

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Sylacauga Housing Authority</u> PHA Code: <u>AL057</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2009</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>626</u> Number of HCV units: _____				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	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 for the next five years: "Our mission is to provide drug free, decent, safe, and sanitary housing for eligible families and to provide opportunities and promote self-sufficiency and economic independence for residents."				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. The Sylacauga Housing Authority goals for the next five years include: <ul style="list-style-type: none"> • The reduction of public housing vacancies. • The training of public housing staff to better serve the public. • Increased security for all residents. • Promote income mixing in lower income developments. • Provide opportunities for self-sufficiency training for residents • Upgrade infrastructure system to decrease future costs for utilities. • Renovate or modernize public housing units. • Provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, or disability. 				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: See Annual & Five Year Plan Tables (AL057v1a and AL057v1b) (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. The Sylacauga Housing Authority Five Year Plan is available to the public at the Central Office located at 415 West 8th Street and the Drew Court Office located at 900 Crestline Avenue				

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>N/A</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Attached pages (AL057v1a)</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Attached pages (AL057v1b)</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>N/A</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Sylacauga Housing Authority serves affordable housing needs in the City of Sylacauga and the surrounding area which includes the southern half of Talladega county and the northern portion of Coosa County, Alabama. According to the 2000 Census, 1,530 households were considered within Very Low or Extremely Low Income Limits. Since the 2000 Census, the City of Sylacauga has lost over 1,600 jobs due to industry closings. The median household income in the City of Sylacauga is expected to drop significantly by the time the 2010 Census is completed because of the loss to household incomes. The need for affordable housing continues to increase in the City because of the sluggish economy.</p> <p>See Waiting List Analysis attached. (AL057v1c)</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The Housing Authority plans to continue to employ effective maintenance and management policies to minimize the number of public housing units off-line, and to participate in the Consolidated Plan development process to ensure coordination with broader community strategies. The Housing Authority will also explore other strategies for development of affordable housing, such as Tax Credit Financing, as opportunities become available.</p>

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

Sylacauga Housing Authority continues to promote safe, decent, and sanitary housing for the City of Sylacauga and the surrounding area in Talladega County. The occupancy rate for the past year has consistently been between 97 and 100%. Vacant unit turnaround has averaged 15 days per unit for the first nine months of the fiscal year ending 06/30/09. Annualized unit turnover is 31 per cent.

The Housing Authority remains consistent in following our five-year plan to upgrade units. All units have central heat and air conditioning, with 590 of 626 having electric heat pumps. At Sylavon Towers, a 97-unit high-rise built in 1982, elevator refurbishing, window re-glazing and exterior cleaning have been completed in the past two years. Stove-top fire suppressants are being installed in all units in the Drew Court and Virginia S. West Communities. Low-flow shower heads have been installed in all units and more efficient 1.6 gpf commodes have been installed in approximately 50 per cent of units to conserve water/sewerage costs.

Sylacauga Housing Authority has partnered with the Sylacauga Alliance for Family Enhancement, Inc. (SAFE), a non-profit housed in a housing authority building in the Sylavon Court Community, to offer a wide range of self-sufficiency programs to our residents. Among the programs offered at SAFE are: 1)a GED study program, 2) job and interview skills training, 3) parenting programs, 4) a father-hood initiative program, 5) programs to assist senior residents who have problems receiving the prescription drugs they need to survive, and 6) transportation for shopping, jobs, doctors, etc. Sylacauga Housing Authority also partners with the Talladega-Clay-Randolph Childcare Corporation for the operation of a Day Care and Head-Start Program in the Drew Court Community.

10.0

The Performance Contract for the Sylavon Towers Property continues to perform above its expected level with savings for fiscal year 2007 of \$41,595 and for fiscal year 2008 of \$44,928. The guaranteed savings for the performance contract was \$37,693.

The Housing Authority has allocated money under the Capital Fund Program for several years to make necessary improvements to our aging water, sewer and natural gas lines. However, money has not been available to make the needed replacements for all lines, most of which were installed between 1940 and 1960. Testing by the Sylacauga Utilities Board in 2008 found that the master water meter for the Sylavon Court property was not registering correctly and after replacement of the meter, water costs jumped by 40 percent. Following a survey by the Alabama Rural Water Association, two major leaks were found which had not been previously detected due to the downward flow of water from the leaks. The condition of the ductile steel lines evidenced at these leaks emphasized the need for complete replacement of these lines.

The award of the ARRA Stimulus Grant will allow us to replace all of the water and sewer lines from the master meter to the units in Sylavon Court and Drew Court, replace natural gas lines and meters, and complete the conversion of the Sylavon Court property to all electric, reducing the amount of money the housing authority expends each year to keep maintenance employees certified to perform natural gas pipeline work.

The change to asset-based management has been completed. The training for property managers is on-going through monthly meetings as well as through the uses of outside sources. Monthly management meetings to review financial performance for each property and to discuss personnel, maintenance and other needs have been beneficial to the transition from being a housing manager to becoming a property manager for our staff. We continue to use a contractor, certified under REAC inspection protocol, for annual inspections with the manager accompanying the inspector to learn the inspection process for units, systems and common areas. Managers and maintenance personnel are working together with few problems.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(Original Sent to HUD Birmingham Field Office; Scanned Attached (AL057v1d and AL057v1e))</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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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, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide 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 is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Part I: Summary					
PHA Name: Sylacauga Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P057501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:		FFY of Grant <u>2009</u> FFY of Grant Approval	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	167,995.00		-	-
3	1408 Management Improvements	10,000.00	-	-	-
4	1410 Administration (may not exceed 10% of line 21)	83,998.00	-	-	-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	29,772.00	-	-	-
8	1440 Site Acquisition				
9	1450 Site Improvement	59,000.00	-	-	-
10	1460 Dwelling Structures	194,850.94	-	-	-
11	1465.1 Dwelling Equipment--Nonexpendable	21,400.00	-	-	-
12	1470 Nondwelling Structures	6,000.00	-	-	-
13	1475 Nondwelling Equipment	30,000.00	-	-	-
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	236,961.06			
19	1502 Contingency (may not exceed 8% of line 20)				-
20	Amount of Annual Grant: (sum of lines 2-19)	839,977.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	37,100.00			
23	Amount of line 20 Related to Security -- Soft Costs				
24	Amount of line 20 Related to Security -- Hard Costs	39,000.00			
25	Amount of line 20 Related to Energy Conservation Measures	60,447.00			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary

PHA Name: Sylacauga Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P057501-09 Date of CFFP: _____		Replacement Housing Factor Grant No.	FFY of Grant <u>2009</u> FFY of Grant Approval
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report	
Signature of Executive Director 		Date 4/2/2009		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Sylacauga Housing Authority			Grant Type and Number Capital Fund Program Grant No: AL09P057501-09 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009	
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 ¹	Funds Obligated ²	Funds Expended ²	
AL057000021	Operations - Amp 21	1406.0		82,318.00				
Drew Court	Consultants/Grant Writing/Annual Plan	1408.0		4,900.00				
	Administration	1410.0		41,159.00				
	Inspection Costs	1430.0	309	6,798.00				
	Architect/Engineer	1430.0		3,000.00				
	Surveys	1430.0		1,000.00				
	Site Improvements (Electrical Upgrades)	1450.0	5	5,000.00				
	Handrails/Ramps/Other ADA	1450.0	2	2,000.00				
	Trees Trimmed/Deadwooded	1450.0	9	9,000.00				
	Water Heaters	1460.0	2	800.00				
	Commodes/Lavatories	1460.0	3	900.00				
	Cabinets	1460.0	8	8,000.00				
	Window Replacement	1460.0	30	4,497.00				
	Exterior Door Replacement	1460.0	8	8,000.00				
	Bathtub Liners	1460.0	20	33,000.00				
	Commodes	1460.0	1	200.00				
	Vinyl Flooring Replacement	1460.0	4	12,000.00				
	Refrigerators/Stoves	1465.1	20	10,000.00				
	A/C Modifications - Day Care/Office	1470.0	2	2,000.00				
	Security System	1475.0	1	7,500.00				
	Office Furniture/Copier/Printer	1475.0	2	6,000.00				
AL057000022	Operations	1406.0		58,798.00				
Sylavon Court	Consultants/Grant Writing/Annual Plan	1408.0		3,500.00				
	Administration	1410.0		29,399.00				
	Inspections	1430.0	220	4,840.00				
	Architect	1430.0		6,000.00				
	Engineer/Consultant	1430.0	2	2,000.00				
	Property Surveys	1430.0	2	2,500.00				
	Site Improvements (Sew./Water/Gas/Elec./Drain, etc.)	1450.0	9	9,500.00				
	Sidewalk Replacement/Drainage Improvements	1450.0	1	1,500.00				
	Handrails/ramps	1450.0	4	20,000.00				
	Trees Trimmed/Deadwooded	1450.0	10	10,000.00				
	Exterior Door Replacement	1460.0	11	11,000.00				

Part II: Supporting Pages								
PHA Name: Sylacauga Housing Authority			Grant Type and Number Capital Fund Program Grant No: AL09P057501-09 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009	
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 ¹	Funds Obligated ²	Funds Expended ²	
	Light Fixtures/ Bulbs (Energy Saving)	1460.0	53	4,250.00				
	Water Heaters	1460.0	9	4,500.00				
	Commodes	1460.0	26	12,900.00				
	Cabinets	1460.0	6	6,000.00				
	Hearing Impaired Emergency Alarm Lights	1460.0	2	500.00				
	Vent Hood Fire Suppressants	1460.0	40	2,553.00				
	HVAC Replacement	1460.0	1	4,000.00				
	Insulation - Ceiling	1460.0	3	5,000.00				
	Roof Replacements	1460.0	5	30,000.00				
	Refrigerators/Stoves	1465.1	20	10,000.00				
	HVAC Modification	1470.0	2	4,000.00				
	Office Equipment - Computer/Copier/Printer/Scanner	1475.0	2	6,000.00				
	Security System Upgrades	1475.0	1	7,500.00				
AL057000023	Operations	1406.0		26,879.00				
Sylavon Towers	Consultants/Grant Writing/Annual Plan	1408.0		1,600.00				
	Administration	1410.0		13,440.00				
	Inspections	1430.0	97	2,134.00				
	Property Survey	1430.0	1	500.00				
	Architect/Engineer/Consultant	1430.0		1,000.00				
	Sidewalk/Ramp (ADA)	1450.0	2	1,000.00				
	Trees Trimmed/Deadwooded	1450.0	1	1,000.00				
	Vinyl Flooring (Replacing carpet)	1460.0	6	17,000.00				
	Commodes	1460.0	10	2,000.00				
	Hearing Impaired Emergency Alarm Lights/Shower Rails, etc.	1460.0	10	1,000.00				
	Blinds	1460.0	14	2,830.94				
	Smoke Detectors	1460.0	22	1,100.00				
	Vent Hood Fire Suppressants	1460.0	97	5,820.00				
	Security System Upgrades	1460.0	1	5,000.00				
	Roof Repairs	1460.0	1	12,000.00				
	Refrigerators/Stoves (ADA)	1465.1	3	1,400.00				
	Computer Equipment/PDA	1475.0	1	3,000.00				
PHA Wide	Debt Service for 2008	1501.0		236,961.06				

Part II: Supporting Pages									
PHA Name: Sylacauga Housing Authority			Grant Type and Number Capital Fund Program Grant No: AL09P057501-09 Replacement Housing Factor Grant No:					Federal FY of Grant: 2009	
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 ¹	Funds Obligated ²	Funds Expended ²	
					839,977.00	-	-	-	
Totals									

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule						
PHA Name: Sylacauga Housing Authority				Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
AL057000021	6/30/2011		6/30/2013			
Drew Court & Virginia S. West Homes						
AL057000022	6/30/2011		6/30/2013			
Sylavon Court						
AL057000023	6/30/2011		6/30/2013			
Sylavon Towers						

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary						
PHA Name/Number Sylacauga Housing Authority		Locality (City/County & State) Sylacauga, Talladega, Alabama			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year 2 FFY <u>2010</u>	Work Statement for Year 3 FFY <u>2011</u>	Work Statement for Year 4 FFY <u>2012</u>	Work Statement for Year 5 FFY <u>2013</u>
B.	Physical Improvements Subtotal	Annual Statement	768,275.00	768,475.00	769,275.00	756,475.00
C.	Management Improvements		10,000.00	10,000.00	10,000.00	10,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		3,000.00	3,000.00	3,000.00	16,000.00
E.	Administration		77,561.00	77,561.00	77,561.00	77,561.00
F.	Other					
G.	Operations		155,124.00	155,124.00	155,124.00	155,124.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		236,961.06	236,977.66	236,567.16	235,990.87
K.	Total CFP Funds		1,250,921.06	1,251,137.66	1,251,527.16	1,251,150.87
L.	Total Non-CFP Funds					
M.	Grand Total		1,250,921.06	1,251,137.66	1,251,527.16	1,251,150.87

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number			Locality (City/county & State)		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year 2 FFY <u>2010</u>	Work Statement for Year 3 FFY <u>2011</u>	Work Statement for Year 4 FFY <u>2012</u>	Work Statement for Year 5 FFY <u>2013</u>
	Project AL05700021 Drew Court AMP Wide	Annual Statement				
1406	Operations		76,011.00	76,011.00	76,011.00	76,011.00
1408	Management Improvements		4,900.00	4,900.00	4,900.00	4,900.00
1410	Administration		38,005.00	38,005.00	38,005.00	38,005.00
1430	Architect/Engineer		4,000.00	4,000.00	4,000.00	4,000.00
1430	Inspections		6,180.00	6,180.00	6,180.00	6,180.00
1475	Office Equipment-Computers Printers, Copiers		1,000.00	1,000.00	1,000.00	8,000.00
	Drew Court Ext. (formerly AL057004)					
1450	Site Imp./Water/Sewer/Gas		43,500.00	43,500.00	44,000.00	6,500.00
1450	Site Imp./Digital Water Meters		8,600.00			
1450	Site Imp./Tree Work		1,000.00	1,000.00	1,000.00	1,000.00
1450	Handrails/Ramps		500.00	500.00	500.00	500.00
1460	Rehab Interiors		8,000.00	8,000.00	8,000.00	8,000.00
1460	Weather Stripping		8,600.00			
1460	Smoke Detectors			4,200.00	4,200.00	
1460	Vinyl Flooring Replacement			2,000.00		2,000.00
1460	Water Heaters		500.00	500.00	500.00	500.00
1460	Countertop Replacement		500.00	500.00	500.00	500.00
1465	Stoves/Refrigerators		6,200.00	1,200.00	1,200.00	1,200.00
1460	Light Bulbs(Energy Saving)			2,000.00		1,300.00
	Drew Court Ext. (formerly AL057005)					

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

1450	Site Imp./Water/Sewer/Gas		8,500.00	8,500.00	9,000.00	1,000.00
1450	Site Imp./Tree Work			1,000.00		1,000.00
1450	Site Imp./Digital Water Meters			1,600.00		
1460	Rehab Interiors		4,000.00	4,000.00	4,000.00	4,000.00
1460	Smoke Detectors		400.00	400.00	400.00	400.00
1460	Light Bulbs(Energy Saving)				2,000.00	
1460	Hearing Impaired Fire Alarms		500.00	500.00	500.00	500.00
1460	Vinyl Floor Replacement				1,000.00	1,000.00
1460	Countertop Replacement		500.00	500.00	500.00	500.00
1460	Water Heaters		500.00	500.00	500.00	500.00
1460	Commodes		400.00	400.00	400.00	400.00
1460	VH Fire Suppressants					
1465	Stoves/Refrigerators		1,400.00	400.00	400.00	400.00
	Drew Court Ext. (formerly AL057006)					
1450	Site Imp./Water/Sewer/Gas		42,000.00	42,000.00	42,500.00	9,000.00
1450	Site Imp./Digital Water Meters				8,300.00	
1460	Window Replacement				10,000.00	10,000.00
1460	Rehab Interiors		16,600.00	16,600.00	16,600.00	16,600.00
1460	Vinyl Flooring Replacement		1,000.00	1,000.00	1,000.00	3,000.00
1460	Smoke Detectors		2,075.00	2,075.00	2,075.00	2,075.00
1460	Emergency Alarms (ADA)		300.00	300.00	300.00	300.00
1460	Water Heaters		600.00	600.00	600.00	600.00
1460	Commodes		400.00	400.00	400.00	400.00
1465	Stoves/Refrigerators		5,000.00	3,000.00	3,000.00	1,000.00
1460	Weather Stripping		8,300.00			
	Drew Court (formerly AL057010)					
1450	Site Imp./Water/Sewer/Gas		53,500.00	53,500.00	55,000.00	13,000.00
1450	Site Imp./Digital Water Meters					10,600.00
1450	Site Imp./Concrete		1,000.00	1,000.00	2,000.00	3,000.00
1450	Site Imp./Drainage		2,000.00		2,000.00	2,000.00
1450	Site Imp./Tree Work		1,000.00	1,000.00	1,000.00	1,000.00
1460	Window Replacement		10,000.00	10,000.00		

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

1460	Exterior Door Replacement		500.00	500.00	500.00	500.00
1460	Interior Door Replacement		500.00	500.00	500.00	500.00
1460	Cabinet/Countertop Replacement		18,550.00	18,550.00	18,550.00	18,550.00
1460	Vinyl Floor Replacement		2,000.00	2,000.00	2,000.00	6,000.00
1460	Smoke Detectors		4,000.00	4,000.00	2,600.00	2,600.00
1460	Weather Stripping			10,600.00		
1460	Light Bulbs (Energy Saving)			5,300.00	5,300.00	5,300.00
1460	Rehab Interiors		21,200.00	21,200.00	21,200.00	21,200.00
1460	Bathtub/Lavatory Replacement		6,000.00	6,000.00	6,000.00	6,000.00
1460	Water Heaters		8,480.00	8,480.00	8,480.00	8,480.00
1465	Stoves/Refrigerators		8,000.00	4,600.00	800.00	800.00
1470	HVAC-Office & Daycare		1,000.00	1,000.00	1,000.00	1,000.00
	V.S. West Homes (formerly AL057011)					
1450	Site Imp./Water/Sewer/Gas		9,000.00	9,000.00	9,000.00	1,000.00
1450	Site Imp./Sign/Mail		500.00	500.00	500.00	500.00
1450	Site Imp./Digital Water Meters			1,800.00		
1450	Site Imp./Playground			1,000.00		1,000.00
1450	Site Imp./Tree Trim/Fence Cleanup		600.00	600.00	600.00	600.00
1460	Rehab Interiors		3,000.00	3,000.00	3,000.00	3,000.00
1460	Countertop Replacement		500.00	500.00	500.00	500.00
1460	HVAC Replacement		2,000.00	2,000.00	2,000.00	2,000.00
1460	Smoke Detectors		450.00	450.00	450.00	450.00
1460	Weather Stripping			1,800.00		
1460	Hearing Impaired Fire Alarms		300.00	300.00	300.00	300.00
1460	Water Heaters		500.00	500.00	500.00	500.00
1460	Commodos		400.00	400.00	400.00	400.00
1460	Light Bulbs (Energy Saving)		900.00	900.00		
1465	Stoves/Refrigerators		2,400.00	400.00	400.00	400.00
	Project AL057000022 Sylavon Court AMP Wide					

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

1406	Operations		54,293.00	54,293.00	54,293.00	54,293.00
1408	Management Improvements		3,500.00	3,500.00	3,500.00	3,500.00
1410	Administration		27,146.00	27,146.00	27,146.00	27,146.00
1430	Architect/Engineer		3,000.00	3,000.00	3,000.00	3,000.00
1430	Inspections		4,400.00	4,400.00	4,400.00	4,400.00
1475	Printers, Copiers		1,000.00	1,000.00	1,000.00	3,000.00
	Sylavon Court Ext. (formerly AL057002)					
1450	Site Imp./Water/Sewer/Gas		20,000.00	22,000.00	22,000.00	6,000.00
1450	Utility Meters		2,000.00	2,000.00	2,000.00	2,000.00
1450	Site Imp./Tree Work		2,000.00	2,000.00	2,000.00	2,000.00
1450	Site Imp./Concrete		2,000.00	2,000.00	2,000.00	2,000.00
1460	Exterior Door Replacement		5,600.00	5,600.00	5,600.00	5,600.00
1460	Insulation-Ceiling		2,000.00	2,000.00	2,000.00	2,000.00
1460	Roof Replacement		30,000.00	20,000.00	20,000.00	20,000.00
1460	Interior Door Replacement			3,200.00	3,200.00	
1460	Cabinet/Countertop Replacement		6,000.00	6,000.00	6,000.00	6,000.00
1460	Commodos		1,000.00	1,000.00	1,000.00	1,000.00
1460	Water Heaters		3,000.00	3,000.00	3,000.00	3,000.00
1460	Rehab Interiors		8,000.00	8,000.00	8,000.00	8,000.00
1460	Vinyl Flooring Replacement		3,000.00	3,000.00	3,000.00	3,000.00
1460	Weather Stripping			3,200.00		
1460	Smoke Detectors		1,000.00	3,200.00		
1465	Stoves/Refrigerators		4,000.00	3,000.00	3,000.00	3,000.00
	Sylavon Court (formerly AL057003)					
1450	Site Imp./Water/Sewer/Gas		89,500.00	89,500.00	91,500.00	23,000.00
1450	Site Imp./Tree Work		4,000.00	4,000.00	30,000.00	4,000.00
1450	Site Imp./Concrete		2,000.00	2,000.00	2,000.00	4,000.00
1450	Site Imp./Drainage		3,000.00		3,000.00	2,000.00
1450	Handrails/Ramps		600.00	600.00	600.00	600.00
1460	Roof Replacement		100,000.00	110,000.00	90,000.00	50,000.00
1460	Vinyl Flooring Replacement		2,000.00	2,000.00	2,000.00	2,000.00
1460	Rehab Interiors		33,400.00	33,400.00	33,400.00	33,400.00
1460	Emergency Alarms		600.00	600.00	1,200.00	1,200.00

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

1460	Commodos		2,000.00	2,000.00	2,000.00	2,000.00
1460	Water Heaters		5,000.00	5,000.00	5,000.00	5,000.00
1460	Weather Stripping				16,700.00	
1460	Smoke Detectors		4,000.00	4,000.00	6,000.00	6,000.00
1465	Stoves/Refrigerators		9,000.00	2,000.00	1,600.00	1,600.00
1470	HVAC – Office/SAFE Office		1,000.00	1,000.00	1,000.00	1,000.00
	Sylavon Court Ext. (formerly AL057009)					
1450	Site Imp./Water/Sewer/Gas		10,500.00	10,500.00	10,500.00	1,000.00
1450	Site Imp./Drainage		1,000.00	1,000.00	1,000.00	1,000.00
1450	Site Imp./Utility Meters		2,100.00	2,100.00		
1450	Site Imp./Concrete		1,000.00	1,000.00	1,000.00	1,000.00
1450	Site Imp./Tree Work		2,500.00	2,500.00	2,500.00	2,500.00
1450	Handrails/Ramps		600.00	600.00	600.00	600.00
1460	HVAC Replacement		5,000.00	5,000.00	15,000.00	15,000.00
1460	Weather Stripping			2,100.00		
1460	Smoke Detectors		2,100.00			
1460	Emergency Alarms (ADA)		300.00	300.00	300.00	300.00
1460	Rehab Interiors		2,000.00	2,000.00	2,000.00	2,000.00
1460	Water Heaters		300.00	300.00	900.00	900.00
1465	Stoves/Refrigerators		3,400.00	400.00	400.00	400.00
	Project AL05700023 Sylavon Towers (formerly AL057008)					
1406	Operations		24,820.00	24,820.00	24,820.00	24,820.00
1408	Management Improvements		1,600.00	1,600.00	1,600.00	1,600.00
1410	Administration		12,410.00	12,410.00	12,410.00	12,410.00
1430	Architect/Engineer		2,000.00	2,000.00	2,000.00	2,000.00
1430	Inspections		1,940.00	1,940.00	1,940.00	1,940.00
1475	Office Equipment-Computers, Printers, Copiers		1,000.00	1,000.00	1,000.00	5,000.00
1450	Site Imp./Sidewalks/Ramps		1,000.00	500.00	500.00	500.00
1460	Rehab Common Area/Walls & Floors			15,000.00		
1460	Replace Carpet w/Vinyl Flooring		5,000.00	5,000.00	8,000.00	8,000.00

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

1460	Blinds (replacing drapes)		2,000.00	2,000.00	3,000.00	3,000.00
1460	Rehab Interiors		19,400.00	19,400.00	19,400.00	19,400.00
1460	Commodes		800.00	800.00	800.00	800.00
1460	Emergency Alarms		500.00	500.00	500.00	500.00
1460	Security Equipment		1,000.00		1,000.00	
1460	Weather Stripping					9,700.00
1460	Roof Repairs		6,000.00			280,000.00
1460	Smoke Detectors			9,700.00		
1465	Stoves/Refrigerators		6,400.00	2,400.00	3,600.00	3,600.00
	PHA Wide					
1501	Debt Service		236,961.06	236,977.66	236,567.16	235,990.87
	TOTALS		1,250,921.06	1,251,137.66	1,251,527.16	1,251,150.87

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2</u> FFY <u>2010</u>			Work Statement for Year: <u>3</u> FFY <u>2011</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Project AL057000021 Drew Court AMP Wide			Project AL057000021 Drew Court AMP Wide		
Annual	Architect/Engineer	6	4,000.00	Architect/Engineer	6	4,000.00
Statement	Inspections	309	6,180.00	Inspections	309	6,180.00
	Drew Court Ext. (formerly AL057004)			Drew Court Ext. (formerly AL057004)		
	Site Imp./Water/Sewer/Gas	5	43,500.00	Site Imp./Water/Sewer/Gas	5	43,500.00
	Site Imp./Digital Water Meters	17	8,600.00	Site Imp./Tree Work	1	1,000.00
	Site Imp./Tree Work	1	1,000.00	Handrails/Ramps	1	500.00
	Handrails/Ramps	1	500.00	Rehab Interiors	8	8,000.00
	Rehab Interiors	8	8,000.00	Smoke Detectors	42	4,200.00
	VH Fire Suppressants	86	8,600.00	Vinyl Flooring Replacement	2	2,000.00
	Water Heaters	1	500.00	Water Heaters	1	500.00
	Countertop Replacement	1	500.00	Countertop Replacement	1	500.00
	Stoves/Refrigerators	15	6,200.00	Stoves/Refrigerators	3	1,200.00
				Light Bulbs (Energy Saving)	16units	2,000.00
	Drew Court Ext. (formerlyAL057005)			Drew Court Ext. (formerly AL057005)		
	Site Imp./Water/Sewer/Gas	1	8,500.00	Site Imp./Water/Sewer/Gas	1	8,500.00
	Rehab Interiors	4	4,000.00	Site Imp./Tree Work	1	1,000.00
	Smoke Detectors	4	400.00	Site Imp./Digital Water Meters	3	1,600.00
	Hearing Impaired Fire Alarms	2	500.00	Rehab Interiors	4	4,000.00
	Countertop Replacement	1	500.00	Smoke Detectors	4	400.00
	Water Heaters	1	500.00	Hearing Impaired Fire Alarms	5	500.00
	Commodes	1	400.00	Countertop Replacement	1	500.00
	Stoves/Refrigerators	3	1,400.00	Water Heaters	1	500.00
				Commodes	1	400.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

				Stoves/Refrigerators		400.00
	Drew Court Ext. (formerly AL057006)			Drew Court Ext. (formerly AL057006)		
	Site Imp./Water/Sewer/Gas	5	42,000.00	Site Imp./Water/Sewer/Gas	5	42,000.00
	Weather Stripping	83	8,300.00			
	Rehab Interiors	16	16,600.00	Rehab Interiors	16	16,600.00
	Vinyl Flooring Replacement	1	1,000.00	Vinyl Flooring Replacement	1	1,000.00
	Smoke Detectors	20	2,075.00	Smoke Detectors	20	2,075.00
	Emergency Alarms (ADA)	1	300.00	Emergency Alarms (ADA)	1	300.00
	Water Heaters	1	600.00	Water Heaters	1	600.00
	Commodes	1	400.00	Commodes	1	400.00
	Stoves/Refrigerators	12	5,000.00	Stoves/Refrigerators	7	3,000.00
	Drew Court (formerly AL057010)			Drew Court (formerly AL057010)		
	Site Imp./Water/Sewer/Gas	6	53,500.00	Site Imp./Water/Sewer/Gas	6	53,500.00
	Site Imp./Concrete	1	1,000.00	Site Imp./Concrete	1	1,000.00
	Site Imp./Drainage	1	2,000.00	Site Imp./Tree Work	1	1,000.00
	Site Imp./Tree Work	1	1,000.00	Exterior Door Replacement	1	500.00
	Window Replacement	5	10,000.00	Window Replacement	5	10,000.00
	Exterior Door Replacement	1	500.00	Interior Door Replacement	2	500.00
	Interior Door Replacement	2	500.00	Light Bulbs(Energy Saving)	40 units	5,300.00
	Cabinet/Countertop Replacement	1	18,550.00	Cabinet/Countertop Replacement	1	18,550.00
	Vinyl Floor Replacement	2	2,000.00	Vinyl Floor Replacement	2	2,000.00
	Smoke Detectors	40	4,000.00	Smoke Detectors	40	4,000.00
				Weather Stripping	106	10,600.00
	Rehab Interiors	21	21,200.00	Rehab Interiors	21	21,200.00
	Bathtub/Lavatory Replacement	6	6,000.00	Bathtub/Lavatory Replacement	6	6,000.00
	Water Heaters	17	8,480.00	Water Heaters	17	8,480.00
	Stoves/Refrigerators	20	8,000.00	Stoves/Refrigerators	11	4,600.00
	HVAC-Office & Daycare	1	1,000.00	HVAC-Office & Daycare	1	1,000.00
	V.S. West Homes (formerly AL057011)			V.S. West Homes (formerly AL057011)		
	Site Imp./Water/Sewer/Gas	1	9,000.00	Site Imp./Water/Sewer/Gas	1	9,000.00
	Site Imp./Sign/Mail	1	500.00	Site Imp./Sign/Mail	1	500.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

				Site Imp./Digital Water Meters	3	1,800.00
				Site Imp./Playground	1	1,000.00
	Site Imp./Tree Trim/Fence Cleanup	1	600.00	Site Imp./Tree Trim/Fence Cleanup	1	600.00
				Weather Stripping	18	1,800.00
	Rehab Interiors	3	3,000.00	Rehab Interiors	3	3,000.00
	Countertop Replacement	1	500.00	Countertop Replacement	1	500.00
	HVAC Replacement	1	2,000.00	HVAC Replacement	1	2,000.00
	Smoke Detectors	4	450.00	Smoke Detectors	4	450.00
	Hearing Impaired Fire Alarms	1	300.00	Hearing Impaired Fire Alarms	3	300.00
	Water Heaters	1	500.00	Water Heaters	1	500.00
	Commodes	1	400.00	Commodes	1	400.00
	Light Bulbs(Energy Saving)	7 units	900.00	Light Bulbs (Energy Saving)	7 units	900.00
	Stoves/Refrigerators	6	2,400.00	Stoves/Refrigerators	1	400.00
	Property AL05700022 Sylavon Court AMP Wide			Property AL05700022 Sylavon Court AMP Wide		
	Architect/Engineer	3	3,000.00	Architect/Engineer	3	3,000.00
	Inspections	220	4,400.00	Inspections	220	4,400.00
	Sylavon Court Ext. (formerly AL057002)			Sylavon Court Ext. (formerly AL057002)		
	Site Imp./Water/Sewer/Gas	3	20,000.00	Site Imp./Water/Sewer/Gas	3	22,000.00
	Utility Meters	4	2,000.00	Utility Meters	4	2,000.00
	Site Imp./Tree Work	2	2,000.00	Site Imp./Tree Work	2	2,000.00
	Site Imp./Concrete	1	2,000.00	Site Imp./Concrete	1	2,000.00
	Exterior Door Replacement	11	5,600.00	Exterior Door Replacement	11	5,600.00
	Insulation-Ceiling	1	2,000.00	Insulation-Ceiling	1	2,000.00
	Roof Replacement	5	30,000.00	Roof Replacement	2	20,000.00
				Weather Stripping	32	3,200.00
				Interior Door Replacement	12	3,200.00
	Cabinet/Countertop Replacement	1	6,000.00	Cabinet/Countertop Replacement	1	6,000.00
	Commodes	2	1,000.00	Commodes	2	1,000.00
	Water Heaters	6	3,000.00	Water Heaters	6	3,000.00
	Rehab Interiors	8	8,000.00	Rehab Interiors	8	8,000.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

	Vinyl Flooring Replacement	3	3,000.00	Vinyl Flooring Replacement	3	3,000.00
	Smoke Detectors	10	1,000.00	Smoke Detectors	32	3,200.00
	Stoves/Refrigerators	10	4,000.00	Stoves/Refrigerators	7	3,000.00
	Sylavon Court (formerly AL057003)			Sylavon Court (formerly AL057003)		
	Site Imp./Water/Sewer/Gas	9	89,500.00	Site Imp./Water/Sewer/Gas	9	89,500.00
	Site Imp./Tree Work	4	4,000.00	Site Imp./Tree Work	4	4,000.00
	Site Imp./Concrete	1	2,000.00	Site Imp./Concrete	1	2,000.00
	Site Imp./Drainage	1	3,000.00			
	Handrails/Ramps	1	600.00	Handrails/Ramps	1	600.00
	Roof Replacement	10	100,000.00	Roof Replacement	11	110,000.00
	Vinyl Flooring Replacement	2	2,000.00	Vinyl Flooring Replacement	2	2,000.00
	Rehab Interiors	33	33,400.00	Rehab Interiors	33	33,400.00
	Emergency Alarms	2	600.00	Emergency Alarms	2	600.00
	Commodes	5	2,000.00	Commodes	5	2,000.00
	Water Heaters	10	5,000.00	Water Heaters	10	5,000.00
	Smoke Detectors	40	4,000.00	Smoke Detectors	40	4,000.00
	Stoves/Refrigerators	18	9,000.00	Stoves/Refrigerators	5	2,000.00
	HVAC-Office/SAFE Office	1	1,000.00	HVAC-Office/SAFE Office	1	1,000.00
	Sylavon Court Ext. (formerly AL057009)			Sylavon Court Ext. (formerly AL057009)		
	Site Imp./Water/Sewer/Gas	2	10,500.00	Site Imp./Water/Sewer/Gas	2	10,500.00
	Site Imp./Drainage	2	1,000.00	Site Imp./Drainage	2	1,000.00
	Site Imp./Utility Meters	4	2,100.00	Site Imp./Utility Meters	4	2,100.00
	Site Imp./Concrete	1	1,000.00	Site Imp./Concrete	1	1,000.00
	Site Imp./Tree Work	2	2,500.00	Site Imp./Tree Work	2	2,500.00
	Handrails/Ramps	1	600.00	Handrails/Ramps	1	600.00
	HVAC Replacement	2	5,000.00	HVAC Replacement	2	5,000.00
	Smoke Detectors	21	2,100.00	Weather Stripping	21	2,100.00
	Emergency Alarms (ADA)	1	300.00	Emergency Alarms (ADA)	1	300.00
	Rehab Interiors	2	2,000.00	Rehab Interiors	2	2,000.00
	Water Heaters	1	300.00	Water Heaters	1	300.00
	Stoves/Refrigerators	8	3,400.00	Stoves/Refrigerators	1	400.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>4</u> FFY <u>2012</u>			Work Statement for Year: <u>5</u> FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Project AL05700021 Drew Court AMP Wide			Project AL05700021 Drew Court AMP Wide		
Annual	Architect/Engineer	4	4,000.00	Architect/Engineer	4	4,000.00
Statement	Inspections	309	6,180.00	Inspections	309	6,180.00
	Drew Court Ext. (formerly AL057004)			Drew Court Ext. (formerly AL057004)		
	Site Imp./Water/Sewer/Gas	5	44,000.00	Site Imp./Water/Sewer/Gas	2	6,500.00
	Site Imp./Tree Work	1	1,000.00	Site Imp./Tree Work	1	1,000.00
	Handrails/Ramps	1	500.00	Handrails/Ramps	1	500.00
	Rehab Interiors	8	8,000.00	Rehab Interiors	8	8,000.00
	Smoke Detectors	42	4,200.00	Vinyl Flooring Replacement	2	2,000.00
	Water Heaters	1	500.00	Water Heaters	1	500.00
	Countertop Replacement	1	500.00	Countertop Replacement	1	500.00
	Stoves/Refrigerators	3	1,200.00	Stoves/Refrigerators	3	1,200.00
				Light Bulbs(Energy Saving)	10 units	1,300.00
	Drew Court Ext. (formerly AL057005)			Drew Court Ext. (formerly AL057005)		
	Site Imp./Water/Sewer/Gas	2	9,000.00	Site Imp./Water/Sewer/Gas	1	1,000.00
	Rehab Interiors	4	4,000.00	Site Imp./Tree Work	1	1,000.00
	Smoke Detectors	4	400.00	Rehab Interiors	4	4,000.00
	Light Bulbs(Energy Saving)	16 units	2,000.00	Smoke Detectors	1	400.00
	Hearing Impaired Fire Alarms	2	500.00	Hearing Impaired Fire Alarms	2	500.00
	Countertop Replacement	1	500.00	Vinyl Floor Replacement	1	1,000.00
	Water Heaters	1	500.00	Countertop Replacement	1	500.00
	Commodes	1	400.00	Water Heaters	1	500.00
	Vinyl Floor Replacement	1	1,000.00	Commodes	1	400.00
	Stoves/Refrigerators	1	400.00	Stoves/Refrigerators	1	400.00

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

	Drew Court Ext. (formerly AL057006)			Drew Court Ext. (formerly AL057006)		
	Site Imp./Water/Sewer/Gas	5	42,500.00	Site Imp./Water/Sewer/Gas	2	9,000.00
	Site Imp./Digital Water Meters	16	8,300.00			
	Rehab Interiors	16	16,600.00	Rehab Interiors	16	16,600.00
	Window Replacement	5	10,000.00	Window Replacement	5	10,000.00
	Vinyl Flooring Replacement	1	1,000.00	Vinyl Flooring Replacement	3	3,000.00
	Smoke Detectors	20	2,075.00	Smoke Detectors	20	2,075.00
	Emergency Alarms (ADA)	1	300.00	Emergency Alarms (ADA)	1	300.00
	Water Heaters	1	600.00	Water Heaters	1	600.00
	Commodos	1	400.00	Commodos	1	400.00
	Stoves/Refrigerators	7	3,000.00	Stoves/Refrigerators	2	1,000.00
	Drew Court (formerly AL057010)			Drew Court (formerly AL057010)		
	Site Imp./Water/Sewer/Gas	1	55,000.00	Site Imp./Water/Sewer/Gas	2	13,000.00
				Site Imp./Digital Water Meters	21	10,600.00
	Site Imp./Concrete	1	2,000.00	Site Imp./Concrete	1	3,000.00
	Site Imp./Drainage	1	2,000.00	Site Imp./Drainage	1	2,000.00
	Site Imp./Tree Work	1	1,000.00	Site Imp./Tree Work	1	1,000.00
	Exterior Door Replacement	1	500.00	Exterior Door Replacement	1	500.00
	Interior Door Replacement	2	500.00	Interior Door Replacement	2	500.00
	Cabinet/Countertop Replacement	1	18,550.00	Cabinet/Countertop Replacement	1	18,550.00
	Vinyl Floor Replacement	2	2,000.00	Vinyl Floor Replacement	6	6,000.00
	Smoke Detectors	26	2,600.00	Smoke Detectors	26	2,600.00
	Light Bulbs(Energy Saving)	42 units	5,300.00	Light Bulbs (Energy Saving)	24 units	5,300.00
	Rehab Interiors	21	21,200.00	Rehab Interiors	21	21,200.00
	Bathtub/Lavatory Replacement	6	6,000.00	Bathtub/Lavatory Replacement	6	6,000.00
	Water Heaters	17	8,480.00	Water Heaters	21	8,480.00
	Stoves/Refrigerators	2	800.00	Stoves/Refrigerators	2	800.00
	HVAC-Office & Daycare	1	1,000.00	HVAC-Office & Daycare	1	1,000.00

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

	V.S. West Homes (formerly AL057011)			V.S. West Homes (formerly AL057011)		
	Site Imp./Water/Sewer/Gas	2	9,000.00	Site imp./Water/Sewer/Gas	1	1,000.00
	Site Imp./Sign/Mail	1	500.00	Site Imp./Sign/Mail	1	500.00
				Site Imp./Playground	1	1,000.00
	Site Imp./Tree Trim/Fence Cleanup	1	600.00	Site Imp./Tree Trim/Fence Cleanup	1	600.00
	Rehab Interiors	3	3,000.00	Rehab Interiors	3	3,000.00
	Countertop Replacement	1	500.00	Countertop Replacement	1	500.00
	HVAC Replacement	1	2,000.00	HVAC Replacement	1	2,000.00
	Smoke Detectors	4	450.00	Smoke Detectors	4	450.00
	Hearing Impaired Fire Alarms	1	300.00	Hearing Impaired Fire Alarms	1	300.00
	Water Heaters	1	500.00	Water Heaters	1	500.00
	Commodes	1	400.00	Commodes	1	400.00
	Stoves/Refrigerators	1	400.00	Stoves/Refrigerators	1	400.00
	Project AL05700022 Sylavon Court AMP Wide			Project AL05700022 Sylavon Court AMP Wide		
	Architect/Engineer	3	3,000.00	Architect/Engineer	3	3,000.00
	Inspections	220	4,400.00	Inspections	220	4,400.00
	Sylavon Court Ext. (formerly AL057002)			Sylavon Court Ext. (formerly AL057002)		
	Site Imp./Water/Sewer/Gas	3	22,000.00	Site Imp./Water/Sewer	1	6,000.00
	Utility Meters	4	2,000.00	Utility Meters	4	2,000.00
	Site Imp./Tree Work	2	2,000.00	Site Imp./Tree Work	2	2,000.00
	Site Imp./Concrete	1	2,000.00	Site Imp./Concrete	1	2,000.00
	Exterior Door Replacement	11	5,600.00	Exterior Door Replacement	11	5,600.00
	Insulation-Ceiling	1	2,000.00	Insulation-Ceiling	1	2,000.00
	Roof Replacement	3	20,000.00	Roof Replacement	3	20,000.00
	Interior Door Replacement	12	3,200.00			
	Cabinet/Countertop Replacement	1	6,000.00	Cabinet/Countertop Replacement	1	6,000.00
	Commodes	2	1,000.00	Commodes	2	1,000.00
	Water Heaters	6	3,000.00	Water Heaters	6	3,000.00
	Rehab Interiors	8	8,000.00	Rehab Interiors	8	8,000.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

	Vinyl Flooring Replacement	3	3,000.00	Vinyl Flooring Replacement	3	3,000.00
	Stoves/Refrigerators	7	3,000.00	Stoves./Refrigerators	7	3,000.00
	Sylavon Court (formerly AL057003)			Sylavon Court (formerly AL057003)		
	Site Imp./Water/Sewer/Gas	10	91,500.00	Site Imp./Water/Sewer/Gas	3	23,000.00
	Site Imp./Tree Work	30	30,000.00	Site Imp./Tree Work	4	4,000.00
	Site Imp./Concrete	1	2,000.00	Site Imp./Concrete	2	4,000.00
	Site Imp./Drainage	1	3,000.00	Site Imp./Drainage	1	2,000.00
	Handrails/Ramps	1	600.00	Handrails/Ramps	1	600.00
	Roof Replacement	10	90,000.00	Roof Replacement	5	50,000.00
	Vinyl Flooring Replacement	2	2,000.00	Vinyl Flooring Replacement	2	2,000.00
	Rehab Interiors	33	33,400.00	Rehab Interiors	33	33,400.00
	Emergency Alarms	4	1,200.00	Emergency Alarms	4	1,200.00
	Commodes	5	2,000.00	Commodes	5	2,000.00
	Water Heaters	10	5,000.00	Water Heaters	10	5,000.00
	Weather Stripping	167	16,700.00			
	Smoke Detectors	60	6,000.00	Smoke Detectors	60	6,000.00
	Stoves/Refrigerators	4	1,600.00	Stoves/Refrigerators	4	1,600.00
	HVAC-Office/SAFE Office	1	1,000.00	HVAC-Office/SAFE Office	1	1,000.00
	Sylavon Court Ext. (formerly AL057009)			Sylavon Court Ext. (formerly AL057009)		
	Site Imp./Water/Sewer/Gas	2	10,500.00	Site Imp./Water/Sewer/Gas	1	1,000.00
	Site Imp./Drainage	2	1,000.00	Site Imp./Drainage	2	1,000.00
	Site Imp./Concrete	1	1,000.00	Site Imp./Concrete	1	1,000.00
	Site Imp./Tree Work	2	2,500.00	Site Imp./Tree Work	2	2,500.00
	Handrails/Ramps	1	600.00	Handrails/Ramps	1	600.00
	HVAC Replacement	6	15,000.00	HVAC Replacement	6	15,000.00
	Emergency Alarms (ADA)	1	300.00	Emergency Alarms (ADA)	1	300.00
	Rehab Interiors	2	2,000.00	Rehab Interiors	2	2,000.00
	Water Heaters	2	900.00	Water Heaters	2	900.00
	Stoves/Refrigerators	1	400.00	Stoves/Refrigerators	1	400.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2</u> FFY <u>2010</u>		Work Statement for Year: <u>3</u> FFY <u>2011</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	Project AL057000021 Drew Court AMP Wide		Project AL057000021 Drew Court AMP Wide	
Annual	Operations	76,011.00	Operations	76,011.00
Statement	Management Improvements	4,900.00	Management Improvements	4,900.00
	Administration	38,005.00	Administration	38,005.00
	Non-Dwelling Equipment	1,000.00	Non-Dwelling Equipment	1,000.00
	Project AL057000022 Sylavon Court AMP Wide		Project AL057000022 Sylavon Court AMP Wide	
	Operations	54,293.00	Operations	54,293.00
	Management Improvements	3,500.00	Management Improvements	3,500.00
	Administration	27,146.00	Administration	27,146.00
	Non-Dwelling Equipment	1,000.00	Non-Dwelling Equipment	1,000.00
	Project AL057000023 Sylavon Towers		Project AL057000023 Sylavon Towers	
	Operations	24,820.00	Operations	24,820.00
	Management Improvements	1,600.00	Management Improvements	1,600.00
	Administration	12,410.00	Administration	12,410.00
	Non-Dwelling Equipment	1,000.00	Non-Dwelling Equipment	1,000.00
	PHA Wide		PHA Wide	
	Debt Service	236,961.06	Debt Service	236,977.66
	Subtotal of Estimated Cost	\$ 482,646.06	Subtotal of Estimated Cost	\$ 482,662.66

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year <u>4</u> FFY <u>2012</u>		Work Statement for Year: <u>5</u> FFY <u>2013</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	Project AL057000021 Drew Court AMP Wide		Project AL057000021 Drew Court AMP Wide	
Annual	Operations	76,011.00	Operations	76,011.00
Statement	Management Improvements	4,900.00	Management Improvements	4,900.00
	Administration	38,005.00	Administration	38,005.00
	Non-Dwelling Equipment	1000.00	Non-Dwelling Equipment	8,000.00
	Project AL057000022 Sylavon Court AMP Wide		Project AL057000022 Sylavon Court AMP Wide	
	Operations	54,293.00	Operations	54,293.00
	Management Improvements	3,500.00	Management Improvements	3,500.00
	Administration	27,146.00	Administration	27,146.00
	Non-Dwelling Equipment	1,000.00	Non-Dwelling Equipment	3,000.00
	Project AL057000023 Sylavon Towers		Project AL057000023 Sylavon Towers	
	Operations	24,820.00	Operations	24,820.00
	Management Improvements	1,600.00	Management Improvements	1,600.00
	Administration	12,410.00	Administration	12,410.00
	Non-Dwelling Equipment	1,000.00	Non-Dwelling Equipment	5,000.00
	PHA Wide		PHA Wide	
	Debt Service	236,567.16	Debt Service	235,990.87
	Subtotal of Estimated Cost	\$ 482,252.16	Subtotal of Estimated Cost	\$ 494,675.87

Waiting List Analysis			
	# of families	% of total families	Annual Turnover
Waiting list total	65		202
Extremely low income (<=30% AMI)	61	93.85	
Very low income (>30% but <=50% AMI)	4	6.15	
Low income (>50% but <80% AMI)	0	0	
Families with children	18	27.69	
Elderly families	2	3.08	
Families with Disabilities	15	23.08	
White	32	49.23	
Black	33	50.77	
Hispanic/Latino	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	47	72.31	
2 BR	14	21.54	
3 BR	4	6.15	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	
The waiting list is open at the current time, and is expected to remain open for this fiscal year.			

Bob Riley
GOVERNOR



Bill Johnson
DIRECTOR

State of Alabama

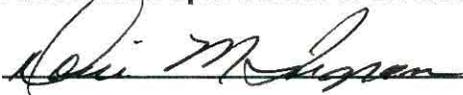
CERTIFICATION BY STATE OF PHA PLAN'S CONSISTENCY
WITH STATE CONSOLIDATED PLAN

I, Bill Johnson, Director of the Alabama Department of Economic and Community Affairs, certify that the Five Year Plan for Fiscal Years 2009–2013 and the Annual Plan for Fiscal Year 2009 of the Sylacauga Housing Authority is consistent with the Consolidated Plan of the State of Alabama prepared pursuant to 24 CFR Part 91.

Certifying Official of State:

Name: Bill Johnson

Title: Director
Alabama Department of Economic and Community Affairs

Signature:  _____

Date: March 9, 2009

RESOLUTION NO. 2009-10

WHEREAS, the U.S. Department of Housing and Urban Development has adopted regulations under which Public Housing Authorities are required to develop and submit Five Year and Annual Agency Plans for the operation and management of the Authority, and

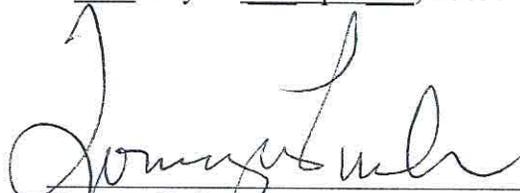
WHEREAS, the Sylacauga Housing Authority has prepared such Plans which are ready for submission to DHUD upon adoption by the Board of Commissioners of the Sylacauga Housing Authority, and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Sylacauga Housing Authority as follows:

SECTION 1. That the 2009-13 Five Year and FY 2009 Annual Agency Plans prepared and developed by the Sylacauga Housing Authority, and made a part hereof by reference, are hereby adopted.

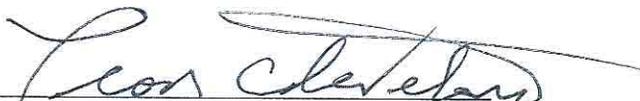
SECTION 2. That Leon Cleveland, in his capacity as Executive Director, is hereby authorized and directed to submit such plans to the U.S. Department of Housing and Urban Development.

PASSED, ADOPTED AND APPROVED this 2nd day of April, 2009.



Tommy H. Potch
Chairman

ATTEST:



Leon Cleveland
Secretary

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Sylacauga Housing Authority**AL057**

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

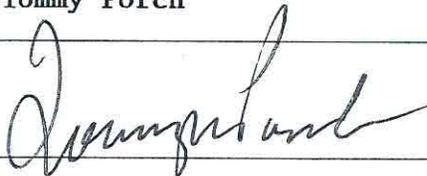
Name of Authorized Official

Tommy Porch

Title

Chairman of the Board

Signature



Date

04/02/2009

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 7/1/09, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

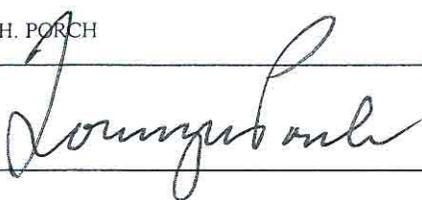
WYLAUGA HOUSING AUTHORITY _____
PHA Name

AL057 _____
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2009 - 2014

Annual PHA Plan for Fiscal Years 2009 - 2010

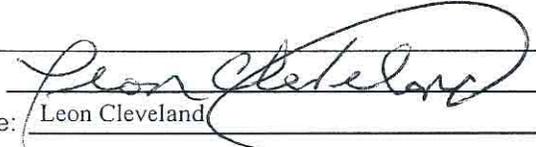
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
TOMMY H. PORCH	CHAIRMAN
Signature	Date
	4/2/09

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" type="checkbox"/> A a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Sylacauga Housing Authority 415 West Eighth Street P O Box 539 Sylacauga, AL 35150 Congressional District, if known: 4	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: U.S. Department of Housing & Urban Development	7. Federal Program Name/Description: Five Year and Annual Agency Plan - 2009 CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> None	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> None	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>Leon Cleveland</u> Title: <u>Executive Director</u> Telephone No.: <u>256-249-0381 Ext. 111</u> Date: <u>04/02/2009</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

SYLACAUGA HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

FIVE YEAR & ANNUAL AGENCY PLAN - 2009

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Project 57-2 Sylavon Court Extension
Project 57-3 Sylavon Court
Project 57-4 Drew Court
Project 57-5 Drew Court Extension
Project 57-6 Drew Court Extension

Project 57-8 Sylavon Towers
Project 57-9 Sylavon Court Extension
Project 57-10 Drew Court
Project 57-11 Virginia S. West Homes

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official
LEON CLEVELAND

Title
EXECUTIVE DIRECTOR

Signature

Date

4/2/2009

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

SYLACAUGA HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

FIVE YEAR & ANNUAL AGENCY PLAN - 2009

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

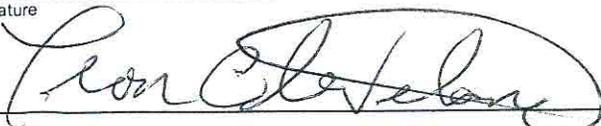
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official LEON CLEVELAND	Title EXECUTIVE DIRECTOR
Signature 	Date (mm/dd/yyyy) 4/2/2009

Sylacauga Housing Authority

2009 Resident Advisory Board

Title	First Name	Last Name	Address	City
Ms.	Janette	Floyd	401 West 8th Street, Apt. 512	Sylacauga, AL 35150
Ms.	Hope	Liner	151 Julia Tutwiler Circle	Sylacauga, AL 35150
Ms.	Tracy	Twyman	209 Virginia West Lane	Sylacauga, AL 35150
Ms.	Byrd	Owens	119 Willowood Street	Sylacauga, AL 35150
Ms.	Alma Jean	Cook	147 Inglewood Drive	Sylacauga, AL 35150

The Resident Advisory Board for Sylacauga Housing Authority met on March 17, 2009, to review the Authority's Plans and make suggestions for improvements which they felt should be added to the plan. Members of the Advisory Board attending were Janette Floyd, Hope Liner, and Byrd Owens. Staff members from Sylacauga Housing Authority were Leon Cleveland, Executive Director; Judy Maness, Financial Director; Carol Wilbanks, Accountant; Joyce Smith, Gail Hoytt, and Betty Keeter, Property Managers.

Judy Maness thanked the Board Members for their attendance and went over the proposed plans.

Betty Keeter mentioned that the sidewalks around Sylavon Towers had some uneven places which needed sanding down.

Hope Liner said there was a street drainage problem on Julia Tutwiler Circle which needed attention. Leon Cleveland said that the streets and the drainage belonged to the City of Sylacauga and he would discuss with City officials about cleaning out the leaves from the drains.

Ms. Liner also said that the roots from the Sycamore trees were causing some foundation problems around some of the doors of units.

Byrd Owens said that the rocks on the bank off Willowood Street needed spraying because the wood roaches nested in them. She said that she thought it would be helpful to prevent bugs to spray around the outside of the buildings.

Several other items not relating to the Authority's annual plan were discussed, especially the problem of the odors from a privately owned waste treatment plan located about three miles from the Housing Authority.

Ms. Liner stated that she agreed with the plans which the Authority had made and hoped, in the name of Jesus, that money would be available so that these and other improvements could be completed.

The Board adjourned at 5:30 p.m.

Sylacauga Housing Authority
Annual/Five Year Plan Public Hearing
March 31, 2009
6:00 p.m.

The public hearing for Sylacauga Housing Authority's Annual/Five-Year Plan was held on Tuesday, March 31, 2009, at 6:00 p.m. at the J. Craig Smith Recreation Center. A notice was posted in legal the Talladega Daily Home and the Sylacauga Today 45 days prior to the meeting. A notice was mailed to all residents on March 13, 2009, and included in the SHA Newsletter which was mailed to residents on March 26, 2009. Sixteen people attended the hearing, including six members of the PHA staff.

The plans for capital improvements under both the 2009 American Recovery and Reinvestment Act stimulus grant and the 2009 Capital Fund Program grant were discussed by housing authority management. In addition to outlining plans using a slide presentation, attendees were provided with a survey form which included the planned use of moneys and asked to submit their opinion back to the housing authority when the meeting ended. Discussion time was provided throughout the presentation. Feedback during the meeting was very positive with no one expressing any disagreement with the planned use of funds.

In the general discussion after plans were reviewed, residents expressed concern regarding odor problems from a waste water treatment plant that is located outside the city limits. Executive Director Leon Cleveland reviewed information regarding this problem which had been discussed at City Council meetings over the past few weeks and information which had been included in a recent news article in the Talladega Daily Home which had addressed this problem.

Residents also discussed City Ordinance regarding returning trash cans to back of unit. Mr. Cleveland stated ordinance had been rescinded following agreement by city officials that ordinance would not be practical to enforce; however, he encouraged everyone to put cans behind their apartment when emptied and, if they should have any problem with their can to call City Hall at 256-401-2400.

Residents also discussed damages trash trucks were doing to our narrow streets in our communities which were not designed for the heavy trucks. Mr. Cleveland stated he had voiced this concern to City officials and would continue to express our concerns.

In other discussion, several residents living in the Sylavon Court Community expressed appreciation for new bath light fixtures which are being installed in their units. The fixtures utilize energy-efficient bulbs while giving off more light than the old lighting fixtures.

A copy of the sign-in sheet and the survey tally form is attached.

Sylacauga Housing Authority
Capital Fund Program Public Hearing
March 31, 2009

Sign-In Sheet

	Name	Address
1.	<u>Matthe Whetstone</u>	<u>144 Julia Tutwiler Dr</u>
2.	<u>Jessie Harrison</u>	<u>95 Lincoln</u>
3.	<u>Estella Goslon</u>	<u>143 Julia Tutwiler</u>
4.	<u>Leon Cleveland</u>	<u>415 West 8th St.</u>
5.	<u>Dorothy Patton</u>	<u>210 Kingwood Dr</u>
6.	<u>Ladarius Cook</u>	<u>210 Kingwood Dr.</u>
7.	<u>Betty Ketter</u>	<u>401 W. 8th St. Apt. 103</u>
8.	<u>Hatto Beigh</u>	<u>283 Huker St</u>
9.	<u>Edna Maxwell</u>	<u>149 Julia Tutler</u>
10.	<u>DIANNE WRIGHT</u>	<u>127 CLARA BARTON</u>
11.	<u>Jayce Smith</u>	<u>SHA</u>
12.	<u>Judy S. Patterson</u>	<u>Apt 516 Sylvan Tower's</u>
13.	<u>Cody Osborn</u>	<u>150 Julia Tutwiler</u>
14.	<u>Gail Hoyt</u>	<u>SHA</u>

Sylacauga Housing Authority
Capital Fund Program Public Hearing
March 31, 2009

Sign-In Sheet

Name	Address	
15.	<i>Judith Marcus</i>	<i>SAA</i>
16.	<i>Chelmerie Gladness</i>	<i>SAA</i>
17.		
18.		
19.		
20.		
21.		
22.		
23.		
24.		
25.		
26.		
27.		
28.		

American Recovery and Reinvestment Act (ARRA) Formula Grant
**Capital Fund Program
(CFP) Amendment**
U.S. Department of Housing
and Urban Development
To The Consolidated Annual Contributions
Contract (form HUD-53012)
Office of Public and Indian Housing

Whereas, (Public Housing Authority) Syacauga Housing Authority (AL057) (herein called the "PHA")

and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions

Contract(s) ACC(s) Number(s) A-3795

dated: 6/30/1980

Whereas, HUD has agreed to provide American Recovery and Reinvestment Act (ARRA) assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at public housing developments in accordance with the requirements of the ARRA including Title XVI general provisions of the ARRA, in order to ensure that such developments continue to be available to serve low-income families:

\$ 1,032,277 for Fiscal Year 2009 to be referred to under Capital Fund Grant Number AL09S05750109

PHA Tax Identification Number (TIN), On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 21

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).
2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program and ARRA and in accordance with the PHA's current 5-year Capital Fund Plan.
3. Subject to the provisions of the ACC(s), and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.
4. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP/ARRA assistance for modernization activities and for a period of forty years after the last distribution of CFP/ARRA assistance for development activities. Provided further that, for a period of ten years following the last payment of assistance from the Operating Fund to the PHA, no disposition of any development covered by this amendment shall occur unless approved by HUD.
5. If the PHA does not comply with any of its obligations under this Amendment, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work. In such case, the PHA shall only incur additional costs with HUD approval.
6. By execution of this amendment all PHAs that are PHAS troubled acknowledge and agree to additional monitoring and oversight by HUD and its agents/contractors as deemed appropriate and necessary in order to ensure the proper use of the funds received by this amendment.

7. This grant is conditioned on the acceptance of the PHA to comply with the reporting requirements of the ARRA and the following requirements:

- a. Funds cannot be transferred to operations or used for rental assistance activities.
- b. The PHA must obligate 100% of the grant within one year of the effective date. At the one year date any unobligated funds will be recaptured.
- c. The PHA must expend at least 60% of the grant within two years of the effective date. At the two year date if less than 60% is expended any unexpended funds will be recaptured.
- d. The PHA must expend 100% of the grant within 3 years of the effective date. At the three year date any unexpended funds will be recaptured.
- e. Extensions to the obligation and expenditure dates are not permitted.
- f. The PHA must submit an annual statement and board resolution no later than 21 calendar days from the effective date.
- g. The PHA shall give priority to capital projects that can award contracts based on bids within 120 from the effective date.
- h. The PHA shall give priority consideration to the rehabilitation of vacant rental units.
- i. The PHA shall prioritize capital projects that are already underway or included in the 5-year Capital Fund Plan.
- j. The PHA must use the funds provided in this grant to supplement expenditures not supplant expenditures from other Federal, State, or local sources or funds independently generated by the grantee.
- k. The PHA will provide a physical needs assessment, as specified by HUD, using funds from this grant or other Capital Funds.
- l. Requirements relating to the procurement of goods and services arising under state and local laws and regulations shall not apply to the CFP assistance provided by this agreement.
8. The PHA acknowledges its responsibility for adherence to this amendment.

The parties have executed this Agreement, and it will be effective on 3/18/2009 This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development

By R. Edward Spangley Date: MAR 16 2009

Title DIRECTOR, OFFICE OF PUBLIC HOUSING

PHA Executive Director

By Leon Cleveland

Title

Leon Cleveland

Executive Director

02/25/09

**A Board Resolution Approving
Capital Fund Program Budget and
Annual Statement**

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

Board Resolution Number: 2009-01 Approved on: March 5, 2009

Acting on behalf of the Board of Commissioners of Sylacauga Housing Authority, as its Chairman, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the Board's approval of the:

Original Annual Statement/Performance Evaluation for Grant Number: AL09S057501-09

I certify on behalf of the (HA Name) Sylacauga Housing Authority that:

1. The HA will comply with all policies, procedures, and requirements prescribed by HUD for modernization, including implementation of the modernization in a timely, efficient, and economical manner;
2. The HA has established controls to ensure that any activity funded by the CGP is not also funded by any other HUD program, thereby preventing duplicate funding of any activity;
3. The HA will not provide to any development more assistance under the CGP than is necessary to provide affordable housing, after taking into account other government assistance provided;
4. The proposed physical work will meet the modernization and energy conservation standards under 24 CFR 968.115 or 24 CFR 950.610;
5. The proposed activities, obligations and expenditures in the Annual Statement are consistent with the proposed or approved Comprehensive Plan of the HA;
6. The HA will comply with applicable nondiscrimination and equal opportunity requirements under 24 CFR 5.105(a) or 24 CFR 950.115;
7. The HA will take appropriate affirmative action to award modernization contracts to minority and women's business enterprises under 24 CFR 5.105(a) or 24 CFR 950.115(e); or the IHA will, to the greatest extent feasible, give preference to the award of modernization contracts to Indian organizations and Indian-owned economic enterprises under 24 CFR 950.175;
8. The HA has provided HUD or the responsible entity with any documentation that the Department needs to carry out its review under the National Environmental Policy Act (NEPA) and other related authorities in accordance with 24 CFR 968.110(c), (d) and (m) or 24 CFR 950.120(a), (b), and (h), and will not obligate, in any manner, the expenditure of CGP funds, or otherwise undertake the activities identified in its Comprehensive Plan/Annual Statement, until the HA receives written notification from HUD indicating that the Department has complied with its responsibilities under NEPA and other related authorities;

9. The HA will comply with the wage rate requirements under 24 CFR 968.110(e) and (f) or 24 CFR 950.120(c) and (d);
10. The HA will comply with the relocation assistance and real property acquisition requirements under 24 CFR 968.108 or 24 CFR 950.117;
11. The HA will comply with the requirements for physical accessibility under 24 CFR 968.110(a) or 24 CFR 950.115(d);
12. The HA will comply with the requirements for access to records and audits under 24 CFR 968.145 or 24 CFR 950.120(e);
13. The HA will comply with the uniform administrative requirements under 24 CFR 968.135 or 24 CFR 950.120(f);
14. The HA will comply with lead-based paint testing and abatement requirements under 24 CFR 968.110(k) or 24 CFR 950.120(g);
15. The HA has complied with the requirements governing local/tribal government and resident participation in accordance with 24 CFR 968.315(b) and (c), 968.325(d) and 968.330 or 24 CFR 950.652(b) and (c), 950.656(d) and 950.658, and has given full consideration to the priorities and concerns of local/tribal government and residents, including any comments which were ultimately not adopted, in preparing the Comprehensive Plan/Annual Statement and any amendments thereto;
16. The HA will comply with the special requirements of 24 CFR 968.102 or 24 CFR 950.602 with respect to a Turnkey III development; and
17. The PHA will comply with the special requirements of 24 CFR 968.101(b)(3) with respect to a Section 23 leased housing bond-financed development.
18. The modernization work will promote housing that is modest in design and cost, but still blends in with the surrounding community.

Attested By: Board Chairman's Name

(Seal)

Tommy H. Porch

Board Chairman's Signature

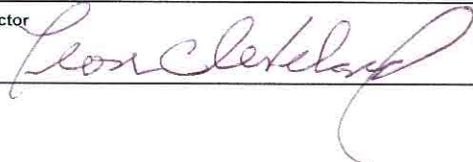
Date

03/05/2009

I certify that the information provided in this statement is true and correct. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802) form HUD-52836 (10/96) ref Handbook 7485.3

Part I: Summary						
PHA Name: Sylacauga Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09S057501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:			FFY of Grant 2009 FFY of Grant Approval	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	-		-	-	
3	1408 Management Improvements	-	-	-	-	
4	1410 Administration (may not exceed 10% of line 21)	103,226.00	-	-	-	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	61,212.00	-	-	-	
8	1440 Site Acquisition					
9	1450 Site Improvement	696,839.00	-	-	-	
10	1460 Dwelling Structures	141,000.00	-	-	-	
11	1465.1 Dwelling Equipment--Nonexpendable	-	-	-	-	
12	1470 Nondwelling Structures	30,000.00	-	-	-	
13	1475 Nondwelling Equipment	-	-	-	-	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-				
19	1502 Contingency (may not exceed 8% of line 20)				-	
20	Amount of Annual Grant: (sum of lines 2-19)	1,032,277.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security -- Soft Costs					
24	Amount of line 20 Related to Security -- Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary			
PHA Name: Sylacauga Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09S057501-09 Date of CFFP: _____	Replacement Housing Factor Grant No.	FFY of Grant <u>2009</u> FFY of Grant Approval _____
Type of Grant			
<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report	
Signature of Executive Director 	Date 3/5/2009	Signature of Public Housing Director	Date

Part II: Supporting Pages								
PHA Name: Sylacauga Housing Authority			Grant Type and Number Capital Fund Program Grant No: AL09S057501-09 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009	
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 ¹	Funds Obligated ²	Funds Expended ²	
AL057000021	Administration	1410.0		51,613.00				
	Architect	1430.0		20,000.00				
	Engineering Consultant	1430.0		600.00				
	Water System Upgrade - Lines	1450.0		218,919.00				
	Digital Water Meters	1450.0	311	68,420.00				
	Sewer System Upgrade	1450.0		145,500.00				
AL057000022	Administration	1410.0		51,613.00				
	Architect	1430.0		40,000.00				
	Engineering Consultant	1430.0		612.00				
	Water System Upgrade - Lines	1450.0		144,000.00				
	Sewer System Upgrade - Lines	1450.0		110,000.00				
	Neutralizing Natural Gas Lines	1450.0		10,000.00				
	HVAC (Gas to Electric Heat Pump-Project 57-9)	1460.0	18	81,000.00				
	Water Heaters - Conversion of Gas to Electric	1460.0	150	60,000.00				
	HVAC (Gas to Electric Heat Pump-Offices)	1470.0	2	30,000.00				
Totals				1,032,277.00	-	-	-	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
² To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule					
PHA Name: Sylacauga Housing Authority					Federal FY of Grant: 2009
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AL057000021	3/19/2010		3/19/2011		
Drew Court & Virginia S. West Homes					
AL057000022	3/19/2010		3/19/2011		
Sylavon Court					

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Sylacauga Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09P057501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	159,948.00	159,948.00	159,948.00	159,948.00
3	1408 Management Improvements Soft Costs	10,000.00	10,000.00	-	-
	Management Improvements Hard Costs				
4	1410 Administration	79,974.00	79,974.00	39,987.00	39,987.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,780.00	25,780.00	-	-
8	1440 Site Acquisition				
9	1450 Site Improvement	39,100.00	39,100.00	-	-
10	1460 Dwelling Structures	234,048.94	228,094.53	-	-
11	1465.1 Dwelling Equipment--Nonexpendable	8,700.00	8,700.00	-	-
12	1470 Nondwelling Structures	3,000.00	3,519.31	519.31	519.31
13	1475 Nondwelling Equipment	18,000.00	23,435.10	1,454.41	1,454.41
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Debt Service for 2007	236,961.06	236,961.06	236,961.06	-
20	1502 Contingency				

LOCCS

ENTERED ON 02-27-2009

ENTERED BY Joseph S. Przybyzewski
Financial Analyst

Capital Fund Program Tables
1

READ, CHECKED, AND RECORDED
FOR APPROVAL AND SIGNATURE

DATE	SIGNATURE
<u>2/25/09</u>	<u>[Signature]</u>
<u>02/25/2009</u>	<u>[Signature]</u>

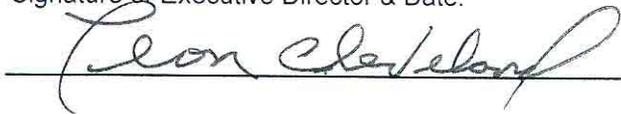
CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Sylacauga Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P057501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		12/31/2008		<input type="checkbox"/> Final Performance and Evaluation Report		
Amount of Annual Grant: (sum of lines)		815,512.00		815,512.00		438,869.78
Amount of line XX Related to LBP Activities						201,908.72
Amount of line XX Related to Section 504 compliance		6,400.00				
Amount of line XX Related to Security -- Soft Costs						
Amount of line XX Related to Energy Conservation Measures		46,375.42				
Collateralization Expenses or Debt Service		236,263.58				

Signature of Executive Director & Date:

 1/21/2008

Signature of Administrator & Date

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

PHA Name: Sylacauga Housing Authority		Grant Type and Number Capital Fund Program Grant N AL09P057501-08 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	Obligated	Expended	
AMP 21								
AMP Wide								
	Operations - Amp 21	1406.0		78,375.00	78,375.00	78,375.00	78,375.00	
	Consultants/Grant Writing/Annual Plan	1408.0		4,900.00	4,900.00			
	Administration	1410.0		39,187.00	39,187.00	19,593.64	19,593.64	
	Inspection Costs	1430.0	309	6,180.00	6,180.00			
	Architect/Engineer	1430.0		1,500.00	1,500.00			
	Surveys	1430.0						
57-4 Drew Court	Site Improvements (Sew./Water/Gas/Elec./Drain, etc.)	1450.0	2	1,500.00	1,500.00			
	Handrails/Ramps/Other ADA	1450.0	2	2,000.00	2,000.00			
	Prep & Paint Interiors	1460.0	16	20,000.00	16,000.00			
	Water Heaters	1460.0	1	500.00	500.00			
	Commodes/Lavatories	1460.0	1	200.00	200.00			
	Weather Strip/Door Sweep - Heater Doors	1460.0	86	2,150.00	2,150.00			
	Vent Hood Fire Suppressants	1460.0	86	-	5,160.00			
	Dwelling Equipment (Refrigerators/Stoves)	1465.1	3	1,500.00	1,500.00			
57-5 Drew Court	Site Improvements (Sew./Water/Gas/Elec./Drain, etc.)	1450.0	1	500.00	500.00			
	Trees Trimmed/Deadwooded	1450.0	1	1,000.00	1,000.00			
	Prep & Paint Interiors	1460.0	2	2,000.00	2,000.00			
	Vent Hood Fire Suppressants	1460.0	16	-	960.00			
	Refrigerators/Stoves	1465.1	1	500.00	500.00			
57-6 Drew Court	Site Improvements (Sew./Water/Gas/Elec./Drain, etc.)	1450.0	1	500.00	500.00			
	Trees Trimmed/Deadwooded	1450.0	1	1,000.00	1,000.00			
	Prep & Paint Interiors	1460.0	2	2,000.00	2,000.00			
	Weatherstripp/Door Sweep - Heater Doors	1460.0	16	400.00	400.00			
	Commodes	1460.0	1	200.00	200.00			
	Water Heaters	1460.0	1	400.00	400.00			
	Vent Hood Fire Suppressants	1460.0	83	-	4,980.00			
	Refrigerators/Stoves	1465.1	3	1,500.00	1,500.00			
57-10 Drew Court	Site Improvements (Sew./Water/Gas/Elec./Drain, etc.)	1450.0	1	1,000.00	1,000.00			

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

PHA Name: Sylacauga Housing Authority		Grant Type and Number Capital Fund Program Grant N. AL09P057501-08 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	Obligated	Expended	
	Prep & Paint Interiors	1460.0	20	45,000.00	20,000.00			
	Water Heaters	1460.0	3	1,500.00	1,500.00			
	Exterior Door Replacement	1460.0	8	8,000.00	8,000.00			
	Bathtub Liners	1460.0						
	Commodes	1460.0	1	200.00	200.00			
	Vinyl Flooring Replacement	1460.0	4	12,000.00	12,000.00			
	Vent Hood Fire Suppressants	1460.0	106	-	6,360.00			
	Refrigerators/Stoves	1465.1	3	1,500.00	1,500.00			
	A/C Modifications - Day Care/Office	1470.0	2	2,000.00	2,000.00			
	Door Locks - Storage Building	1470.0	1	-	519.31	519.31	519.31	
	Security System	1475.0	1	7,500.00	7,500.00			
	Office Furniture/Copier/Printer	1475.0	1	1,000.00	1,454.41	1,454.41	1,454.41	
57-11 V. West Homes	Site Improvements (Sew./Water/Gas/Elec./Drain, etc.)	1450.0	1	500.00	500.00			
	Trees Trimmed/Deadwooded/Fence cleanup	1450.0	1	1,000.00	1,000.00			
	Prep & Paint Interiors	1460.0	1	1,000.00	1,000.00			
	Commodes	1460.0	1	200.00	200.00			
	Weatherstrip/Door Sweep - Heater doors	1460.0	18	450.00	450.00			
	Vent Hood Fire Suppressants	1460.0	18		1,080.00			
	Refrigerators/Stoves	1465.1	1	500.00	500.00			
AMP 22								
AMP Wide								
	Operations	1406.0		55,982.00	55,982.00	55,982.00	55,982.00	
	Consultants/Grant Writing/Annual Plan	1408.0		3,500.00	3,500.00			
	Administration	1410.0		27,991.00	27,991.00	13,995.44	13,995.44	
	Inspections	1430.0	220	4,400.00	4,400.00			
	Architect	1430.0		5,760.00	5,760.00			
	Engineer/Consultant	1430.0	2	2,000.00	2,000.00			
	Property Surveys	1430.0	2	2,500.00	2,500.00			
	Office Equipment - Computer/Copier/Printer/Scanner	1475.0	1	2,000.00	2,000.00			
	Security System Upgrades	1475.0	1	7,500.00	11,480.69			
57-2 Sylavon Court	Site Improvements (Sew./Water/Gas/Elec./Drain, etc.)	1450.0	7	3,500.00	3,500.00			

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

PHA Name: Sylacauga Housing Authority		Grant Type and Number Capital Fund Program Grant No. AL09P057501-08 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	Obligated	Expended	
	Handrails/Ramp	1450.0	2	1,000.00	1,000.00			
	Trees Trimmed/Deadwooded	1450.0	2	4,500.00	4,500.00			
	Prep & Paint Interiors	1460.0	5	5,000.00	5,000.00			
	Exterior Door Replacement	1460.0	5	5,000.00	5,000.00			
	Water Heaters	1460.0	2	1,000.00	1,000.00			
	Light Bulbs (Energy Saving)	1460.0	320	1,600.00	1,600.00			
	Commodos	1460.0	19	3,800.00	3,800.00			
	Insulation - Ceiling	1460.0	3	5,000.00	5,000.00			
	Vent Hood Fire Suppressants	1460.0	32		1,920.00			
	Roof Replacement	1460.0	1	3,000.00	8,933.53			
	HVAC (Installation of Units purchased by Bond)	1460.0	0	28,027.94	-			
57-3 Sylavon Court	Site Improvements (Sew./Water/Gas/Elec./Drain, etc.)	1450.0	17	8,600.00	8,600.00			
	Handrails/ramps	1450.0	10	5,000.00	5,000.00			
	Trees Trimmed/Deadwooded	1450.0	2	4,500.00	4,500.00			
	Prep & Paint Interiors	1460.0	15	25,000.00	15,000.00			
	Water Heaters	1460.0	5	2,500.00	2,500.00			
	Hearing Impaired Emergency Alarm Lights	1460.0	2	500.00	500.00			
	Vent Hood Fire Suppressants	1460.0	167	1,200.00	10,020.00			
	Roof Replacements	1460.0	1	3,000.00	3,000.00			
	Refrigerators/Stoves	1465.1	2	900.00	900.00			
	HVAC Modification	1470.0	1	1,000.00	1,000.00			
57-9 Sylavon Court	Sidewalk Replacement/Drainage Improvements	1450.0	1	500.00	500.00			
	Handrails/Ramps	1450.0	1	500.00	500.00			
	Trees Trimmed/Deadwooded	1450.0	1	500.00	500.00			
	Prep & Paint Interiors	1460.0	2	2,000.00	2,000.00			
	Water Heaters	1460.0	2	1,000.00	1,000.00			
	Light Bulbs (Energy Saving)	1460.0	210	1,050.00	1,050.00			
	Commodos	1460.0	1	400.00	400.00			
	HVAC Replacement	1460.0	4	4,000.00	16,000.00			
	Refrigerators/Stoves	1465.1	2	900.00	900.00			
	Vent Hood Fire Suppressants	1460.0	21	-	1,260.00			

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

PHA Name: Sylacauga Housing Authority		Grant Type and Number Capital Fund Program Grant N. AL09P057501-08 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	Obligated	Expended	
AMP 23								
57-8 Sylavon Towers								
	Operations	1406.0		25,591.00	25,591.00	25,591.00	25,591.00	
	Consultants/Grant Writing/Annual Plan	1408.0		1,600.00	1,600.00			
	Administration	1410.0		12,796.00	12,796.00	6,397.92	6,397.92	
	Inspections	1430.0	97	1,940.00	1,940.00			
	Property Survey	1430.0	1	500.00	500.00			
	Architect/Engineer/Consultant	1430.0		1,000.00	1,000.00			
	Sidewalk/Ramp (ADA)	1450.0	2	1,000.00	1,000.00			
	Trees Trimmed/Deadwooded	1450.0	1	500.00	500.00			
	Prep & Paint Interiors	1460.0	9	9,000.00	3,000.00			
	Vinyl Flooring (Replacing carpet)	1460.0	6	17,000.00	17,000.00			
	Commodos	1460.0	10	2,000.00	2,000.00			
	Hearing Impaired Emergency Alarm Lights/Shower Rails, etc.	1460.0	10	1,000.00	1,000.00			
	Blinds	1460.0	15	3,000.00	3,000.00			
	Smoke Detectors	1460.0	22	1,100.00	1,100.00			
	Vent Hood Fire Suppressants	1460.0	16	900.00	6,000.00			
	Security System Upgrades	1460.0	1	5,000.00	18,500.00			
	Roof Repairs	1460.0	1	5,771.00	5,771.00			
	Refrigerators/Stoves (ADA)	1465.1	3	1,400.00	1,400.00			
	Computer Equipment/PDA	1475.0	2	-	1,000.00			
PHA Wide	Debt Service for 2007	1501.0		236,961.06	236,961.06	236,961.06		
Totals				815,512.00	815,512.00	438,869.78	201,908.72	

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Sylacauga Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09P057501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	159,948.00	159,948.00	159,948.00	159,948.00
3	1408 Management Improvements Soft Costs	10,000.00	6,500.00	6,500.00	6,500.00
	Management Improvements Hard Costs				
4	1410 Administration	79,974.00	65,573.69	65,573.69	65,573.69
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	24,050.00	22,050.00	14,790.00	14,790.00
8	1440 Site Acquisition				
9	1450 Site Improvement	61,660.70	66,146.66	55,332.74	55,332.74
10	1460 Dwelling Structures	185,421.06	199,054.41	143,217.45	143,217.45
11	1465.1 Dwelling Equipment--Nonexpendable	5,600.00	5,600.00	-	-
12	1470 Nondwelling Structures	23,500.00	27,756.00	509.35	509.35
13	1475 Nondwelling Equipment	13,323.66	10,848.66	10,848.66	10,848.66
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Debt Service for 2006	236,263.58	236,263.58	236,263.58	177,711.25
20	1502 Contingency				

LOCCS

ENTERED ON 02-27-2009

ENTERED BY Joseph S. Przybylowski
Financial Analyst

Capital Fund Program Tables

READ, CHECKED, AND RECOMMENDED FOR APPROVAL AND SIGNATURE

DATE: 2/25/09
02/25/2009

SIGNATURE: [Signature]

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Sylacauga Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P057501-07 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2008		<input type="checkbox"/> Final Performance and Evaluation Report			
Amount of Annual Grant: (sum of lines)		799,741.00	799,741.00	692,983.47	634,431.14
Amount of line XX Related to LBP Activities					
Amount of line XX Related to Section 504 compliance		11,000.00	11,000.00		
Amount of line XX Related to Security -- Soft Costs					
Amount of line XX Related to Energy Conservation Measures		96,000.00	96,000.00		
Collateralization Expenses or Debt Service		236,263.58	236,263.58	236,263.58	

Signature of Executive Director & Date:

Leon Cleveland 1/21/2009

Signature of Administrator & Date

R. Edmond Sprayberry 2/26/2009

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

PHA Name: Sylacauga Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P057501-07 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	Obligated	Expended	
AMP 21								
AMP Wide								
	Operations - Amp 21	1406.0		78,375.00	78,375.00	78,375.00	78,375.00	
	Consultants/Grant Writing/Annual Plan	1408.0		4,900.00	3,185.00	3,185.00	3,185.00	
	Administration	1410.0		39,187.00	32,131.11	32,131.11	32,131.11	
	Inspection Costs	1430.0	309	4,635.00	4,635.00	4,635.00	4,635.00	
	Architect/Engineer	1430.0		1,500.00	1,500.00			
	Surveys	1430.0		5,400.00	5,400.00	5,400.00	5,400.00	
57-4 Drew Court	Site Improvements (Sew./Water/Gas/Elec./Drain, etc.)	1450.0	3	1,500.00	4,043.42	4,043.42	4,043.42	
	Handrails/Ramps	1450.0	1	1,714.49	1,714.49	1,714.49	1,714.49	
	Prep & Paint Interiors	1460.0	14	-	-			
	Water Heaters	1460.0	6	1,000.00	1,000.00	433.05	433.05	
	Counter Top Replacement	1460.0	2	1,000.00	1,000.00			
	Dwelling Equipment (Refrigerators/Stoves)	1465.1	5	2,000.00	2,000.00			
57-5 Drew Court	Site Improvements (Sew./Water/Gas/Elec./Drain, etc.)	1450.0	2	1,000.00	1,000.00	462.29	462.29	
	Trees Trimmed/Deadwooded	1450.0	2	1,000.00	1,000.00			
	Prep & Paint Interiors	1460.0	4	-	-			
	Water Heaters	1460.0	3	600.00	600.00			
	Dwelling Equipment (Refrigerators/Stoves)	1465.1	5	2,000.00	2,000.00			
57-6 Drew Court	Site Improvements (Sew./Water/Gas/Elec./Drain, etc.)	1450.0	2	1,345.72	3,086.09	3,086.09	3,086.09	
	Trees Trimmed/Deadwooded	1450.0	1	1,000.00	1,000.00			
	Prep & Paint Interiors	1460.0	13	-	-			
	Handrails	1460.0	3	-	1,813.00	1,813.00	1,813.00	
	Weatherstrip/Door Sweep - Heater Doors	1460.0		67.88	67.88	67.88	67.88	
	Interior Doors	1460.0		1,897.44	1,897.44	1,897.44	1,897.44	
	Cabinets	1460.0	1	3,104.86	3,104.86	3,104.86	3,104.86	
	Hearing Impaired Emergency Alarm Lights	1460.0	2	1,000.00	1,000.00			
	Water Heaters	1460.0	2	1,785.12	6,299.99	6,299.99	6,299.99	
	Counter Top Replacement	1460.0	2	1,000.00	1,000.00			
	Dwelling Equipment (Refrigerators/Stoves)	1465.1	5	600.00	600.00			
57-10 Drew Court	Site Improvements (Sew./Water/Gas/Elec./Drain, etc.)	1450.0	2	2,137.37	6,265.92	6,265.92	6,265.92	

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:	
Sylacauga Housing Authority		Capital Fund Program Grant No: AL09P057501-07					2007	
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	Handrails/Ramps	1450.0	1	1,000.00	1,000.00			
	Mail Stations	1450.0	2	4,190.00	4,190.00	4,190.00	4,190.00	
	Prep & Paint Interiors	1460.0	0	-	-			
	Water Heaters	1460.0	2	2,154.36	2,154.36	2,154.36	2,154.36	
	Exterior Door Replacement	1460.0	4	2,000.00	1,142.31	1,142.31	1,142.31	
	Counter Top Replacement	1460.0	2	1,000.00	1,000.00			
	Vinyl Flooring Replacement	1460.0	2	2,000.00	2,000.00			
	Bathtub Refurbishing	1460.0	20	34,683.07	34,683.07			
	Dwelling Equipment (Refrigerators/Stoves)	1465.1	6	1,000.00	1,000.00			
	A/C Modifications - Day Care/Office	1470.0	1	1,000.00	1,000.00			
	Storage Building	1470.0	1	21,000.00	21,000.00	509.35	509.35	
	Office Furniture/Copier/Printer	1475.0		6,398.66	6,398.66	6,398.66	6,398.66	
57-11 V. West Homes	Site Improvements (Sew./Water/Gas/Elec./Drain, etc.)	1450.0	1	550.00	907.93	807.83	807.83	
	Prep & Paint Interiors	1460.0	0	-	-			
AMP 22								
AMP Wide								
	Operations	1406.0		55,982.00	55,982.00	55,982.00	55,982.00	
	Consultants/Grant Writing/Annual Plan	1408.0		3,500.00	2,275.00	2,275.00	2,275.00	
	Administration	1410.0		27,991.00	22,950.79	22,950.79	22,950.79	
	Inspections	1430.0	220	3,300.00	3,300.00	3,300.00	3,300.00	
	Architect	1430.0		5,760.00	5,760.00			
	Engineer/Consultant	1430.0		1,000.00	-			
	Office Equipment - Copier/Printer/Scanner	1475.0	5	5,000.00	2,525.00	2,525.00	2,525.00	
57-2 Sylavon Court	Site Improvements (Sew./Water/Gas/Elec./Drain, etc.)	1450.0	1	1,000.00	515.00	515.00	515.00	
	Handrails/Ramp	1450.0	1	1,000.00	1,000.00			
	Trees Trimmed/Deadwooded	1450.0	3	3,000.00	3,000.00			
	Prep & Paint Interiors	1460.0	5	-	-			
	Exterior Door Replacement	1460.0	12	6,000.00	6,000.00	3,595.98	3,595.98	
	Water Heaters	1460.0	32	12,800.00	9,996.96	268.00	268.00	
	HVAC (Installation of Units purchased by Bond)	1460.0	15	66,085.00	64,608.22	64,608.22	64,608.22	

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:	
Sylacauga Housing Authority		Capital Fund Program Grant No: AL09P057501-07 Replacement Housing Factor Grant No:					2007	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
57-3 Sylavon Court	Site Improvements (Sewer)	1450.0	9	33,732.70	33,732.70	33,732.70	33,732.70	
	Site Improvements (Street Lights)(Bulbs/controls)	1450.0			176.11	176.11	176.11	
	Handrails/ramps	1450.0	2	3,500.00	-			
	Handrails/ramps	1460.0		-	6,305.32	6,305.32	6,305.32	
	Trees Trimmed/Deadwooded	1450.0	3	3,000.00	3,000.00			
	Prep & Paint Interiors	1460.0	0	-	-			
	Water Heaters	1460.0	4	2,621.67	3,619.20	3,619.20	3,619.20	
	Hearing Impaired Emergency Alarm Lights	1460.0	6	3,000.00	-			
	Commodes	1460.0	1	347.19	1,256.22	1,256.22	1,256.22	
	Window Replacements(Double Paned)	1460.0	34	-	1,870.00	1,870.00	1,870.00	
	HVAC (Installation of Units purchased by Bond)	1460.0	1	15,876.45	15,876.45	15,876.45	15,876.45	
	HVAC Modification	1470.0	1	1,500.00				
	Storage Cabinets (BUILT-IN)	1470.0	2		5,756.00	5,756.00	5,756.00	
57-9 Sylavon Court	Site Improvements	1450.0	1	990.42	515.00	515.00	515.00	
	Prep & Paint Interiors	1460.0	0	-	-			
	Water Heaters	1460.0	2	800.00	-			
	HVAC Replacement	1460.0	2	7,811.41	10,061.41	10,061.41	10,061.41	
AMP 23								
57-8 Sylavon Towers								
	Operations	1406.0		25,591.00	25,591.00	25,591.00	25,591.00	
	Consultants/Grant Writing/Annual Plan	1408.0		1,600.00	1,040.00	1,040.00	1,040.00	
	Administration	1410.0		12,796.00	10,491.79	10,491.79	10,491.79	
	Inspections	1430.0	97	1,455.00	1,455.00	1,455.00	1,455.00	
	Architect/Engineer/Consultant	1430.0		1,000.00	-			
	Prep & Paint Interiors	1460.0	0	-	-			
	Window Leak Repairs	1460.0	97	-	-			
	Vinyl Flooring (Replacing Carpet)	1460.0	1	2,093.00	3,623.00	3,623.00	3,623.00	
	Hearing Impaired Emergency Alarm Lights	1460.0	1	1,000.00				
	Blinds	1460.0		353.19	353.19	646.34	646.34	
	Fire Alarm Control Panel Replacement	1460.0		3,754.70	3,754.70	3,754.70	3,754.70	
	Commodes	1460.0		-	277.11	277.11	277.11	
	Exterior Building Repairs/Cleaning	1460.0	1	9,585.72	12,689.72	12,689.72	12,689.72	

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

PHA Name: Sylacauga Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P057501-07 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	Obligated	Expended	
	Computer Equipment/PDA	1475.0	2	1,925.00	1,925.00	1,925.00	1,925.00	
PHA Wide	Debt Service for 2006	1501.0		236,263.58	236,263.58	236,263.58	177,711.25	
Totals				799,741.00	799,741.00	701,062.69	642,510.36	

Actual Modernization Cost Certificate

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

OMB Approval No. 2577-0157 (exp. 3/31/2010)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name: **Sylacauga Housing Authority** Modernization Project Number: **AL09P057501-06**

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$ 798,536.00
B. Funds Disbursed	\$ 798,536.00
C. Funds Expended (Actual Modernization Cost)	\$ 798,536.00
D. Amount to be Recaptured (A-C)	\$ 0.00
E. Excess of Funds Disbursed (B-C)	\$ 0.00

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

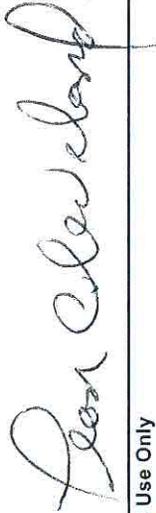
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

Leon Cleveland

X 

07/15/2008

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date:

X 

7-29-2008

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator)

LOCCS

Date:

X

ENTERED ON 07-29-2008

form HUD-53001 (10/96)
ref Handbooks 7485.1 & 3

ENTERED BY 
Joseph S. Przybylowski

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Sylacauga Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09P057501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 5)
 (Second Distribution Added - 4/16/2007)

Performance and Evaluation Report for Period Ending: **6/30/2008**
 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	155,124.00	155,124.00	155,124.00	155,124.00
3	1408 Management Improvements Soft Costs	6,775.00	6,775.00	6,775.00	6,775.00
	Management Improvements Hard Costs				
4	1410 Administration	64,492.66	64,492.66	64,492.66	64,492.66
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	38,533.17	25,533.17	25,533.17	25,533.17
8	1440 Site Acquisition				
9	1450 Site Improvement	32,927.31	23,946.52	23,946.52	23,946.52
10	1460 Dwelling Structures	220,078.47	242,059.56	242,059.26	242,059.26
11	1465.1 Dwelling Equipment--Nonexpendable	12,055.62	12,055.62	12,055.62	12,055.62
12	1470 Nondwelling Structures	7,452.21	7,452.21	7,452.21	7,452.21
13	1475 Nondwelling Equipment	26,211.15	26,211.15	26,211.15	26,211.15
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Debt Service for 2006	234,886.41	234,886.41	234,886.41	234,886.41
20	1502 Contingency				

READ, CLEARED, AND RECOMMENDED FOR APPROVAL AND SIGNATURE

DATE: 7/28/08 SIGNATURE: [Signature]

DATE: 07/28/2008 SIGNATURE: [Signature]

LOCCS

Capital Fund Program Tables ENTERED ON 07-29-2008

ENTERED BY Joseph S. Przybyrowski
FA

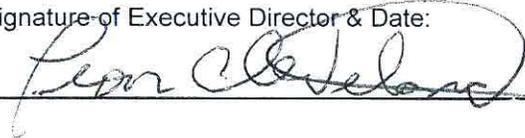
CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Sylacauga Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P057501-06 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006	
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) (Second Distribution Added - 4/16/2007)			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2008		<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Amount of Annual Grant: (sum of lines)		798,536.00	798,536.30	798,536.00	798,536.00
Amount of line XX Related to LBP Activities					
Amount of line XX Related to Section 504 compliance					
Amount of line XX Related to Security -- Soft Costs					
Amount of line XX Related to Energy Conservation Measures					
Collateralization Expenses or Debt Service		234,886.41	234,886.41	234,886.41	

Signature of Executive Director & Date:

 7/15/2008

Signature of Administrator & Date

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

PHA Name: Sylacauga Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P057501-06 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	Obligated	Expended	
57-2 Sylavon Court	Site Improvements (Sew./Water/Gas/Elec./Drain, etc.)	1450.0	1	1,000.00				
	Handrails/Ramp	1450.0	1	500.00				
	Trees Trimmed/Deadwooded	1450.0	2	1,396.26				
	Prep & Paint Interiors	1460.0	5	3,853.14	3,853.14	3,853.14	3,853.14	
	Exterior Door Replacement	1460.0	4	1,263.75	1,263.75	1,263.75	1,263.75	
	Vinyl Flooring Replacement	1460.0	1	2,154.25	1,117.54	1,117.54	1,117.54	
	Water Heaters	1460.0	2	1,000.00				
	HVAC (Installation of Units purchased by Bond)	1460.0	15	34,051.73	2,000.00	2,000.00	2,000.00	
57-3 Sylavon Court	Site Improvements (Sewer/Streetlights)	1450.0	9	9,679.18	10,093.92	10,093.92	10,093.92	
	Handrails/ramps	1450.0	2	3,499.27				
	Trees Trimmed/Deadwooded	1450.0	2	-				
	Prep & Paint Interiors	1460.0	18	15,172.50	15,172.50	15,172.50	15,172.50	
	HVAC (Installation of units purchased by Bond)	1460.0	20	65,000.00	107,248.29	107,248.29	107,248.29	
	Water Heaters	1460.0	4	-	1,204.59	1,204.59	1,204.59	
	Hearing Impaired Emergency Alarm Lights	1460.0	6	-				
	Refrigerators/Stoves	1465.1	10	5,081.22	5,081.22	5,081.22	5,081.22	
	HVAC Modification	1470.0	1	1,528.37	1,528.37	1,528.37	1,528.37	
	Office Equipment - Replace Computers/Software	1475.0	5	26,211.15	26,211.15	26,211.15	26,211.15	
	Upgrade Housing Software to SACS.NET Program	1475.0	1	-				
57-4 Drew Court	Site Improvements (Sew./Water/Gas/Elec./Drain, etc.)	1450.0	3	-				
	Handrails/Ramps	1450.0	1	-				
	Prep & Paint Interiors	1460.0	14	14,871.87	14,871.87	14,871.87	14,871.87	
	Water Heaters	1460.0	6	-				
	Counter Top Replacement	1460.0	2	-				
	Dwelling Equipment (Refrigerators/Stoves)	1465.1	4	-				
57-5 Drew Court	Site Improvements (Sew./Water/Gas/Elec./Drain, etc.)	1450.0	2	1,000.00				
	Trees Trimmed/Deadwooded	1450.0	2	1,000.00				
	Prep & Paint Interiors	1460.0	4	1,213.80	1,213.80	1,213.80	1,213.80	
	Water Heaters	1460.0	3	800.00				
	Dwelling Equipment (Refrigerators/Stoves)	1465.1	4	1,500.00	1,500.00	1,500.00	1,500.00	

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

PHA Name: Sylacauga Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P057501-06 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	Obligated	Expended	
57-6 Drew Court	Site Improvements (Sew./Water/Gas/Elec./Drain, etc.)	1450.0	2	1,723.85	1,723.85	1,723.85	1,723.85	
	Trees Trimmed/Deadwooded	1450.0	1	-				
	Prep & Paint Interiors	1460.0	13	8,641.23	8,641.23	8,641.23	8,641.23	
	Hearing Impaired Emergency Alarm Lights	1460.0	2	-				
	Water Heaters	1460.0	2	1,000.00				
	Counter Top Replacement	1460.0	2	-				
	Dwelling Equipment (Refrigerators/Stoves)	1465.1	4	1,500.00	1,500.00	1,500.00	1,500.00	
57-8 Sylavon Towers	Prep & Paint Interiors	1460.0	8	11,241.81	11,241.81	11,241.81	11,241.81	
	Hearing Impaired Emergency Alarm Lights	1460.0	1	1,000.00				
	Window Leak Repairs	1460.0	97	29,000.00	29,000.00	29,000.00	29,000.00	
	Exterior Building Cleaning	1460.0	1		13,154.78	13,154.78	13,154.78	
	Refrigerators	1465.1	5	1,743.60	1,743.60	1,743.60	1,743.60	
	Blinds	1460.0	1	127.91	127.91	127.91	127.91	
57-9 Sylavon Court	Sidewalk Replacement/Drainage Improvements	1450.0	1	12,010.00	12,010.00	12,010.00	12,010.00	
	Prep & Paint Interiors	1460.0	4	3,563.85	3,563.85	3,563.85	3,563.85	
	Water Heaters	1460.0	2	500.00				
	HVAC Replacement	1460.0	1		3,652.00	3,652.00	3,652.00	
57-10 Drew Court	Site Improvements (Sew./Water/Gas/Elec./Drain, etc.)	1450.0	2	118.75	118.75	118.75	118.75	
	Handrails/Ramps	1450.0	1	1,000.00				
	Prep & Paint Interiors	1460.0	19	18,201.84	18,201.84	18,201.84	18,201.84	
	Water Heaters/Commodos	1460.0	2	2,126.97	2,126.97	2,126.97	2,126.97	
	Exterior Door Replacement	1460.0	4	1,521.71	1,521.71	1,521.71	1,521.71	
	Cabinet/Counter Top Replacement	1460.0	2	1,456.14	1,456.14	1,456.14	1,456.14	
	Vinyl Flooring Replacement	1460.0	2	890.43				
	Dwelling Equipment (Refrigerators/Stoves)	1465.1	15	2,230.80	2,230.80	2,230.80	2,230.80	
	A/C Modifications - Day Care/Office	1470.0	1	5,923.84	5,923.84	5,923.84	5,923.84	
57-11 V. West Homes	Prep & Paint Interiors	1460.0	3	1,425.54	1,425.54	1,425.54	1,425.54	
PHA Wide	Operations - Amp 21	1406.0		76,010.76	76,010.76	76,010.76	76,010.76	
	Operations - Amp 22	1406.0		54,293.40	54,293.40	54,293.40	54,293.40	



Grievance Policy

Sylacauga Housing Authority

This policy governs the handling of a “grievance” (An actual or supposed circumstance regarded as just cause for complaint.) that a tenant may have with the Housing Authority due to an adverse action taken against the tenant by the Housing Authority.

Ver.—2.1

April 2008

Resolution # 2008-03

SYLACAUGA HOUSING AUTHORITY

GRIEVANCE PROCEDURE

I. RIGHT TO A HEARING

Upon the filing of a written request as provided in these procedures, a Tenant shall be entitled to a hearing before a hearing officer.

II. DEFINITIONS

For the purpose of this Grievance Procedure, the following definitions are applicable:

- (A) "Grievance" shall mean any dispute which a Tenant may have with respect to Landlord action or failure to act in accordance with the individual Tenant's lease or Landlord regulations which adversely affect the individual Tenant's rights, duties, welfare, or status. Grievance does not include any dispute a Tenant may have with Landlord concerning a termination of tenancy or eviction that involves any activity that may threaten the health, safety, or right to peaceful enjoyment of the Landlord's public housing premises by other Tenants or employees of the Landlord, or any criminal activity or drug-related criminal activity on or off such premises.
- (B) "Complainant" shall mean any Tenant whose grievance is presented to the Landlord or at the project management office in accordance with Section III and Section IV.
- (C) "Elements of due process" shall mean an eviction action or a termination of tenancy in a State or local court in which the following procedural safeguards are required:
 - (1) Adequate notice to the Tenant of the grounds for terminating the tenancy and for eviction;
 - (2) Right of the Tenant to be represented by counsel;
 - (3) Opportunity for the Tenant to refute the evidence presented by the Landlord including the right to confront and cross-examine witnesses and to present any affirmative legal or equitable defense which the Tenant may have;
 - (4) A decision on the merits.
- (D) "Hearing officer" shall mean a person selected in accordance with Section IV of these procedures to hear grievances and render a decision with respect thereto.
- (E) *Tenant* shall mean the adult person (or persons) (other than a live-in aide):
 - (1) Who resides in the premises, and who executed the lease with the Landlord as lessee of the premises, or, if no such person now resides in the premises,
 - (2) Who resides in the premises, and who is the remaining head of household of the Tenant family residing in the premises.
- (F) *Resident organization* includes a resident management corporation.
- (G) **Promptly** (as used in Section III, and IV. (D)) shall mean within five (5) business days from the date of mailing of the adverse action or grievable complaint.

III. PROCEDURES PRIOR TO A HEARING

Informal settlement of grievance: Any grievance shall be promptly and personally presented, either orally or in writing, to the Landlord office or to the office of the project in which the Tenant resides so that the grievance may be discussed informally and settled without a hearing. A summary of such discussion shall be prepared within a reasonable time and one copy shall be given to the Tenant and one retained in the Landlord's Tenant file. The summary shall specify the names of the participants, dates of meeting, the nature of the proposed disposition of the complaint and the specific reasons therefor, and shall specify the procedures by which a hearing under these procedures may be obtained if the Tenant is not satisfied. **The purpose of this informal settlement of grievance is to allow the Tenant and management to informally discuss an issue without the need for third parties, including witnesses or representatives, to be involved. At any time that a third party, including a witness or representative becomes or should become involved in the process, the informal settlement conference may, in the sole discretion of the housing authority, become a "hearing" and the procedures found in Section IV hereof shall apply. The housing authority shall notify the Tenant of the date and time that the hearing will take place.**



IV. PROCEDURES TO OBTAIN A HEARING

- (A) *Request for hearing:* In the event that the Tenant is not satisfied with the informal settlement of grievance provided for in Section III, the Tenant shall submit a written request for a hearing to the Landlord or the project office within five (5) business days from date of mailing of the summary of discussion pursuant to Section III. The written request shall specify:
- (1) The reasons for the grievance; and
 - (2) The action or relief sought.
- (B) *Selection of Hearing Office:* A grievance hearing shall be conducted by an impartial person appointed by the Landlord other than a person who made or approved the Landlord action under review or a subordinate of such person.
- The Landlord shall annually submit a list of prospective hearing officers. This list shall be provided to any existing resident organization for such organization's comments or recommendations. The Landlord shall consider any comments or recommendations by the resident organization submitted in a reasonable time.
- From this list, a hearing officer shall be selected.
- (C) *Failure to request a hearing:* If the Tenant does not request a hearing in accordance with this Section, then the Landlord's disposition of the grievance under Section III shall become final: *Provided*, That failure to request a hearing shall not constitute a waiver by the Tenant of the right thereafter to contest the Landlord's action in disposing of the complaint in an appropriate judicial proceeding.
- (D) *Hearing prerequisite:* All grievances shall be promptly presented in person, either orally or in writing pursuant to the informal procedure prescribed in Section III as a condition precedent to a hearing under this section: *Provided*, That if the Tenant shall show good cause why there was failure to proceed in accordance with Section III to the hearing officer, the provisions of this Subsection may be waived by the hearing officer.
- (E) *Escrow deposit:* Before a hearing is scheduled in any grievance involving the amount of rent as defined in the lease which the Landlord claims is due, the Tenant shall pay to the Landlord an amount equal to the amount of the rent due and payable as of the first of the month preceding the month in which the act or failure to act took place. The Tenant shall thereafter deposit monthly the same amount of the monthly rent in an escrow account held by the Landlord until the complaint is resolved by decision of the hearing officer. Amounts deposited into the escrow shall not be considered as acceptance of money for rent during the period in which the grievance is pending. These requirements may be waived by the Landlord in extenuating circumstances. Unless so waived, the failure to make such payments shall result in a termination of the grievance procedure: *Provided*, That failure to make payment shall not constitute a waiver of any right the Tenant may have to contest the Landlord's disposition of his grievance in any appropriate judicial proceeding. *Provided*, however, that if a public housing family requests a hearing under this policy, to review the HA's determination denying or limiting the family's claim to a financial hardship exemption the family is not required to pay any escrow deposit in order to obtain a grievance hearing on such issues.
- (F) *Scheduling of hearings:* Upon the Tenant's compliance with this Section, or upon the housing authority notifying the tenant or his/her representative that a hearing will be held, a hearing shall be promptly scheduled by the hearing officer for a time and place reasonably convenient to both the Tenant and the Landlord. A written notification specifying the date, time, place, and the procedures governing the hearing shall be delivered to the Tenant and the appropriate Landlord official.

V. PROCEDURES GOVERNING THE HEARING

- (A) The Tenant shall be afforded a fair hearing, which shall include:
- (1) The opportunity to examine before the grievance hearing any Landlord documents, including records and regulations that are directly relevant to the hearing. The Tenant shall be provided a copy of any such document at the Tenant's expense. If the Landlord does not make the document available for examination upon request by the Tenant, the Landlord may not rely on such document at the grievance hearing.
 - (2) The right to be represented by counsel or other person chosen as the Tenant's representative and to have such person make statements on the Tenant's behalf;
 - (3) The right to a private hearing unless the Tenant requests a public hearing;
 - (4) The right to present evidence and arguments in support of the Tenant's complaint, to controvert evidence relied on by the Landlord or project management, and to confront and cross-examine all witnesses upon whose testimony or information the Landlord or project management relies; and
 - (5) A decision based solely and exclusively upon the facts presented at the hearing.
- (B) Accommodation of persons with disabilities:
- (1) The Landlord shall provide reasonable accommodation for persons with disabilities to participate in the hearing.
Reasonable accommodation may include qualified sign language interpreters, readers, accessible locations, or attendants.
 - (2) If the Tenant is visually impaired, any notice to the Tenant which is required by these procedures must be in an accessible format.

- (C) At the hearing, the complainant must first make a showing of an entitlement to the relief sought and thereafter the HA must sustain the burden of justifying the HA action or failure to act against which the complaint is directed.

VI. DECISION OF THE HEARING OFFICER

- (A) The hearing officer shall prepare a written decision, together with the reasons therefor, within a reasonable time (not to exceed 10 calendar days) after the hearing. A copy of the decision shall be sent to the Tenant and the Landlord. The Landlord shall retain a copy of the decision in the Tenant's folder. A copy of such decision, with all names and identifying references deleted, shall also be maintained on file by the Landlord and made available for inspection by a prospective complainant, his representative, or the hearing officer.
- (B) The decision of the hearing officer shall be binding on the Landlord which shall take all actions, or refrain from any actions, necessary to carry out the decision unless the Landlord's Board of Commissioners determines within a reasonable time, and promptly notifies the complainant of its determination, that:
 - (1) The grievance does not concern Landlord action or failure to act in accordance with or involving the Tenant's lease or Landlord regulations, which adversely affect the Tenant's rights, duties, welfare or status;
 - (2) The decision of the hearing officer is contrary to applicable Federal, State or local law, Landlord regulations or requirements of the Annual Contributions Contract between Landlord and the U.S. Department of Housing and Urban Development.
- (C) A decision by the hearing officer or Board of Commissioners in favor of the Landlord or which denies the relief requested by the Tenant in whole or in part shall not constitute a waiver of, nor affect in any manner whatsoever, any rights the Tenant may have to a trial *de novo* or judicial review in any judicial proceedings, which may thereafter be brought in the matter.

I have received a copy of this grievance procedure and have had an opportunity to ask questions about the procedure.

Tenant Signature	Date
Tenant Signature	Date

SYLACAUGA HOUSING AUTHORITY

POLICY FOR COMPLIANCE WITH VIOLENCE AGAINST WOMEN (VAWA) AND DEPARTMENT OF JUSTICE RE-AUTHORIZATION ACT OF 2005



March 6, 2008

Adopted

2008-02

Board Resolution

SYLACAUGA HOUSING AUTHORITY

POLICY FOR COMPLIANCE WITH VIOLENCE AGAINST WOMEN (VAWA) AND DEPARTMENT OF JUSTICE RE-AUTHORIZATION ACT OF 2005

I. Purpose and Applicability

The purpose of this policy (herein called "Policy") is to implement the applicable provisions of the Violence Against Women and Department of Justice Re-authorization Act of 2005 (Public Law– 109-162) and more generally to set forth Sylacauga Housing Authority's (SHA's) policies and procedures regarding domestic violence, dating violence and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by SHA of all federally subsidized public housing under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence; dating violence or stalking;
- C. Providing and maintaining housing opportunities for victims of domestic violence, dating violence or stalking;
- D. Creating and maintaining collaborative arrangements between SHA, law enforcement authorities, victim service providers and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by SHA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence or stalking, affecting individuals assisted by SHA.

III. Other SHA Policies and Procedures

This Policy shall be referenced in and attached to SHA's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of SHA's Admissions and Continued Occupancy Policy. SHA's annual public housing agency plan shall also contain information concerning SHA's activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this Policy shall vary or contradict any previously adopted Policy or procedure of SHA, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

- A. *Domestic Violence* – “The term ‘domestic violence’ includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.”

- B. *Dating Violence* – means violence committed by a person –
 - 1. who is or has been in a social relationship of a romantic or intimate nature with the victim; and
 - 2. where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - a. the length of the relationship;
 - b. the type of relationship;
 - c. the frequency of interaction between the persons involved in the relationship.

- C. *Stalking* – means –
 - 1. (a) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (b) to place under surveillance with the intent to kill, injure, harass, or intimidate another person; and
 - 2. in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –
 - a. that person;
 - b. a member of the immediate family of that person; or
 - c. the spouse or intimate partner of that person.

- D. *Immediate Family Member* – means, with respect to a person –
 - 1. a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
 - 2. any other person living in the household of that person and related to that person by blood or marriage.

- E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. **Admissions and Screening**

- A. *Non-Denial of Assistance*: SHA will not deny admission to public housing to any person because that person is, or has been, a victim of domestic violence, dating violence or stalking, provided that such person is otherwise qualified for admission.

Note that VAWA does not require an admissions preference; and therefore, if such a preference is adopted it need not be applicable to victims of dating violence and stalking as well as to domestic violence. SHA has adopted a preference for victims of domestic violence only and victims of dating violence and stalking are not included in the preference.

- B. *Admission Preference*: Applicants for housing from SHA will receive a preference in admissions by virtue of their status as victims of domestic violence. This preference is particularly described as follows:

“Victims of Domestic Violence” – must be verifiable by 3rd party (unrelated to victim such as by police reports, abuse shelter, etc.) and tenant must sign lease addendum that “abuser” will be put on trespass and will not be allowed to visit at the premises. Tenant must provide contact information, if known, to police and/or SHA to enable service of trespass notice on “abuser”.

Note that VAWA does not require a provision for Mitigation of Disqualifying Information.

- C. *Mitigation of Disqualifying Information*: When so requested, in writing, by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, SHA, may, but shall not be obligated to, take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an applicant to take such mitigating information into account, SHA shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information. SHA will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

VI. **Termination of Tenancy or Assistance**

- A. *VAWA Protections*: Under VAWA, public housing residents have the following specific protections which will be observed by SHA:

1. An incident or incidents of actual or threatened domestic violence, dating violence or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of the victim of that violence.
2. In addition to the foregoing, tenancy will not be terminated by SHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the tenant

household, a guest or another person under the tenant's control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy described in this paragraph is subject to the following limitations:

- a) Nothing contained in this paragraph shall limit any otherwise available authority of SHA's to terminate tenancy or evict, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action SHA may not apply a more demanding standard to the victim of domestic violence, dating violence or stalking than that applied to other tenants.
 - b) Nothing contained in the paragraph shall be construed to limit the authority of SHA to evict or terminate tenancy of any tenant or lawful applicant if SHA can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property if the tenant is not evicted or tenancy terminated.
- B. *Removal of Perpetrator:* Further, notwithstanding anything in paragraph VI.A.2 or Federal, State or local law to the contrary, SHA may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupancy and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating tenancy or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal termination of occupancy rights or termination of tenancy shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by SHA. Leases used for all public housing operated by SHA shall contain provisions setting forth the substance of this paragraph.

VII. **Verification of Domestic Violence, Dating Violence or Stalking**

- A. *Requirement for Verification:* The law allows, but does not require, SHA to verify that an incident or incidents of actual or threatened domestic violence, dating violence or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII.C., SHA shall require verification in all cases where an individual claims protection against an eviction involving such individual proposed to be taken by SHA.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following two ways:

1. *HUD-approved form (form HUD-50066)* – by providing to SHA a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the

perpetrator. (Copies of the form HUD-50066 are available at all offices of SHA.)

2. *Other documentation* – by providing to SHA documentation signed by an employee, agent or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional’s belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.
- B. *Time allowed to provide verification / failure to provide:* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by SHA to provide verification, must provide such verification within 14 business days after receipt of the request for verification. Failure to provide verification in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.
- C. *Waiver of verification requirement:* The Executive Director of SHA or the Occupancy Supervisor of SHA may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim’s statement or other corroborating evidence. Such evidence may be granted in the sole discretion of the Executive Director or the Occupancy Supervisor. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. **Confidentiality**

- A. *Right of confidentiality:* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to SHA in connection with a verification required under Section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:
1. requested or consented to by the individual—request or consent must be in writing; or
 2. required for use in a public housing eviction proceeding as permitted in VAWA; or
 3. as otherwise required by applicable law.
- B. *Notification of rights:* All tenants of public housing administered by SHA shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

Note that Sections IX, X and XI are not required by VAWA.

IX. Transfer to New Residence

- A. *Application for transfer:* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence or stalking, SHA will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing tenant to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence, dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.
- B. *Action on applications:* SHA will act upon such an application promptly (within 10 business days).
- C. *No right to transfer:* SHA will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However; the decision to grant or refuse to grant a transfer shall lie within the sole discretion of SHA, and this policy does not create any right on the part of any applicant to be granted a transfer.

If a transfer to a new location is approved by SHA, it will be considered to be a transfer for health and/or safety reasons. Tenant will not be charged for a convenience transfer, but tenant will be responsible for completing the actual physical move as well as for transferring any and all services such as telephone, cable, internet access, etc. In addition, if a transfer to a different location is approved and effected, tenant must take all reasonable precautions to insure that the “abuser” does not learn the new location of the victim.

- D. *Family rent obligations:* If a family occupying SHA public housing moves out of SHA without giving a “Tenant’s Notice of Intent to Vacate” and before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term or until the unit is declared abandoned or through a 10-day notice period beginning upon the unit’s being declared vacant whichever is later unless released by SHA. In cases where SHA determines that the family’s decision to move was reasonable under the circumstances, SHA may wholly or partially waive the requirement of a 10-day notice of intent to vacate by the tenant.

X. Court orders / Family Break-up

- A. *Court orders:* It is SHA’s policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by SHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.
- B. *Family break-up:* Other SHA policies regarding family break-up are contained in SHA’s Public Housing Admissions and Continued Occupancy Plan (ACOP).

XI. Relationships with Service Providers

It is the policy of SHA to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If SHA staff becomes aware that an individual assisted by SHA is a victim of domestic violence, dating violence or stalking, SHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring SHA either to maintain a relationship with a particular provider of shelter or services to victims or to make a referral in any particular case.

XII. Notification

SHA shall provide written notification to applicants and tenants concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and termination of tenancy.

XIII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provisions of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIV. Amendment

This policy may be amended from time to time by SHA as approved by the SHA Board of Commissioners.