry Hill Homes Property Management Office – 147 Units
Carver Homes / Handy Homes Property Management Office – 125 Units
Carver Heights Property Management Office – 149 Units
Magnolia Gardens I & II Property Management Office – 214 Units

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) The Authority has converted to Asset Management and been approved by HUD for its Stop Loss.

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

Maintenance Plan

The Housing Authority has an adopted Maintenance Plan that contains rules, standards and policies governing maintenance and management of its public housing developments. The plan also includes a policy for the prevention and eradication of pest infestation, including cockroach.

The Maintenance Plan is posted on the bulletin board and available for public review.

Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The Housing Authority have adopted policies and procedures to support or assist victims of criminal domestic violence, dating violence, sexual assault, or stalking – as well as members of the victims' immediate families from losing their HUD-assisted housing as a consequence of the abuse of which they were the victim. **(Se Attachment J)**

ATTACHMENTS

Deconcentration Policy **Attachment "A"**

FY 2008 Capital Fund Program **Attachment "B"**

Capital Fund Program 5-Year Action Plan **Attachment "C"**

Annual Statement/Performance and Evaluation Report **Attachment "D"**

List of Resident Advisory Board Members **Attachment "E"**

Section 8 Capacity Statement **Attachment "F"**

Certification "Initial Assessment" Voluntary Conversion of Development from Public Housing Stock **Attachment "G"**

PHA Progress Statement on Mission & Goals **Attachment "H"**

Asset Management Conversion Certification **Attachment "I"**

Violence Against Women Act (VAWA) Policy **Attachment "J"**

ATTACHMENT A
SECTION XXVI.
DECONCENTRATION RULE

1. Objective: The objective of the Deconcentration Rule for public housing units is to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the housing authority is to house no less than 40 percent of its public housing inventory with families that have income at or below 30% of the area median income by public housing development. Also the housing authority will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments. The housing authority will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the housing authority's computer system.

2. Exemptions. The following are exempt from this rule.
   Public housing development with fewer than 100 public housing units. A covered development is defined as any single development or contiguous developments that total over 100 units.
   Public housing developments which house only elderly persons or persons with disabilities, or both.
   Public housing developments which consist of only one general occupancy family public housing development.
   Public housing developments approved for demolition or conversion to tenant-based assistance.
   Mixed financing developments.

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

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

   B. To accomplish the goals of:
      (1) Housing not less than 40% of its public housing inventory on an annual basis with families that have incomes at or below 30% of area median income, and
      (2) The HA shall determine the average income of all families residing in all the HA's covered developments. The HA shall determine the average income of all families residing in each covered development. In determining average income for each development, this HA has adjusted its income analysis for unit size in accordance with procedures prescribed by HUD. The HA shall determine whether each of its covered developments falls above, within or below the Established Income Range. The Established Income Range is 85 percent to 115 percent (inclusive of 85 percent and 115 percent) of the HA-wide average income for covered developments.

Fair housing requirements. All admission and occupancy policies for public housing programs must comply with Fair Housing Act requirements and with regulations to affirmatively further fair housing. The HA may not impose any specific income or racial quotas for any development or developments.

ATTACHMENT "B"

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

PHA Name: FLORENCE HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: AL09P054501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	188,739			
4	1410 Administration	95,525			
5	1411 Audit	1,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	56,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	320,224			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service	293,769			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	955,257			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: FLORENCE HOUSING AUTHORITY		**Grant Type and Number** Capital Fund Program Grant No: AL09P054501-08 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	Funds Obligated	Funds Expended	
COCC	Management Fees	1410		95,525				
AL 54-000001P	Security	1408		38,160				
Cherry Hill	Community Services Program	1408		13,833				
Homes	Audit	1411		240				
	Consultant Fees	1430		1,900				
	A/E Fees	1430		12,000				
	Exterior Repairs	1460		50,000				
AL 54-000002P	Security	1408		30,000				
Carver Homes/	Community Services Program	1408		6,525				
Handy Homes	Audit	1411		110				
	Consultant Fees	1430		1,500				
	A/E Fees	1430		12,000				
	Exterior Repairs	1460		50,000				
AL 54-000003P	Security	1408		51,360				
Magnolia	Audit	1411		320				
Gardens	Consultant Fees	1430		2,568				
I & II	A/E Fees	1430		12,000				
	Replace HVAC on Roofs	1460		165,000				
	Debt Service	1501		293,769				
AL 54-000004P	Security	1408		35,480				
Carver Heights	Community Services Program	1408		13,381				
Homes	Audit	1411		330				

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

PHA Name: FLORENCE HOUSING AUTHORITY		**Grant Type and Number** Capital Fund Program Grant No: AL09P054501-08 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	Funds Obligated	Funds Expended	
	Consultant Fees	1430		2,032				
	A/E Fees	1430		12,000				
	Exterior Repairs	1460		55,224				
	GRAND TOTAL			**955,257**				

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

PHA Name: FLORENCE HOUSING AUTHORITY	**Grant Type and Number** Capital Fund Program No: AL09P054501-08 Replacement Housing Factor No:	**Federal FY of Grant:** 2008

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE	9/30/10			9/30/12			
54-000001P	9/30/10			9/30/12			
54-000002P	9/30/10			9/30/12			
54-000003P	9/30/10			9/30/12			
54-000004P	9/30/10			9/30/12			

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

PHA Name: FLORENCE HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R054501-08	Federal FY of Grant: 2008

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	30,724			
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	30,724			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: FLORENCE HOUSING AUTHORITY		**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R054501-08				**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	Funds Obligated	Funds Expended	
54-00001P	Replacement Housing Factor Funds for	1499		30,724				
Cherry Hill	Replacement of ACC Unit or Units							
Homes	Due to Demolition							
	GRAND TOTAL			**30,724**				

ATTACHMENT "C"

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name FLORENCE HOUSING AUTHORITY				☒ **Original 5-Year Plan** ☐ **Revision No:**	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
	Annual Statement				
HA WIDE		643,769	643,769	643,769	643,769
AL 54-000001P CHERRY HILL HOMES		311,488			
AL 54-000002P CARVER HOMES/ HANDY HOMES				311,488	
AL 54-000003P MAGNOLIA GARDEN I, II					311,488
AL 54-000004P CARVER HEIGHTS HOMES			311,488		
CFP Funds Listed for 5-year planning		955,257	955,257	955,257	955,257
Replacement Housing Factor Funds		30,724	30,724	30,724	30,724

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

Activities for Year 1	Activities for Year :2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	COCC	Management Fees	95,000	COCC	Management Fees	95,000
Annual	HA WIDE	Security	155,000	HA WIDE	Security	155,000
	HA WIDE	Training	12,000	HA WIDE	Training	12,000
Statement	HA WIDE	Community Service Program	34,000	HA WIDE	Community Service Program	34,000
	HA WIDE	Debt Service	293,769	HA WIDE	Debt Service	293,769
	HA WIDE	Audit	1,000	HA WIDE	Audit	1,000
	HA WIDE	Consultants	8,000	HA WIDE	Consultants	8,000
	HA WIDE	A/E Fees	45,000	HA WIDE	A/E Fees	45,000
	AL 54-000001P CHERRY HILL HOMES	Utility-Laundry	131,890	AL 54-000004P CARVER HEIGHTS HOMES	Kitchen Cabinets, Stove Hoods, Light Fixtures	186,494
		Wood Paneling, Interior	52,000		Flooring	14,994
		Tub Shower Surrounds, Vanities	59,604		Window Replacement	102,000
		Vinyl Siding Repairs	10,000		Landscaping	5,000
		Kitchen Cabinets	25,000		Stoves	1,500
		Floor Tile	5,000		Refrigerators	1,500
		Interior Doors	5,000			
		Porch Roof Repairs	14,994			
		Landscaping	5,000			
		Stoves	1,500			
		Refrigerators	1,500			
		Total CFP Estimated Cost	$955,257			$955,257

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

Activities for Year :4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
COCC	Management Fees	95,000	COCC	Management Fees	95,000
HA WIDE	Security	155,000	HA WIDE	Security	155,000
HA WIDE	Training	12,000	HA WIDE	Training	12,000
HA WIDE	Community Service Program	34,000	HA WIDE	Community Service Program	34,000
HA WIDE	Audit	1,000	HA WIDE	Audit	1,000
HA WIDE	Consultants	8,000	HA WIDE	Consultants	8,000
HA WIDE	A/E Fees	45,000	HA WIDE	A/E Fees	45,000
HA WIDE	Debt Service	293,769	HA WIDE	Debt Service	293,769
AL 54-000002P	Landscaping	14,994	AL 54-000003P	Landscaping	5,000
CARVER HOMES	Kitchen Cabinets	228,494	MAGNOLIA	Kitchen Cabinets	50,000
HANDY HOMES	Exterior Repairs	10,000	GARDENS I	Roofing	59,488
	Storm Doors	50,000		Floor Tile	10,000
	Range Hoods (Carver Homes)	5,000		Painting/Wallpaper	5,000
	Stoves	1,500		Closet Doors	5,000
	Refrigerators	1,500		Window Blinds	5,000
				Stoves	1,500
				Refrigerators	1,500
			AL 54-000003P	Landscaping	5,000
			MAGNOLIA	Kitchen Cabinets	61,000
			GARDENS	Roofing	75,000
			II	Floor Tile	10,000
				Closet Doors	5,000
				Painting/Wallpaper	5,000
				Window Blinds	5,000
				Stoves	1,500
				Refrigerators	1,500
Total CFP Estimated Cost		$955,257			$955,257

Capital Fund Program Annual Statement

ATTACHMENT "D"

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part I: Summary							
PHA NAME:		Grant Type and Number:				Federal FY of Grant:	
FLORENCE HOUSING AUTHORITY		Capital Fund Program Grant No: **AL09P054501-05**				2005	
		Replacement Housing Factor Grant No:					
[X] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement (revision no:)							
[X] Performance and Evaluation Report for Period Ending: 09/30/2007 [ ] Final Performance and Evaluation Report							
Line	Summary by Development Account	Total Estimated Cost		Total Actual cost			
No.							
		Original	Revised	Obligated	Expended		
1	Total non-CFP Funds						
2	1406 Operations						
3	1408 Management Improvements	155,000	155,000	155,000	124,779.28		
4	1410 Administration	95,000	95,000	95,000	95,000.00		
5	1411 Audit	1,000	1,000	1,000	1,000.00		
6	1415 Liquidated Damages						
7	1430 Fees and Costs	53,000	53,000	53,000	53,000.00		
8	1440 Site Acquisition						
9	1450 Site Improvements	90,000	111,991	111,991	111,991.40		
10	1460 Dwelling Structures	274,104	284,793	284,793	284,792.90		
11	1465.1 Dwelling Equipment - Nonexpendable						
12	1470 Nondwelling Structure	95,000	63,287	63,287	63,286.59		
13	1475 Nondwelling Equipment						
14	1485 Demolition						
15	1490 Replacement Reserve						
16	1492 Moving to Work Demonstration						
17	1495.1 Relocation Costs	2,500	1,533	1,533	1,532.85		
18	1499 Development Activities						

19	1501 Collaterization or Debt Service	292,203	292,203	292,203	292,203.26		
20	1502 Contingency						
21	Amount of Annual Grant:(sum of line 2-20)	1,057,807	1,057,807	1,057,807	1,027,586.28		
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	155,000					
25	Amount of line 21 Related to Security-Hard Costs						
26	Amount of line 21 Related to Energy Conservation Measures						

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA NAME:		Grant Type and Number:				Federal FY of Grant: 2005		
FLORENCE HOUSING AUTHORITY		Capital Fund Program Grant No: **AL09P054501-05**						
		Replacement Housing Factor Grant No:						
Development	General Description of Major Work	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of
Number	Categories							Work
Name/HA-Wide								
Activities								
				Original	Revised	Funds	Funds	
						Obligated	Expended	
HA WIDE	OPERATIONS	1406						
HA WIDE	SECURITY	1408		155,000	155,000	155,000	124,779.28	
HA WIDE	ADMINISTRATION	1410		95,000	95,000	95,000	95,000.00	
HA WIDE	AUDIT	1411		1,000	1,000	1,000	1,000.00	
HA WIDE	CONSULTATN FEES	1430		8,000	8,000	8,000	8,000.00	
HA WIDE	A/E FEES	1430		45,000	45,000	45,000	45,000.00	
PHA WIDE	RELOCATION	1495.1		2,500	1,533	1,533	1,532.85	
HA WIDE	DEBT SERVICE	1501		292,203	292,203	292,203	292,203.26	
AL 054-003	NEW PARKING SPACES & SIDE							
HANDY HOMES	WALKS/REPAIR	1450		90,000	111,991	111,991	111,991.40	
AL 054-003	ASBESTOS ABATEMENT:							
HANDY HOMES	EXTERIOR	1460		31,000	31,000	31,000	30,999.74	
AL 054-003	INTERIOR/EXTERIOR							
HANDY HOMES	RENOVATIONS	1460		243,104	253,793	253,793	253,793.16	

AL 054-003	COMMUNITY HEALTH CLINIC							
HANDY HOMES	OFFICE ADDITION	1470		95,000	63,287	63,287	63,286.59	
	GRAND TOTAL			1,057,807	1,057,807	1,057,807	1,027,586.28	0

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA NAME:		Grant Type and Number:					Federal FY of Grant:		2005	
FLORENCE HOUSING AUTHORITY		Capital Fund Program Grant No: **AL09P054501-05**								
		Replacement Housing Factor Grant No:								
Development Number	All Funds Obligated			All Funds Expended			Reasons For Revised Target Dates			
Name/HA Wide	(Quarter Ending Date)			(Quarter Ending Date)						
Activities										
	Original	Revised	Actual	Original	Revised	Actual				
PHA WIDE	09/30/07			09/30/09						
AL054-003 HANDY HOMES	09/30/07			09/30/09						

Annual Statement/Performance and Evaluation Report

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

Part I: Summary

PHA NAME:		Grant Type and Number:				Federal FY of Grant:	
FLORENCE HOUSING AUTHORITY		Capital Fund Program Grant No: **AL09P054501-06**				2006	
		Replacement Housing Factor Grant No:					
[X] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement (revision no:)							
[X] Performance and Evaluation Report for Period Ending: 09/30/07 [ ] Final Performance and Evaluation Report							
Line	Summary by Development Account	Total Estimated Cost		Total Actual cost			
No.							
		Original	Revised	Obligated	Expended		
1	Total non-CFP Funds						
2	1406 Operations		34,000	34,000	34,000.00		
3	1408 Management Improvements	167,000	167,000	167,000	12,973.20		
4	1410 Administration	94,000	94,000	94,000	60,510.59		
5	1411 Audit	1,000	1,000	1,000			
6	1415 Liquidated Damages						
7	1430 Fees and Costs	25,494	25,000	25,000	18,875.90		
8	1440 Site Acquisition						
9	1450 Site Improvements	0	101,494	101,494	101,061.60		
10	1460 Dwelling Structures	442,717	307,717	307,717	232,723.49		
11	1465.1 Dwelling Equipment - Nonexpendable						
12	1470 Nondwelling Structure	0		0			
13	1475 Nondwelling Equipment		0				
14	1485 Demolition						
15	1490 Replacement Reserve						
16	1492 Moving to Work Demonstration						
17	1495.1 Relocation Costs	0					
18	1499 Development Activities						
19	1501 Collaterization or Debt Service	293,329	293,329	293,329			
20	1502 Contingency						
21	Amount of Annual Grant:(sum of line 2-20)	1,023,540	1,023,540	1,023,540	460,144.78		
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	155,000					
25	Amount of line 21 Related to Security-Hard Costs						
26	Amount of line 21 Related to Energy Conservation Measures						

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

PHA NAME: **FLORENCE HOUSING AUTHORITY**		Grant Type and Number: Capital Fund Program Grant No: **AL09P054501-06** 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	Funds Obligated	Funds Expended	
HA WIDE	OPERATIONS	1406			34,000	34,000	34,000.00	
HA WIDE	SECURITY	1408		155,000	155,000	155,000	9,275.64	
HA WIDE	TRAINING	1408		12,000	12,000	12,000	3,697.56	
HA WIDE	ADMINISTRATION	1410		94,000	94,000	94,000	60,510.59	
HA WIDE	AUDIT	1411		1,000	1,000	1,000		
HA WIDE	CONSULTATN FEES	1430		8,000	7,506	7,506	3,608.60	
HA WIDE	A/E FEES	1430		17,494	17,494	17,494	15,267.30	
PHA WIDE	RELOCATION	1495.1						
HA WIDE	DEBT SERVICE	1501		293,329	293,329	293,329		
HA WIDE	SITE IMPROVEMENTS	1450			101,494	101,494	101,061.60	
AL 054-01	INTERIOR RENOVATIONS; 7							
CHERRY HILL	BUILDINGS; ADDITION OF	1460	14	442,717	76,903	76,903	55,739.11	
	UTILITY ROOM LAUNDRY ROOM,							
	MAINT.SHOP TO 4 UNITS							
AL 054-001	REMOVAL OF WOOD PANELING							
CHERRY HILL	& INSTALL DRYWLL, 4,000	1460	14	0				

AL 054-001	REPLACE COUNTER FLASHING AT							
CHERRY HILL	ROOFS, 10 BLDGS., 1,500 EACH	1460	10	0				
AL 054-002	REPLACE, COUNTER FLASHING							
CARVER HOMES	AT ROOFS,	1460		0	230,814	230,814	176,984.38	
AL 054-007	REPLACE WATER HEATER			0				0
Mag. II	NONDWELLING EQUIPMENT							
	GRAND TOTAL			1,023,540	1,023,540	1,023,540	460,144.78	

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

PHA NAME: **FLORENCE HOUSING AUTHORITY**	Grant Type and Number: Capital Fund Program Grant No: **AL09P054501-06** Replacement Housing Factor Grant No:	Federal FY of Grant: 2006

Development Number Name/HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons For Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE	09/30/08			09/30/10			
AL054-003 HANDY HOMES	09/30/08			09/30/10			

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

PHA Name: FLORENCE HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: AL09P054501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

☐Original Annual Statement ☐Reserve for Disasters/ Emergencies ☐Revised Annual Statement (revision no:)
☒Performance and Evaluation Report for Period Ending: 9/30/07 ☐Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	188,739			
4	1410 Administration	95,525			
5	1411 Audit	1,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	38,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	22,789			
10	1460 Dwelling Structures	315,435			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service	293,769			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	955,257			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

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

PHA Name: FLORENCE HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: AL09P054501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007

☐Original Annual Statement ☐Reserve for Disasters/ Emergencies ☐Revised Annual Statement (revision no:)
☒Performance and Evaluation Report for Period Ending: 9/30/07 ☐Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs	155,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: FLORENCE HOUSING AUTHORITY		**Grant Type and Number** Capital Fund Program Grant No: AL09P054501-07 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	Funds Obligated	Funds Expended	
COCC	Management Fees	1410		95,525				
AL 54-000001P	Security	1408		38,160				
Cherry Hill	Community Services Program	1408		13,833				
	Audit	1411		240				
	Consultant Fees	1430		1,900				
	A/E Fees	1430		7,314				
	Repair/Refurbish Windows/Screens	1460	159	103,875				
	$60 per window; $25 per screen							
AL 54-000002P	Security	1408		30,000				
Carver Homes	Community Services Program	1408		6,525				
	Audit	1411		110				
	Consultant Fees	1430		1,500				
	A/E Fees	1430		5,750				
	Repair/Refurbish Windows/Screens	1460		50,000				
	$60 per window; $25 per screen							
AL 54-000003P	Security	1408		51,360				
Magnolia I, II	Audit	1411		320				
	Consultant Fees	1430		2,568				

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

PHA Name: FLORENCE HOUSING AUTHORITY		**Grant Type and Number** Capital Fund Program Grant No: AL09P054501-07 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	Funds Obligated	Funds Expended	
	A/E Fees	1430		9,844				
	Debt Service	1501		293,769				
Magnolia II	Replace HVAC Units on Roofs	1460	114	161,560				
AL 54-000004P	Security	1408		35,480				
Carver Heights	Community Services Program	1408		13,381				
	Audit	1411		330				
	Consultant Fees	1430		2,032				
	A/E Fees	1430		7,092				
	Landscaping	1450	N/A	22,789				
	GRAND TOTAL			**955,257**				

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

PHA Name: FLORENCE HOUSING AUTHORITY	**Grant Type and Number** Capital Fund Program No: AL09P054501-07 Replacement Housing Factor No:	**Federal FY of Grant:** 2007

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE	9/30/09			9/30/11			
54-000001P	9/30/09			9/30/11			
54-000002P	9/30/09			9/30/11			
54-000003P	9/30/09			9/30/11			
54-000004P	9/30/09			9/30/11			

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

PHA Name: FLORENCE HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R054501-07	Federal FY of Grant: 2007

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 9/30/07 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	30,724			
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	30,724			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: FLORENCE HOUSING AUTHORITY		**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: AL09R054501-07				**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	Funds Obligated	Funds Expended	
54-00001P	Replacement Housing Factor Funds for	1499		30,724				
Cherry Hill	Replacement of ACC Unit or Units							
	Due to Demolition							
	GRAND TOTAL			**30,724**				

ATTACHMENT "E"

Resident Advisory Board
2008

RESIDENT COMMISSIONER				
Name	**Address**	**Phone**	**2/14**	**3/13**
Joyce Malone	308-B Handy Homes Florence, AL 35630	764-0522	☒	☐

PUBLIC HOUSING				
Name	**Address**	**Phone**	**2/14**	**3/13**
Cathy Gandy	451-A Cherry Hill Homes Florence, AL 35630	767-5486	☐	☐
Lawanda Y. Smith	1119-C Carver Homes Florence, AL 35630	765-2223	☐	☐
Marion Green	308-A Handy Homes Florence, AL 35630	764-4129	☒	☐
Barbara G. Miller	610 Magnolia Gardens I Florence, AL 35630	718-1596	☒	☐
Ernestine Turner	1460-A Carver Heights Florence, AL 35630	760-8426	☒	☐
Barbara S. Martin	2904 Magnolia Gardens II Florence, AL 35630	765-2137 483-9910	☒	☐

HOUSING CHOICE VOUCHER				
Name	**Address**	**Phone**	**2/14**	**3/13**
Francis Herston	114 Pearl St., E-3 Florence, AL 35633	766-9246	☐	☐
Francis Hunter	2309 Veterans Drive Florence, AL 35630	757-4532 Next of Kin	☒	☐
Lena Richardson	1301 Hermitage Dr., 8-D Florence, AL 35630	633-8499	☐	☐
La'Curie Russell	4130 Woodard Street Florence, AL 35630	767-3183 483-3833	☐	☐
Tessa Turner	150 South Orleans Street Florence, AL 35630	766-0579	☐	☐
Shirley Wilkins	162 Rose Drive, Apt. F-34 Flroence, AL 35630	764-9334	☒	☐

ATTACHMENT "F"

FLORENCE HOUSING AUTHORITY
SECTION 8 HOMEOWNERSHIP PROGRAM
CAPACITY STATEMENT

The Florence Housing Authority affirms that it has the capacity to successfully operate and administer a Section 8 Homeownership Program. The Authority hereby demonstrates this ability by acknowledging that it has adopted as part of its Section 8 Homeownership Program policy the following two (2) provisions:

a) A minimum homeowner downpayment requirement of at least 3 percent with at least 1 percent of the downpayment coming from the family's resources is required of all program participants.

b) Financing for purchase of a home under the Authority's Section 8 Homeownership Program is required to be provided, insured or guaranteed by the State or Federal government, must comply with secondary mortgage market underwriting requirements; or must comply with generally accepted private sector underwriting standards.

ATTACHMENT "G"

This is to certify that The Florence Housing Authority has reviewed each development operating as public housing; considered the implications of converting the public housing to tenant-based assistance; and concluded that conversion may be inappropriate because removal of the developments would not meet the necessary conditions for voluntary conversion.

That the initial assessment indicated that 1) cost would be a factor; 2) the ability to occupy the developments; 3) cost and/ or workability of vouchers in the community and 4) other relevant factors that voluntary conversion may be inappropriate.

Component 10 (B) Voluntary Conversion Initial Assessments

a. How many of the PHA's developments are subject to the Required Initial Assessments? 4

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 3 Sites

c. How many Assessments were conducted for the PHA's covered developments? 1

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

Development Name	Number of Units
NONE	

e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. Completed

THEREFORE, the Housing Authority has determined that our developments are not appropriate for conversion based on the following reasons:

1. Conversion **would be** more expensive than continuing to operate the developments (or a portion of it) as public housing;

2. Conversion **would not** principally benefit residents of the public housing development to be converted and the community; and

3. Conversion **would** adversely affect the availability of affordable housing in the community.

The Housing Authority does not plan to demolish or dispose of any public housing units;

Public Housing developments accounts for a large percentage of the housing stock in the community and would effect the availability of affordable housing in the community; and

Conversion would not benefit the residents due to the limited housing stock in the community and the current programs/services being offered by the housing authority. Additionally, our public housing developments are equal to or above existing housing stock in the community;

ATTACHMENT "H"

PROGRESS STATEMENT ON PHA GOALS

1. The PHA established the goal to reduce vacancies by 2% annually. On March 31, 2007, the PHA had 40 vacancies. On March 1, 2008, the PHA had 17 vacancies (Source: HUD Occupancy Report, formally HUD Form 1234)

2. The PHA has established the goal to increase the supply of housing if there is a proven need. Currently, the housing need is being satisfied with the existing inventory. However, this situation will be monitored closely by the PHA in accordance with future trends for additional housing needs.

3. The PHA established the goal to improve the PHAs score. Last year, the PHAs score was 92.

4. The PHA established the goal to keep its SEMAP score at a high level. Last year, the SEMAP score was 100.

5. The PHA established the goal of having units compatible with private market rentals by the year 2009. With the use of Capital Fund and Capital Bond Fund, the PHA is on schedule meeting this goal.

6. The PHA established a goal to increase the average income of residents 2% annually. The average income of residents was $7,420. On March 31, 2007, the average income of residents was $7,095. This is down 4.38%. While the PHA did not meet this goal efforts will be made in the coming year to meet this goal.

7. The PHA established the goal to continue PHDEP efforts, hire police officers, and screen applicants. The PHA is meeting the requirements of this goal.

8. The PHA established the goal to maintain Magnolia Gardens I and II and Carver Heights Elderly Building as elderly housing. The PHA is meeting the requirements of this goal.

9. The PHA established the goal to increase the number of employed residents by 2% annually. While the PHA did not meet this goal, efforts will be made in the coming year to meet this goal.

10. The PHA established the goal to maintain 25 families in the FSS Program, and provide funding to Boys and Girls Clubs of Northwest Alabama. This goal is being met.

11. The PHA established the goal to continue the policy to assure affirmative equal access for all applicants. The PHA is meeting this goal.

12. The PHA established the goal to make handicapped modifications to units exceeding 504 requirements based on individual need. The PHA is meeting this goal.

Attachment "I"

Asset Management Conversion Certification

Florence Housing Authority completed its conversion to Asset Management prior to September 30, 2006. The Authority is a Stop Loss Authority and had project-based accounting, project-based budgeting and asset management and all related systems in operation and compliance with PIH Notice 2006-14 by the above stated deadline. The Authority has defined its project groupings in accordance with criteria set-forth in PIH Notice 2006-10. Projects were grouped based on size, physical proximity, tenancy, building type and facility.

Four property managers are now responsible for the operations of the Authority's four AMPs. Florence Housing Authority initiated decentralized operations on August 21, 2006. The Authority submitted its application for Stop Loss on October 20, 2006. On May 22, 2007 HUD performed it's on site review of the Authority's conversion to Asset Management. On July 25, 2007 HUD approved the Authority's conversion and stopped the Authority operating subsidy reduction at 5%.

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¶
Asset Management Conversion Certification¶
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Deleted: its conversion to Asset management on or before September 30, 2006. The Authority is a Stop Loss Authority and plans to have project-based accounting, project-based budgeting and

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Deleted: asset management and all related systems in operation and compliance with

Deleted: all issued regulations

Deleted: PIH Notice 2006-14 by the above stated deadline. The Authority has defined its project groupings in accordance with criteria set-forth in PIH Notice 2006-10. Projects were grouped based on size, physical proximity, tenancy, building type and facility. ¶
¶
Four property managers have been selected and are currently in the process of being trained to adhere to guidelines for asset management.

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Deleted: plans to initiate decentralized operations on or before August 1, 2006.

Attachment J

Violence Against Women Act
Compliance Description

HUD published Notices PIH 2006-23 and PIH 2006-42 for the implementation of the Violence Against Women and Justice Department Reauthorization Act of 2005. The Authority distributes brochures to all applicants and at all re- examinations that fully explains the person's rights and reporting procedures for incidents of domestic violence that occur within the Authority's housing programs. The brochure also clearly states that the Authority will not evict or terminate the Housing Choice Voucher assistance of victims of criminal domestic violence, dating violence, sexual assault, or stalking, as will as members of the victims' family listed on the dwelling lease and/or Housing Choice Voucher. Each person is required to acknowledge in writing that they received the information and understand the Act. Landlords are informed of the Act and its requirements at all Landlord Briefings. The staff has attended workshops on the Act and makes referrals to other agencies for needed services. The Department of Human Resources is called immediately if there is a possibility that children are involved.

The Authority only takes action to have the person committing the violence removed from the dwelling lease and/or Housing Choice Voucher for the protection of the family. Based on the requirements contained in HUD Notice 2006-23, the Authority has implemented the requirement of written certification from the victim that the alleged incident of abuse is bona fide and agrees to have the alleged abuser removed from the dwelling lease and/or the Housing Choice Voucher. The Authority will also allow the victim and remaining family members to relocate for safety reasons to another public housing development managed by the Authority and/or issue the Housing Choice Voucher family a Voucher, which will allow for relocation.

The Authority works in partnership with SafePlace, Inc. which is the only advocacy agency and confidential shelter for victims and survivors of domestic violence in the Florence, Alabama area. The Authority refers individuals to SafePlace and also receives referrals for housing from SafePlace. The Public Housing Property Managers have been trained by SafePlace on prevention and proper reaction to domestic violence allegations. In addition all four Property Management offices which were created under the Authority's conversion to Asset Management are now temporary domestic violence shelters until the victim involved can be transported to the SafePlace shelter. Each office has a sign which indicates the Authority's involvement in this program. One of the management offices is also the landlord for the Housing Choice Voucher Program so that Property Management office handles the Housing Choice Voucher program referrals for temporary shelter. If a private landlord is evicted a tenant under the Housing Choice Voucher program for domestic violence in the dwelling the program participant will be referred to Legal Services of Alabama for representation.

The Authority has the services of four (4) full time City of Florence Police officers. The officers have been trained and handle a majority of the domestic violence calls in the Authority's public housing and through this have extensive knowledge of the residents, their families and visitors. The Authority has also delegated its right to issue trespass warnings to these police officers which they use extensively in domestic violence situations. If the

abuser is found on the property of the Authority in the future they will be arrested and removed from the property and prosecuted. This allows the police officers to arrest the abusers without a complaint from the victim.

The Authority's goal is not to evict any public housing resident or terminate Housing Choice Voucher assistance to any victim of violence covered under the Violence Against Women's Act and who certifies to the alleged abuse and compiles with the terms of the certification. The Authority takes its role in discovering and combating domestic violence very seriously. The Property Managers are one of the first lines of defense and now that management is on sight more information of this nature is flowing to the property management offices. Much like the Authority's policies and battle against drugs on its properties and in its programs, domestic violence is and will receive the same lack of tolerance and the "one strike and you are out" policy now takes on a whole new meaning and enforcement criteria.