

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

ALEXANDER CITY HOUSING AUTHORITY

PHA Plans

5 Year Plan for Fiscal Years FYB 2009 - 2013

Annual Plan for Fiscal Year FYB 2009

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

**PHA Plan
Agency Identification**

PHA Name: The Housing Authority of the City of Alexander City,
Alabama

PHA Number: AL 174

PHA Fiscal Year Beginning: 10/1/2009

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2009 - 2013
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is to provide the necessary number of affordable, decent, safe, and sanitary dwelling units within its jurisdiction; to administer, professionally and accurately, the programs authorized by the Board of Commissioners and Congress; and to professionally maintain the property that has been developed throughout its intended useful life.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
The Housing Choice Voucher Program is being used increasingly more by the community. We are utilizing funding at its full potential and would like to apply for an increase in our allocation this next year, 2009. We have been unable to apply since no vouchers have been made available and the rental costs keep increasing, with no increase in HAP funding, thereby reducing the number of units we can provide.
- Reduce public housing vacancies:
We have continued to maintain the vacancy rate below 1% for the past year.

- Leverage private or other public funds to create additional housing opportunities:

We sold the land we owned under the nonprofit to Olympia, Inc. and they have received funding under the LIHTC program to build 50+ units on this property. Construction has been completed and units are lease up.

- Acquire or build units or developments.

- Other (list below)

- PHA Goal: Improve the quality of assisted housing Objectives:

- Improve public housing management: (PHAS score)

We achieved a score of **94** for FYE 09/30/07. Score is the same since we did not have PHAS Review in 2008. We monitor all criteria on a monthly basis and address problems as soon as possible.

- Improve voucher management: (SEMAP score)

We scored **100** for FYE 09/30/08.

- Increase customer satisfaction:

We follow up on complaints and services.

- Concentrate on efforts to improve specific management functions:

Improve communication with residents and neighborhood appearance. We have added the department called Youth and Adult Services (Feb. 2002) which focuses on all residents, not just youth. Through this department, communication efforts have increased and will continue to improve. We also do this through our Property Managers and our Investigators.

- Renovate or modernize public housing units:

We will continue to apply for Capital Funds each year to carry out identified needs in our 5-Year Plan and Annual Plan. We received Stimulus Funding this year, 2009, and are in the process of implementing this.

- Demolish or dispose of obsolete public housing:

- Provide replacement public housing:

- Provide replacement vouchers:

- Other: (list below)

- PHA Goal: Increase assisted housing choices Objectives:

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

We offer homeownership assistance to anyone who wants to apply. This is our local homeownership program where we buy and renovate single family homes through our COCC and then help the individual or family get financing at a local bank. We have completed and sold six properties.

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

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

Our goal is to meet the objectives of the Admissions and Continued Occupancy Policies (ACOP) and Section 34 of the Housing Choice Administrative Plan.
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

The housing authority will promote income mixing by implementing the policies as outlined in our ACOP.
 - Implement public housing security improvements:

We will continue to fund the Investigator Unit through Operating Fund and the Capital Fund Programs.
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other:

We will continue to develop the Youth and Adult Service Program for all residents. Programs will focus on recreation, education, crafts, family self-sufficiency and any other necessary services needed by our residents. We applied last year for a Section 8 FSS Coordinator Grant and was awarded a one year grant for calendar year 2008. We applied again for this year and have been awarded another Section 8 FSS Grant/Public Housing FSS Grant for 2009.

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
The ACHA will continue to promote and guide our residents to the training available in our community that will assist them in becoming self-sufficient. There are several opportunities available to accomplish this. Now that we have fully dedicated FSS staff, we are learning more about what's available in our community and proceeding to get Section 8 and Public Housing tenants, who qualify, on this program and into the workplace.
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
The ACHA promotes fair housing for all residents and applicants. We will not tolerate any type of discrimination because of a person's race, color, religion, sex, or national origin. The ACHA works to promote equal opportunity and affirmative action for all eligible low-income families.
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
The ACHA will follow its admissions policies to insure that all applicants are housed on a non-discriminatory basis in the Public Housing and Housing Choice Voucher Programs and all programs administered by the ACHA.
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
We have installed elderly friendly assessable walkways to all units in all of our elderly neighborhoods. We have met 504 requirements in all other neighborhoods as well.
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

**Alexander City Housing Authority
Annual PHA Plan
PHA FYB October 2009**
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

Not required.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration - **A**
- FY 2008 Capital Fund Program Annual Statement – **I**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) **NA**

Optional Attachments:

- PHA Management Organizational Chart - **Available upon request.**
- FY 2009 Capital Fund Program 5 Year Action Plan - **H**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (Included.)
- Other (List below, providing each attachment name)
 - Pet Policy - **B**
 - Resident Membership on Governing Board - **C**
 - Members of Resident Advisory Board - **D**
 - Voluntary Conversion of Public Housing Development Analysis - **E**
 - Definition of Significant Amendments and Substantial Deviations/Modifications - **F**
 - VAWA - J**

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair	5 Year and Annual Plans

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

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	146	2	5	1	1	1	
Income >30% but <=50% of AMI	31	2	5	1	1	1	
Income >50% but <80% of AMI	7	2	3	1	1	1	
Elderly	12	2	2	1	1	1	
Families with Disabilities	41	2	5				
Race/Ethnicity 1	71	1	1	1	1	1	
Race/Ethnicity 2	116	1	1	1	1	1	
Race/Ethnicity							
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
Current waiting list. April 2009

Housing Authority Data and Experience – We have a low application pool, but steady. Accurate data not available except from our pool. Definite need for one and two bedroom units.

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	184		18%
Extremely low income <=30% AMI	146	80%	
Very low income (>30% but <=50% AMI)	31	16%	
Low income (>50% but <80% AMI)	7	4%	
Families with children	106	57%	
Elderly families	12	6%	
Families with Disabilities	41	23%	
Race/ethnicity 1	72	39%	
Race/ethnicity 2	112	61%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing)	1 – 60	72%	
	2 – 14	16%	
	3 – 8	10%	

Housing Needs of Families on the Waiting List			
Only)	4 - 1	2%	
1BR	100		
2 BR	86		
3 BR	26		
4 BR	2		
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)
The ACHA is considering building senior housing for groups in this income range if and when funds become available.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$1,704,138	
b) Public Housing Capital Fund	\$910,246	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$860,750	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self-Sufficiency Grant-Public Hsg.	\$37,644	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Section 8 FSS	\$32,949	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$1,182,470	
4. Other income (list below)		
Other Income	\$199,650	
Excess Utilities	\$179,990	
Interest Income	\$89,800	
4. Non-federal sources (list below)		
Total resources	\$5,197,637	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

When families are within a certain number of being offered a unit: (state number)

When families are within a certain time of being offered a unit: (state time)

Other: (describe)

We verify information and process applications immediately because we have so few.

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

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

Declaration of Citizenship, owes monies to another Federally subsidized housing program, subject to lifetime registration requirement under state sex offender registration and/or committed acts which constitute fraud during the application process.

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

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

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

- PHA main administrative office 2110 County Road, Alexander City, AL 35010
- PHA development site management office
- Other (list below)

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

1. How many site-based waiting lists will the PHA operate in the coming year? 2

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

3. Yes No: May families be on more than one list simultaneously

If yes, how many lists? Yes, 3 – A1174-000001 Springhill/Gunter Circle; A1174- 000002 Laurel/Jefferson Heights; Section 8 Housing Choice Voucher

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

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

On our website at www.alexcityhousing.org.

(3) Assignment

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

- One and they go to the bottom.
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)
Resident Guidebook, Web site.

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the

need for measures to promote deconcentration of poverty or income mixing?

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

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

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

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

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

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

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

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

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
- For additional information on screening factors please refer to Section 8 Administrative Plan.
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity through recommendation.
- Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office 2110 County Road, Alexander City, AL 35010

Other (list below)

(3) Search Time

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

If yes, state circumstances below:

Refer to Section XI, D (2), Section 8 Administrative Plan.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Other preference(s) (list below)

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

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

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

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

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

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

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

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

- The PHA applies preferences within income tiers

- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

Refer to Section XVIII, Paragraph 7, page 38 of the ACOP.

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

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

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

The ACHA has adopted flat rents which can be used if the tenant chooses in lieu of an income based rent of 30% of adjusted income. The flat rents adopted by the ACHA are:

The flat rents were updated effective March, 2006. They were checked November, 2008 and had not increased over 10%. Decision was made not to change and will be reviewed again in October, 2009.

Development Name	0	1	2	3	4	5
Springhill	\$237	\$288	\$339	\$390	\$440	\$492
Laurel Heights Family	\$237	\$288	\$339	\$390	\$440	\$492
Laurel Heights Elderly	\$235	\$286	\$336	\$386	\$437	\$487
Gunter Circle	\$235	\$286	\$336	\$386	\$437	\$487
Jefferson Heights Family	\$261	\$317	\$373	\$429	\$485	\$541
Jefferson Heights Elderly	\$261	\$317	\$373	\$429	\$485	\$541
Adams Court	\$248	\$301	\$354	\$407	\$460	\$513

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

- For the earned income of a previously unemployed household member
Reference ACOP. Section XV.
 For increases in earned income
Reference ACOP. Section XV.

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
Funding Renewal for the Housing Choice Voucher Program.

(2) Minimum Rent

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

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

- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)
Refer to Section XXII Section F of the Administrative Plan.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
A copy of our organizational structure is on file at our central office.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	477	31%
Section 8 Vouchers	265	36%
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		

Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: (list below)

- Admission and Continued Occupancy
- Pet Policy
- Dwelling Lease
- Grievance Procedure
- Maintenance Plan Manual
- Capitalization of Equipment
- Investment Policy
- Travel Policy
- Rent Collection Policy
- Procurement Policy
- Personnel Policy
- Trespass Policy
- Drug Free Workplace Policy
- Criminal Trespass

(2) Section 8 Management: (list below)

- Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office 2110 County Road, Alexander City, AL 35010
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

The ACHA specified the number of days an applicant has to request an Informal Review and the number of days a participant has to request an Informal Hearing. (Ref. Sections 1 and 2B of the Section 8 Applicant informal review and participant informal hearing procedure.

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

- PHA main administrative office 2110 County Road, Alexander City, AL 35010
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement

tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment I.

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at ATTACHMENT H

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

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

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description:

3.

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

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission:</p>
<p>5. Number of units affected:</p> <p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity:</p> <p>b. Projected end date of activity:</p>

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
<p>1a. Development name:</p> <p>1b. Development (project) number:</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input type="checkbox"/></p>

Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next)

<p>question) <input type="checkbox"/> Other (explain below)</p>
<p>3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</p>
<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Conversion Plan in development</p> <p><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway</p>
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)</p> <p><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</p> <p><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</p> <p><input type="checkbox"/> Other: (describe below)</p>

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

The Alexander City Housing Authority administers its own homeownership program through a nonprofit called Central Alabama Development Corporation. We do this on an as needed basis as individuals or families come to us. Presently we have succeeded in assisting six families to obtain homeownership.

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as

implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 08/11/2008

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

Client referrals

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

<i>Homeownership Program Local Plan</i>	<i>Six Families</i>	<i>First-come</i>	<i>Main Office</i>	<i>Both</i>
<i>Youth & Adult Services</i>	<i>477</i>	<i>All Residents</i>	<i>Activity Centers (2)</i>	<i>Public Housing</i>
Section 8 Family Self Sufficiency	25		Main Office	Section 8 (only)
Public Housing FSS	25		Main Office	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2006 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	25	19 As of: 04/28/09
Section 8	25	22 As of: 04/28/09

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other
See A2(Other) below:

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

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

The Housing Authority feels strongly that we are addressing the safety issues of our residents. We employ two full-time investigators (deputized by the County Sheriff) and we have a Youth and Adult Services Program (YAS). Our investigators are on 12-hour shifts and work 2 days on and 2 days off. This way we have someone on duty 7 days per week. We also enjoy an excellent relationship with the County’s Sheriff’s Department and the Alexander City Police Department. These guys work very closely with our

investigators and provide normal support on a daily basis. The YAS department focuses on all residents and not just youth.

4. Which developments are most affected?

Springhill

Laurel Heights

Jefferson Heights

Gunter Circle

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake:

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
 - Activities targeted to at-risk youth, adults, or seniors
 - Volunteer Resident Patrol/Block Watchers Program
 - Other
- Continue to operate the Investigative unit.

5. Which developments are most affected?

Springhill

Laurel Heights

C. Coordination between PHA and the police

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

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

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

Same as above.

D. Additional information as required by PHDEP/PHDEP Plan

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

N/A

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Pet Policy is on site at the Central Office.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment,

rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

The ACHA is converting to Asset Management authority-wide. We were fully implemented FYB October 1, 2007.

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name)
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

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

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

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.

Other: (list below)

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

Certification from ADECA approving Plan on file in the local office.

D. Other Information Required by HUD

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

Attachments

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

ATTACHMENT A “Deconcentration of Poverty and Income Mixing”

In response to Notice PIH 2001-4, paragraph A.2.

Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? Yes, 174-000001, Springhill and 174-000002, Laurel.

Do any of the covered developments have average incomes above 85% to 115% of the average incomes of all such developments? No

A. Objective:

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

B. Exemptions :

The following are exempt from this rule.

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

C. Actions :

To accomplish the deconcentration goals, the HA will take the following actions:

1. At the beginning of each HA fiscal year, the HA will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous HA fiscal year.
2. To accomplish the goals of deconcentration:
 - a) Not less than 40% of the HA admissions on an annual basis shall be to families that have incomes at or below 30% of area median income (extremely low-income), and

- b) The HA shall determine the average income of all families residing in all the HA's covered developments. The HA shall determine the average income of all families residing in each covered development. In determining average income for each development, this HA has adjusted its income analysis for unit size in accordance with procedures prescribed by HUD. The HA shall determine whether each of its covered developments falls above, within or below the established income range. The established income range is from 85 to 115 percent (inclusive) of the average family income, except that the upper limit (115 percent) shall never be less than the income at which a family would be defined an extremely low-income family.

NOTE: To calculate the extremely low-income figure: Find the average family size (HA wide) of the covered developments and extrapolate the amount from the HUD published extremely low-income limits. For example, if the average family size is 2.6, the two-person limit may be \$12,400 and the three-person limit may be \$13,950. Therefore, the figure will be \$12,400 plus 60% of the difference between the two figures, which is \$13,330. This figure will be recalculated upon receipt of new HUD determined income limits.

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

ATTACHMENT B “Pet Policy”

The ACHA has a duly adopted and effective pet policy. All residents who apply for a pet must read or have read to them the complete policy and sign it before move-in. The kinds of pets, deposits, restrictions, immunizations, inoculations etc. are all spelled out in the policy. A copy of the full policy is available at the central office located at 2110 County Road, Alexander City, Alabama.

ATTACHMENT C “Resident Membership on Governing Board”

The resident commissioner for the Alexander City Housing Authority is appointed by the Mayor of Alexander City.

ATTACHMENT D “Members of Resident Advisory Board”

**Alexander City Housing Authority
Resident Advisory Board 2008**

Sidney Alexander	1414A Gunter Circle	794-8018
Mryl Browning	1379B Gunter Circle	234-7661
Linnie Sue Ransaw	888A Mallory Circle	
Betty Robinson	1584A K Street	409-9891
Linda Davidson	1323-C Gunter Circle	329-9745
Clifford Flournoy	1414B Gunter Circle	234-6177
Louise Foster	1314A Gunter Circle	234-2826
Alton Owens	888B Mallory Circle	234-2812
Tillie Greer	1414C Gunter Circle	329-2615

Sheryl Heard	877B Mallory Circle	234-4082
Agnes Jinright	1323B Gunter Circle	234-5274
Effie Kelley	1410B Gunter Circle	215-5785
Nell Meadows	1421A Gunter Circle	329-8552
Ronnie Melton	1379C Gunter Circle	329-8368
Winford Mitchell	1167*B J Street	
Mary Moon	1418B Gunter Circle	329-8619
Alfreda Moore	737B Booker Street	234-3898
Teresa Moten	716 -B Gunn Court	
Imo Jean Morway	1379A Gunter Circle	234-6994
Edna Ruth Newman	1438A Gunter Circle	234-4910
Mary Norville	1045A J Street	
Mary Joe O'Neil	1410A Gunter Circle	234-9831
Alma Parrott	1314C Gunter Circle	215-8422
Bobby Parrott	1314C Gunter Circle	215-8422
Louise Reaves	1394C Gunter Circle	234-6775
Aulene Scott	1394D Gunter Circle	234-7376
Lucille Thompson	1372A Gunter Circle	329-3770
Cindy Thornton	1356A Gunter Circle	234-2113
Donnie Thornton	1356A Gunter Circle	234-2113
Slapper P. Tolbert	1340A Gunter Circle	329-0119
Dorothy White	1379D Gunter Circle	329-1050
Mary Wright	1340A Gunter Circle	329-9029
Roger Young	1314B Gunter Circle	409-9048
Lucy Mae Drake	647B Adams Street	329-9343
Sadie White	889 C Mallory Circle	
Carolyn Sparks	672C Adams Court	215-5748
Ressie Thomas	636B Adams Court	329-0685
Mae Dell Tuck	672B Adams Court	329-0675
Sandra Webb	704A Booker Street	
Elizabeth Whatley	680C Adams Court	234-7077
Aleane Battle	714A Mallory Circle	234-7226
Barbara Martin	826B Mallory Circle	215-8470
Teresa Moten	716B Gunn Court	234-3858
Kathy Pearson	716A Gunn Court	234-0689
Eula L. Smith	883B Mallory Circle	329-9151
Waudine Hardnett	1045B J Street	234-5446
Chris McCall	723A Booker Street	234-5019
Alice Bolan	636C Adams Court	750-1455
Corlonnie Graham	1594D J Street	794-8103
Clifford Spradley	665D Adams Court	794-1862
Emma S. O'neal	665C Adams Court	329-3295
Marchella Morris	1315A J Street	749-1894
Latonya Burton	1551A J Street	
Mary Brown	895A Mallory Circle	
Freeman Thomas	1344B County Road	

ATTACHMENT E “Voluntary Conversion of Public Housing Development Analysis- Required Initial Assessment”

HOUSING AUTHORITY OF THE CITY OF ALEXANDER CITY, ALABAMA

Determination of requirement for initial assessment:

This assessment must be completed once for each the authority's developments, unless the development falls under one of the four following categories:

- The development has already been determined to be subject to mandatory conversion under 24 CFR part 971;
- The development is the subject of an application for demolition or disposition that has not been disapproved by HUD;
- The development has been awarded a HOPE VI revitalization grant; or
- The development is designated for occupancy by the elderly and/or persons with disabilities (i.e., is not a general occupancy development).

Please complete this table for all development of your PHA to determine if an initial assessment is required.

**** If any question is answered yes, development is exempt from the voluntary conversion requirements.***

Dev No.	Development Name	*Is the Dev Subject to Mandatory Conversion?	*Is a Demolition Application pending?	*Is the Dev Designated Elderly or Disabled?	*Dev has HOPE VI Approved?	*Is Dev Exempt?
AL174-1	Springhill/ Laurel Heights	NO	NO	NO	NO	NO
AL174-2	Gunter Circle	NO	NO	YES	NO	YES
AL174-4	Jefferson Heights	NO	NO	*YES	NO	*YES

****AL174-4 consists of 77 total units of which 67 are designated elderly.***

DEVELOPMENT NUMBER AL09P174-001

As required by 24 CFR Part 972 – Complete each section to determine if Conversion of Public Housing to Tenant-Based Assistance may be appropriate:

Necessary conditions for voluntary conversion:
--

- Will not be more expensive than continuing to operate the development (or portion of it) as public housing;
- Will principally benefit the residents of the public housing development to be converted and the community: and
- Will not adversely affect the availability of affordable housing in the community.

1. *Is the cost of conversion more expensive than continuing to operate the development as a public housing community? Use most recent financial (year-end) statements for public housing and Housing Choice Voucher.*

- A. Public Housing, FDS: (PUM) \$504.90
- B. Voucher Program HUD 52681, Line 42/line 6 : avg unit cost or \$310.01
- C. Is line 1b higher than 1a? NO

If line c is yes, Housing Choice Voucher is more expensive to operate and is not appropriate for conversion and you do not have to complete sections 2 or 3.

2. *Would the conversion of the public housing development principally benefit the residents of the development and the community? No*

- A. *Would the conversion adversely affect the availability of affordable housing in the community? No*

Comments:

Housing Choice Vouchers are one year renewals. If Voucher funds were cut, this would eliminate some units from the program and reduce the availability. In addition, units could be sold, demolished or rented to market renters reducing the available units.

- B. *Would the conversion provide the development residents with better housing choices? No*

Comments:

There would be no change in housing choice. These same units are available now.

- C. *Would the conversion help to de-concentrate low-income families in the community? No*

Comments:

There would be more concentration of low-income families. All units are dense and populated.

D. Could other sources of housing be developed in connection with the conversion of this development to benefit residents? No

Comments:

These units are not on prime property and would not bring enough money to development new units.

If line 2 is no, this development is not appropriate for conversion and you do not go to Number 3.

3. Would the conversion of this public housing development affect the availability of affordable housing stock in the area?

Comments:

If line 3 is no, this development is not appropriate for conversion.

We have determined that conversion is:

 Appropriate because conversion of the development would meet the necessary conditions for voluntary conversion.

 X *Inappropriate because conversion of the development would not meet the necessary conditions for voluntary conversion.*

*John V. Nolen
Executive Director*

*July, 2009
Date*

ATTACHMENT F “Definition of Significant Amendments and Substantial Deviations/Modifications”

- Any changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Plan) or change in the use of replacement reserve funds under the Capital Fund;
- Additions of new activities;
- Any change with regard to demolition, designation, homeownership programs or conversion activities.

ATTACHMENT G “Resident Assessment –Follow-up Plan 2008”

We did not have a Resident Assessment for the year ending 2008.

PHA Plan

Table Library
Component 7

ATTACHMENT H “FY 2009 Capital Fund Program 5 Year Action Plan”

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: The Housing Authority of the City of Alexander City, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P17450109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009	
<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 155,000			
3	1408 Management Improvements Soft Costs	179,000			
	Management Improvements Hard Costs				
4	1410 Administration	91,023			
5	1411 Audit	1,500			
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	22,408			
10	1460 Dwelling Structures	349,315			
11	1465.1 Dwelling Equipment—Nonexpendable	30,000			
12	1470 Non dwelling Structures	71,000			
13	1475 Non dwelling Equipment	11,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$ 910,246			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: The Housing Authority of the City of Alexander City, Alabama	Grant Type and Number Capital Fund Program Grant No: AL09P17450109 Replacement Housing Factor Grant No:	Federal FY of Grant: 2009
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	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 Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Alexander City, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P17450109 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
174-000001	Landscape and Erosion repair		1450	Various loc	\$ 5,808			
Springhill/Gunter	Add Parking Spaces		1450	2@ \$1200	2,400	\$8,208		
	Replace HVAC units		1460	5@\$1000	5,000			
	Replace shower valves to levers		1460	50@\$350	17,500			
	Replace under slab plumbing		1460	10 @\$1120	11,200			
	Replace VAT		1460	20 @2000	40,000			
	R/R Exterior Door units		1460	77@400	30,800			
	Replace Water Meters		1460	30@200	6,000			
	Vent Kit Hoods to out/Ins fire suppress		1460	70@400	28,000	138,500		
	R/R ceiling at YAS Ed. Area and Gym		1470	33,000	33,000			
	Paint Offices		1470		5,000	38,000		
	Replace Refrigerators		1465.1	30@400	12,000	12,000		
	Planned Maintenance Program		1408		12,000			
	Investigator Salary		1408		43,000			
	Youth & Adult Services/Expense		1408		25,000	80,000		
	Youth & Adult Services Staff Salary		1406		75,000			
	Security Equipment/ Expense		1406		2,500	77,500		
	Information Tech Upgrades C,C&P		1475		4,000			
	YAS Rec. Equipment		1475		1,500	5,500		
	Program Service Fee		1410		40,050	40,050		
	Audit Fee		1411		750	750		
	Total				\$400,508	\$400,508		

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

PHA Name: The Housing Authority of the City of Alexander City, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P17450109 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
174-000002	Landscape and Erosion Repairs		1450	varies	\$ 10,300			
Laurel/Jefferson	Install security lighting		1450	1 @\$600	600			
	Add Parking Spaces		1450	2 @ 1200	2,400			
	Install Security Lighting		1450	2@450	900	\$ 14,200		
	Install Water Meters		1460	55@300	16,500			
	Replace under Slab Plumbing		1460	10@1200	12,000			
	Install Exterior Door units		1460	146@395	57,650			
	Replace HAVC		1460	15@3000	45,000			
	Replace VAT		1460	20@1800	36,000			
	Repair Metal Fascia		1460	Various loc	2,000			
	Vent Kit Hoods out/Inst fire suppressors		1460	138@300	41,665	210,815		
	R/R ceiling @YAS Ed& Gym Area		1470	33,000	33,000	33,000		
	Replace Refrigerators		1465.1	45@400	18,000	18,000		
	Planned Maintenance Program		1408		24,000			
	Youth \$ Adult Services/Expense		1408		30,000			
	Investigator Salary		1408		45,000	99,000		
	Youth & Adult Services Staff Salary		1406		75,000			
	Security Equipment/ Expense		1406		2,500	77,500		
	Information Tech Upgrades C&P		1475		4,000			
	YAS Rec. Equipment		1475		1,500	5,500		
	Program Service Fee		1410		50,973	50,973		
	Audit Fee		1411		750	750		
	Total				\$ 509,738	509,738		

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

PHA Name: The Housing Authority of the City of Alexander City, Alabama		Grant Type and Number Capital Fund Program No: AL09P17450109 Replacement Housing Factor No:					Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
174000001 Springhill/Gunter	6/12/2010			6/12/2014				
174000002 Laurel/Jefferson	6/12/2010			6/12/2014				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: The Housing Authority of the City of Alexander City, Alabama	Grant Type and Number Capital Fund Program Grant No: AL09S17450109 Replacement Housing Factor Grant No:	(Stimulus)	Federal FY of Grant: 2009
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration	\$115,219			
5	1411 Audit	1,500			
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$190,000			
10	1460 Dwelling Structures	\$802,072			
11	1465.1 Dwelling Equipment—Nonexpendable	\$6,000			
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment	\$37,400			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$1,152,191			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: The Housing Authority of the City of Alexander City, Alabama	Grant Type and Number Capital Fund Program Grant No: AL09S17450109 Replacement Housing Factor Grant No:	(Stimulus)	Federal FY of Grant: 2009
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: The Housing Authority of the City of Alexander City, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09S17450109 (Stimulus) 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
174-000001	Remove trees/ landscape/drainage repair	1450	Various loc	\$40,000				
Springhill/Gunter	Add Parking Spaces/ parking lot	1450	40@\$1000	40,000	\$80,000			
	Replace shower faucets	1460	160 @\$300	48,000				
	Replace under slab plumbing	1460	16@\$2000	32,000				
	Replace Exterior Doors	1460	293@\$399	\$116,997				
	Replace Water Meters	1460	210@223	\$46,800				
	Replace HVAC	1460	40@2482	99,282	\$343,079			
	Replace Refrigerators	1465.1	10@400	4,000	\$4,000			
	Information Technology Upgrades C&P	1475	3@2900/ \$20,000	28,700	\$28,700			
	Program Service Fee	1410		\$50,725	\$50,725			
	Audit Fee	1411		750	750			
	Total			\$507,254	\$507,254			

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

PHA Name: The Housing Authority of the City of Alexander City, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09S17450109 (stimulus) 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
174-000002								
Laurel/Jefferson	Landscape and Erosion Repairs/tree re.		1450	varies	\$30,000			
	Add 2 Parking lot Spaces		1450	2@\$40,000	\$80,000	\$110,000		
	Replace under Slab Plumbing/Kitchen		1460	150@2000	\$300,000			
	Replace Exterior Door units		1460	168@400	\$67,173			
	Install Water Meters		1460	267@246	\$65,820			
	Vent Kit Hoods out/Inst fire suppressors		1460	52@\$500	\$26,000	\$458,993		
	Replace Refrigerators		1465.1	5@400	\$2,000	\$2,000		
	Information Technology Upgrades		1475	3@2900	\$8,700	\$8,700		
	Program Service Fee		1410		\$64,494	\$64,494		
	Audit Fee		1411		750	\$750		
	Total				\$644,937	\$644,937		

Capital Fund Program Five-Year Action Plan

Part I: Summary

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: The Housing Authority of the City of Alexander City, Alabama		Grant Type and Number Capital Fund Program No: AL09S17450109 (stimulus) Replacement Housing Factor No:				Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
174000001 Springhill/Gunter	3/31/2010			2/28/2013			
174000002 Laurel/Jefferson	3/31/2010			2/28/2013			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the City of Alexander City		AL09P1745012008		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2010	Work Statement for Year 3 FFY Grant: PHA FY: 2011	Work Statement for Year 4 FFY Grant: PHA FY: 2012	Work Statement for Year 5 FFY Grant: PHA FY: 2013
	Annual Statement				
174-000001					
Springhill/Gunter		\$847,000	\$896,000	\$840,000	\$590,000
174-000002					
Laurel/Jefferson		\$955,000	\$708,000	\$849,000	\$1,159,000
174-1 & 174-2					
Management		\$375,000	\$455,000	\$555,000	\$555,000
CFP Funds Listed for 5-year planning		\$2,177,400	\$2,059,000	\$2,344,000	\$1,174,590
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year : 2010 FFY Grant: PHA FY:			Activities for Year: 2011 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	174000001			174000001		
	Springhill/Gunter	Replace Storm Doors 420 ea	126,000	Springhill/Gunter	R/R Ext HVAC 50	150,000
attached		Replace Under Slab Plumbing 20 units 1500	30,000		Replace Under Slab Plumbing 100 units 1500	150,000
		Landscape/Drainage	10,000		Landscape/Drainage	30,000
		Replace VT Flooring 30 units @ 2000	60,000		Replace VT Flooring 30 units @ 2000	60,000
		2 CFP trucks	40,000		Replace Faucets 380	76,000
		Replace Faucets 320	64,000			
		Install El. water meters	40,000		Replace Storm Doors 320 ea.	20,000
		Remodel Units 6 to HC	150,000		Landscape/Drainage	10,000
		Remodel daycare bldg	200,000		Remodel YAS Bldg	40,000
		Replace vinyl siding 5000' @ \$4	20,000		R/R HVAC 30 @ 4000	120,000
		Remodel Gunter Comm Bldg	20,000		Remodel main Office	240,000
		Add Parking 10 spaces @700	7,000		S/G Sub-total	\$896,000
		Replace HVAC 20 units	60,000	174000002	R/R Ext HVAC 50	150,000
				Laurel/Jefferson		
		Add Washer/Dry Connections 0 BR 5@4000	40,000		Replace Under Slab Plumbing 20 units 1500	30,000

		S/G Sub total			Landscape/Drainage	60,000
			\$847,000			
	174000002				Replace VT Flooring 15 units @ 2000	30,000
	Laurel/Jefferson	Replace Entrance & Storm Doors 320 ea.	128,000		Replace Counter Tops 100 @ 1,200	120,000
		2CFP trucks	45,000		Replace Faucets 150	45,000
		Replace Under Slab Plumbing 20 units 1500	30,000		Install tank-less WH	30,000
		Landscape/Drainage	30,000		Remodel Maint. Office/ HVAC	60,000
		Replace VT Flooring 20 units @ 2,000	40,000		Replace Storm Doors 154	46,000
		Replace Siding/Fascia /Soffit 10,000' @ \$8	80,000		Landscape/Drainage	20,000
		Replace Faucets 150	30,000		R/R HVAC 38 units	117,000
		Remodel 6 units to HC	150,000		L/JSub-total	\$708,000
		Remodel J street office	30,000			
		Replace Storm Doors 231 @ \$400	92,400			
		Add Parking Spaces@ 1500	15,000			
		Landscape/Drainage	6,000		Mgmt Improvements	200,000
		R/R HVAC 38 units	229,000		YAS Services	155,000
		Install Water Meters	20,000		Security	150,000
		Install Privacy Fence	30,000		Sub-total	\$455,000
		Sub-total L/J	\$955,400			
		Mgmt Improvements	200,000			
		Security	100,000			
		Planned Maintenance	75,000			
		MGT Total	\$375,000			
Total CFP Estimated Cost			\$ 2,177,400			\$2,059,000

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

Activities for Year : 2012 FFY Grant: PHA FY:			Activities for Year: 2013 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
174000001			174000001		
Springhill/Gunter	R/R HVAC 160	640,000	Springhill/ Gunter	R/R HVAC 50 Units	150,000
	Remodel Admin Office	180,000		R/R VAT 100 units @1800	180,000
	Landscape /Drainage	30,000		Landscape/Drainage	30,000
		\$		R/R Heating systems 20@4000	80,000
	R/R Exterior Doors 100@400	40,000			
	Landscape/ Drainage	10,000		R/R flooring 50 units	100,000
	Add parking spaces 10	20,000		Landscape/Drainage	10,000
	Add washer/dry Connection @ 0 BR	20,000		Add W/D hook ups 50	40,000
	Sub-total S/G	\$940,000		Sub-Total S/G	\$590,000
174000002			174000002		
Laurel /Jefferson	R/R Light Fixtures	30,000	Laurel/Jefferson	R/R light fixtures 500	30,000
	Replace HVAC 50	150,000		R/R HVAC 50	150,000
	Replace VT flooring 50	125,000		Replace VT flooring 50	125,000
	Add Parking spaces 20	80,000		Er/Drainage	40,000
	Drainage/ Er	40,000		Counter tops	120,000
	add ½ baths 5	75,000		Attic Insulation	534,000
	R/R flooring 77@3500	269,000		Add 20 Parking paces	80,000

	R/R kitchen Cabinets 20 units @4000	80,000		R/R Kitchen Cabinets 20 units @4000	80,000
	Sub-total L/J	\$849,000		Sub-Total L/J	1,159,000
	Mgmt Improvements	200,000		Mgmt Improvements	200,000
	YAS Services	155,000		YAS Services	155,000
	Security	150,000		Security	150,000
	Refrigerators/Stoves	50,000		Refrigerators/ Stoves	50,000
	MGT Sub-total	\$555,000		MGT Sub-total	\$555,000
Total CFP Estimated Cost		\$2,344,000			\$1,714,590

ATTACHMENT I “2008 Capital Fund Program Annual Statement”

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: The Housing Authority of the City of Alexander City, Alabama	Grant Type and Number Capital Fund Program Grant No: AL09P17450108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/09 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	\$ 155,000		155,000	155,000.00
3	1408 Management Improvements Soft Costs	179,000		179,000	89,500.00
	Management Improvements Hard Costs				
4	1410 Administration	91,023		91,023	45,513.00
5	1411 Audit	1,500		1,500	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	39,284		39,284	0.00
10	1460 Dwelling Structures	393,439		393,439	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	30,000		30,000	0.00
12	1470 Non dwelling Structures	10,000		10,000	0.00
13	1475 Non dwelling Equipment	11,000		11,000	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: The Housing Authority of the City of Alexander City, Alabama	Grant Type and Number Capital Fund Program Grant No: AL09P17450108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/09 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	\$ 910,246		910,246	290,013.00
	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 Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: The Housing Authority of the City of Alexander City, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P17450108 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
174-000001	Landscape and Erosion repair	1450	Various loc	\$ 11,984				
Springhill/Gunter	Add Parking Spaces	1450	5@ \$1200	6,000	17,984			
	Replace HVAC units	1460	5@\$1000	5,000				
	Replace shower valves to levers	1460	50@\$350	17,500				
	Replace under slab plumbing	1460	10 @\$1120	11,200				
	Replace VAT	1460	20 @2000	40,000				
	Repair Metal Fascia	1460	35@1050	37,024				
	Replace Water Meters	1460	30@200	6,000				
	Vent Kit Hoods to out/Ins fire suppress	1460	50@400	20,000				
	Install exterior door units	1460	50@ 400	20,000	156,724			
	Replace, floor, paint @ reception area	1470		10,000	10,000			
	Replace Refrigerators	1465.1	30@400	12,000	12,000			
	Planned Maintenance Program	1408		12,000			6,000.00	
	Investigator Salary	1408		43,000			21,500.00	
	Youth & Adult Services/Expense	1408		25,000	80,000		12,500.00	
	Youth & Adult Services Staff Salary	1406		75,000			75,000.00	
	Security Equipment/ Expense	1406		2,500	77,500		2,500.00	
	Information Technology Upgrades	1475		4,000				
	YAS Rec. Equipment	1475		1,500	5,500			
	Program Service Fee	1410		40,050	40,050		20,028.00	
	Audit Fee	1411		750	750			
	Total			\$400,508	\$400,508		137,528.00	

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

PHA Name: The Housing Authority of the City of Alexander City, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09P17450108 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
174-000002	Landscape and Erosion Repairs		1450	varies	\$ 10,200			
Laurel/Jefferson	Install security lighting		1450	1 @\$600	600			
	Add Parking Spaces		1450	5 @ 1200	6,000			
	Install Security Lighting		1450	10@450	4,500	\$ 21,300		
	Install Water Meters		1460	267@200	53,400			
	Replace under Slab Plumbing		1460	10@1200	12,000			
	Install Exterior Door units		1460	146@395	57,650			
	Replace Al. Fascia		1460	Var	4,000			
	Replace VAT		1460	20@1800	36,000			
	Repair Metal Fascia		1460	Various loc	2,000			
	Vent Kit Hoods out/Inst fire suppressors		1460	138@300	41,665			
	Replace HVAC		1460	10@3000	30,000	236,715		
	Replace Refrigerators		1465.1	45@400	18,000	18,000		
	Planned Maintenance Program		1408		24,000		12,000.00	
	Youth \$ Adult Services/Expense		1408		30,000		15,000.00	
	Investigator Salary		1408		45,000	99,000	22,500.00	
	Youth & Adult Services Staff Salary		1406		75,000		75,000.00	
	Security Equipment/ Expense		1406		2,500	77,500	2,500.00	
	Information Technology Upgrades		1475		4,000			
	YAS Rec. Equipment		1475		1,500	5,500		
	Program Service Fee		1410		50,973	50,973	25,485.00	
	Audit Fee		1411		750	750		
	Total				\$ 509,738	\$509,738	152,485.00	

ATTACHMENT J: VAWA

The ACHA does not offer any specific activities, services, or programs to child or adult victims of domestic violence, dating violence, sexual assault, or stalking. We do assist our residents when the need arises to obtain information from those in the community who specialize in this area. Please refer to Section M (1) of the Dwelling Lease as stated below:

(M) To assure that the Tenant, other persons under the Tenant's control, any member of the Tenant's household, or a guest, shall not engage in:

1. Any criminal activity on or off the Landlord's premises that the Landlord determines may interfere with or threaten the health, safety, or right to peaceful enjoyment of the premises by other Tenants, employees of the Landlord or any other person lawfully on the Landlord's premises. Any criminal activity by a covered person that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents (including HA management staff residing on the premises) or threatens the health, safety, or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the premises is grounds for eviction. Landlord shall not terminate or refuse to renew this lease due to an incident or incident of actual or threatened domestic violence, dating violence, or stalking. These incident(s) will not be construed as 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 such violence. The tenant may be required to complete HA forms documenting the incident(s) within the time as set by the HA.