

GOAL: PROVIDE AN IMPROVED LIVING ENVIRONMENT

Objectives:

Implement public housing security improvements – Add lighting and fencing as needed

GOAL: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

Objectives:

Continue to provide or attract supportive services to improve assistance recipients’ employability

Continue to provide or attract supportive services to increase independence for the elderly or families with disabilities

GOAL: CONTINUE COMPLIANCE WITH PROVISIONS OF THE VIOLENCE AGAINST WOMEN ACT (VAWA)

Objectives:

Continue to comply with the Violence Against Women Act (VAWA) to the degree we can. Details are in **Attachment A**.

B. PROGRESS ON GOALS & OBJECTIVES FOR FISCAL YEARS 2005 – 2009:

The following table reflects the progress we have made in achieving our goals and objectives.

GOAL: EXPAND THE SUPPLY OF ASSISTED HOUSING.	
Objective	Progress
Reduce public housing vacancies.	Vacancy rate reduced from 7% to 3%

GOAL: IMPROVE THE QUALITY OF ASSISTED HOUSING.	
Objective	Progress
Improve public housing management: (currently High performer)	Maintained High Performer status
Improve voucher management: Maintain an average score of 80 (3-year average in 2005 was 88)	Achieved High Performer status for 3 years straight
Increase customer satisfaction – Communications and Neighborhood Appearance	Communications have improved since offices have been opened at each AMP; also continue the quarterly newsletter. Neighborhood appearance has improved with CFP funds and ongoing maintenance
Renovate or modernize public housing units	

GOAL: INCREASE ASSISTED HOUSING CHOICES.	
Objective	Progress
Conduct outreach efforts to potential voucher landlords.	Had a luncheon with landlords to explain benefits of the program; also continue with telephone contacts

GOAL: PROVIDE AN IMPROVED LIVING ENVIRONMENT.	
Objective	Progress
Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments	The Housing Authority continues to follow its’ adopted Deconcentration Policy
Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.	The Housing Authority continues to follow its’ adopted Deconcentration Policy
Implement public housing security improvements – Add lighting and fencing as needed	Added lighting and fencing in several communities

GOAL: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS.	
Objective	Progress
Provide or attract supportive services to improve assistance recipients' employability	Work with DHR and other local agencies on Jobs programs
Provide or attract supportive services to increase independence for the elderly or families with disabilities	Work with THSC to provide in-home services

Goal: Ensure equal opportunity and affirmatively further fair housing.	
Objective	Progress
Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.	The Housing Authority follows all Fair Housing Laws and related HUD statutes to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.	The Housing Authority follows all Fair Housing Laws and related HUD statutes to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.	The Housing Authority assigns accessible units of various sizes to disabled families in accordance with the ACOP

Goal: Compliance with the Violence Against Women Act (VAWA) – Goal added for FY 7/1/2008	
Objective	Progress
Comply with the provisions of the VAWA	The Housing Authority follows the provisions of the VAWA Act. Details on our processes are in Attachment A

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

1. Eligibility, Selection, Admissions Policies – Troy Housing Authority has revised the ACOP and Section 8 Administrative Plan to incorporate HUD-mandated changes that have occurred over the past year. Other discretionary changes to these documents are described in **Attachment B**

2. Financial Resources – Continuously changing. A listing of Financial resources is a Supporting Document to the Annual Plan

3. Rent Determinations – Troy Housing Authority has revised the ACOP and Section 8 Administrative Plan to incorporate HUD-mandated changes that have occurred over the past year. Other discretionary changes to these documents are described in **Attachment B**

4. Operations and Management – No changes. The Organizational Chart is a Supporting Document

5. Grievance Procedures – No changes

6. Designated Housing for Elderly and Disabled Families – No changes

7. Community Service and Self-Sufficiency – Troy Housing Authority plans to revise the number of required employment hours to eight per month for residents to be exempt from Community Service

	<p>8. Safety and Crime Prevention – Troy Housing Authority allows a police officer who would not otherwise be eligible for occupancy in public housing to reside in one of the public housing developments. Such occupancy has been implemented to increase security for public housing residents. The officers will pay only the established PHA minimum rent as an incentive for living in a public housing development. Officers will not be charged a security deposit, but will have to pay other charges, such as late charges, work order charges, court costs, excess utilities, etc. in addition to rent.</p> <p>9. Pets – No changes</p> <p>10. Civil Rights Certification – No changes</p> <p>11. Fiscal Year Audit – No changes</p> <p>12. Asset Management – No changes</p> <p>13. Violence Against Women Act (VAWA) – No Changes. The Housing Community’s VAWA Statement is included as Attachment A.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>Copies at Central Office (201 Segars Street, Troy) & each AMP Office</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>HOPE VI – No current plans for a HOPE VI grant</p> <p>Mixed-Finance Modernization or Development – If circumstances warrant, Troy Housing Authority may become involved in mixed-finance development</p> <p>Demolition and/or Disposition – No current plans for demolition or disposition</p> <p>Conversion of Public Housing – No current plans for mandatory conversions of the public housing inventory</p> <p>Section 8 Homeownership Program – No current plans for a Section 8 Homeownership Program</p> <p>Public Housing Homeownership Program – No current plans for a public housing Homeownership Program</p> <p>Project-Based Vouchers – On February 13, 2003 Troy Housing Authority was approved for 42 project based vouchers at Autumn Ridge Apartments. The Housing Authority is using these vouchers per our approval. These vouchers will come from our existing voucher pool and are not new vouchers</p> <p>Other – The Housing Authority will be implementing its HUD approved Energy Performance Contract. The Housing Authority may apply for new programs or incremental units if NOFAs are issued by HUD or other appropriate opportunities are presented.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Attachment C – FY 2010 Capital Fund Program Annual Statement Attachment D – FY 2009 Capital Fund Performance and Evaluation Report Attachment E – FY 2009 Capital Fund Performance and Evaluation Report (2009 ARRA Stimulus funding) Attachment F – FY 2008 Capital Fund Program Performance and Evaluation Report Attachment G – FY 2007 Capital Fund Program Performance and Evaluation Report</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Attachment H – Capital Fund Program Five-Year Action Plan</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

9.0

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1424	5	4	4	3	4	4
Income >30% but <=50% of AMI	944	4	3	4	4	4	4
Income >50% but <80% of AMI	558	2	2	3	2	2	3
Elderly	579	5	5	4	5	4	5
Families with Disabilities	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						

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

U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset

B. Housing Needs of Families on the Waiting Lists

Housing Needs of Families on the Waiting List- <i>Public Housing</i>			
	# of families	% of total families	Annual Turnover
Waiting list total	62		68 units
Extremely low income <=30% AMI	47	76%	
Very low income (>30% but <=50% AMI)	11	18%	
Low income (>50% but <80% AMI)	4	6%	
Families with children	22	35%	
Elderly families	0	0%	
Families with Disabilities	14	23%	
White/Non-Hispanic	5	8%	
Black/Non-Hispanic	53	85%	
American Indian/Alaska Native	0	0%	
Hispanic	1	2%	
Other	3	5%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0		
1BR	40	64%	24 units
2 BR	16	26%	18 units
3 BR	1	2%	21 units
4 BR	3	5%	3 units
5 BR	2	3%	2 unit
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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List – Section 8 Tenant Based			
	# of families	% of total families	Annual Turnover
Waiting list total	201		32
Extremely low income <=30% AMI	113	56%	
Very low income (>30% but <=50% AMI)	61	30%	
Low income (>50% but <80% AMI)	27	13%	
Families with children	193	69%	
Elderly families	4	2%	
Families with disabilities	4	2%	
White/Non-Hispanic	26	13%	
Black/Non-Hispanic	172	63%	
American Indian/Alaska Native	3	2%	
Hispanic	0	0%	

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

9.1 Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

To address the housing needs of families in the jurisdiction and on the waiting lists, some of the strategies Troy Housing Authority will strive for include the following:

- Continue to maintain an acceptable turnaround time for vacant units
- Continue to meet thresholds established by HUD and meet the needs of local low-, very low-, and extremely-low income families.
- If appropriate opportunities become available, leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue funding resources other than public housing or Section 8 tenant-based assistance.

Funding and staffing constraints as well as consultation with the Consolidated Plan Agency and the RAB will impact some of the above activities.

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>This was already detailed in Section 5 above.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>The following is the Housing Authority of the City of Troy’s definition of these terms:</p> <p>Significant Amendment A change to rent or admissions policies or organization of the waiting list; addition of new non-emergency work items or change in the use of replacement reserves funds under the Capital Fund; any policy change related to demolition, disposition, designation, home ownership programs or conversion activities.</p> <p>Substantial Modification Any change in the following: Mission statement of the PHA, Methods of increasing availability of decent, safe and affordable housing, Methods of improving community quality of life and economic vitality objectives, Methods of promoting self-sufficiency, Methods of insuring equal opportunity in housing.</p>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (See Attachment I)</p> <p>(g) Challenged Elements – (See Attachment J)</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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ATTACHMENT A

HOUSING AUTHORITY OF THE CITY OF TROY

**Annual/Five-Year Plans
Fiscal Years 07/01/2010 – 07/01/2014**

Violence Against Women Act (VAWA) Report

A goal of the Housing Authority of the City of Troy is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

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

Through cooperation with the local domestic violence agencies and the Troy Police Department, any cases of violence as described are referred for assistance. The local domestic violence agencies are:

*Department of Human Resources
House of Ruth (Dothan)*

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

Program staff at the local domestic violence agencies is aware of our housing programs and make client referrals to our office. Apparently eligible clients are placed on our waiting lists when those lists are on open enrollment. An applicant that is or has been a victim of domestic violence, dating violence, or stalking is not an appropriate basis for denial of program assistance or for denial of admission, if the applicant otherwise qualifies for assistance or admission.

For persons already living in a public housing or Housing Choice Voucher unit who become victims as described, these are referred to the above-listed domestic violence advocacy groups and the Troy Police Department. A tenant or participant that is or has been a victim of domestic violence, dating violence, or stalking is not an appropriate basis for termination of program assistance, if the tenant or participant is otherwise compliant with terms of assistance.

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

The same methods as described herein are used, making referrals to the above-listed domestic violence advocacy groups for counseling and support services, and attempting to enforce orders of protection with the cooperation of Police Department personnel.

The Housing Authority of the City of Troy has the following procedures in place to assure applicants, residents and participants are aware of their rights and responsibilities under the Violence Against Women Act:

All residents and participants have been notified of their rights and responsibilities under the Violence Against Women Act.

The orientation for new residents and participants includes information on their rights and responsibilities under the Violence Against Women Act.

The Admissions & Continued Occupancy Policy (ACOP), Public Housing Dwelling Lease, and the Section 8 Administrative Plan have been revised to include screening and termination language related to the Violence Against Women Act.

ATTACHMENT B

HOUSING AUTHORITY OF THE CITY OF TROY

Annual/Five-Year Plans
Fiscal Years 07/01/2010 – 07/01/2014

Policy Changes

The Housing Authority of the City of Troy (THA) has implemented the HUD-mandated changes to policies/procedures that have occurred over the past one-year period. THA proposes the following **discretionary changes** to the Admissions & Continued Occupancy Policy and the Section 8 Administrative Plan:

ADMISSIONS AND CONTINUED OCCUPANCY POLICY:

- **GROUNDS FOR DENIAL**

THA has added more stringent criteria related to grounds for denial for criminal activity.

- **VERIFICATIONS**

For family-declared assets that total less than \$2,000, third-party verification will not be required. Three (3) current and consecutive months of statements provided by the Applicant/Resident will be used for verifications in this category.

- **GROUNDS FOR TERMINATION**

THA has added a “Grounds for Terminations” section that had not been included in the AAHRA sample ACOP

- **VIOLENCE AGAINST WOMEN ACT (VAWA)**

More detail has been added related to resident protections and responsibilities under the VAWA.

- **COMMUNITY SERVICE**

THA has revised the number of employed hours for a resident to be exempt from community service requirements to eight hours per month.

- **POLICE IN PUBLIC HOUSING**

THA has added a provision to the ACOP to allow police officers to reside in public housing if needed as an additional component of security.

SECTION 8 ADMINISTRATIVE PLAN:

- **GROUNDS FOR DENIAL**

THA has added more stringent criteria related to grounds for denial for criminal activity.

- **VERIFICATIONS**

For family-declared assets that total less than \$2,000, third-party verification will not be required. Three (3) current and consecutive months of statements provided by the Applicant/Participant will be used for verifications in this category.

- **VIOLENCE AGAINST WOMEN ACT (VAWA)**

More detail has been added related to resident protections and responsibilities under the VAWA.

Enter applicable data in the highlighted fields. After entering the data go to Page 1, the tab is at the bottom, you will see that the data you entered here has been prefilled. Also notice that some of the fields have a red mark in the right hand corner, these are comments pertaining to data entry. This is a protected document to ensure that the formula and cell references are not modified.

PHA Name	Housing Authority of the City of Troy
CFP Grant No	AL 09 P177 50110
Date of CFFP	
RHF Grant No	
FFY of Grant	2010
FFY of Grant Approval	2010
Original Annual Statement	X
P & E Report	
P & E Report Period Ending	
Reserve for Disasters/Emergencies	
Revised Annual Statement	Revision No
Final P & E Report	

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Part I: Summary						
PHA Name: Housing Authority of the City of Troy		Grant Type and Number Capital Fund Program Grant No: AL 09 P177 50110 Date of CFFP: 0			Replacement Housing Factor Grant No: 0	FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	79,097.00				
3	1408 Management Improvements	129,600.00				
4	1410 Administration (may not exceed 10% of line 21)	79,097.00				
5	1411 Audit	1,000.00				
6	1415 Liquidated Damages					
7	1430 Fees and Costs	23,050.00				
8	1440 Site Acquisition					
9	1450 Site Improvement	25,000.00				
10	1460 Dwelling Structures	180,518.00				
11	1465.1 Dwelling Equipment - Nonexpendable	28,000.00				
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	25,000.00				
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA	220,609.00				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceeds 8% of line 20)					
20	Amount of Annual Grant: (sum of line 2 - 19)	790,971.00	0.00	0.00	0.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hart Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 Units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Troy		Grant Type and Number Capital Fund Program Grant No: AL09P17750110 CFFP (Yes/No): No Replacement Housing Factor Grant No: 0					Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1	Operations	1406	LS	31,639				
AMP 2	Operations		LS	25,311				
AMP 3	Operations		LS	22,147				
	Total 1406			79,097				
	Management Improvements	1408	LS					
AMP 1	Travel & training of employees - annual convention; spring/fall workshops			2,800				
	R.I. FLC Dir. Salary; k-12 Tutor Prgm(\$61,000)			25,640				
	Youth sports & Senior activities (\$10,600)							
	Contract for Police officers			15,200				
	Computer upgrades			2,800				
AMP 2	Travel & training of employees - annual convention; spring/fall workshops			2,240				
	R.I. FLC Dir. Salary; k-12 Tutor Prgm(\$61,000)			19,910				
	Youth sports & Senior activities (\$10600)							
	Contract for Police officers			12,360				
	Computer upgrades			2,240				
AMP 3	Travel & training of employees - annual convention; spring/fall workshops			1,960				
	R.I. FLC Dir. Salary; k-12 Tutor Prgm(\$61,000)			16,050				
	Youth sports & Senior activities (\$10600)							
	Contract for Police officers			12,440				
	Computer upgrades			1,960				
	(1408 Account continued on next page)							

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Troy		Grant Type and Number Capital Fund Program Grant No: AL 09 P177 50110 CFFP (Yes/No): No Replacement Housing Factor Grant No: 0					Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Site Improvements		1450						
AMP 1	Landscaping various sites: adding shrubs, topsoil			9,952				
AMP 2	flowers, fencing, cameras and parking as needed and			7,938				
AMP 3	as well as some tree removal at all 3 AMPS			7,110				
Total 1450				25,000				
Dwelling Structures		1460						
AMP 1	Replace commades and shower heads			64,205				
AMP 2	with energy saving low flow models at			51,365				
AMP 3	all three AMPS			44,948				
AMP 1	low flow kitchen sink faucets			8,000				
AMP 2	low flow kitchen sink faucets			6,400				
AMP 3	low flow kitchen sink faucets			5,600				
Total 1460				180,518				
Dwelling Equipment		1465.1						
AMP 1	Refrigerators		20	7,300				
AMP 2	Refrigerators		16	5,840				
AMP 3	Refrigerators		14	5,110				
AMP 1	Ranges		20	3,900				
AMP 2	Ranges		16	3,120				
AMP 3	Ranges		14	2,730				
Total 1465.1				28,000				
Non-Dwelling Equipment		1475						
COCC	Vehicle for Coordinator pro-rated			10,000				
AMP 1	between the COCC and the 3 AMPS			6,000				
AMP 2				4,800				
AMP 3				4,200				
Subtotal 1475				25,000				
Bond Debt Service		1501						
AMP 1	Bond Debt Service			87,825				
AMP 2	Bond Debt Service			70,052				
AMP 3	Bond Debt Service			62,732				
Subtotal 1501				220,609				

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

² To be completed for the Performance and Evaluation Report.

Enter applicable data in the highlighted fields. After entering the data go to Page 1, the tab is at the bottom, you will see that the data you entered here has been prefilled. Also notice that some of the fields have a red mark in the right hand corner, these are comments pertaining to data entry. This is a protected document to ensure that the formula and cell references are not modified.

PHA Name	Housing Authority of the City of Troy
CFP Grant No	AL 09 P177 50109
Date of CFFP	
RHF Grant No	
FFY of Grant	2009
FFY of Grant Approval	2009
Original Annual Statement	
P & E Report	X
P & E Report Period Ending	12/31/2009
Reserve for Disasters/Emergencies	
Revised Annual Statement	Revision No
Final P & E Report	

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Part I: Summary					
PHA Name: Housing Authority of the City of Troy	Grant Type and Number Capital Fund Program Grant No: AL 09 P177 50109 Date of CFFP: 0			Replacement Housing Factor Grant No: 0	FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	79,097.00		79,097	8,808
3	1408 Management Improvements	139,600.00		139,600	25,828
4	1410 Administration (may not exceed 10% of line 21)	78,128.00		78,128	0
5	1411 Audit	1,000.00		1,000	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	23,050.00		23,050	0
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000.00		40,000	0
10	1460 Dwelling Structures	171,388.00		171,388	0
11	1465.1 Dwelling Equipment - Nonexpendable	28,000.00		28,000	15,360
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA	221,020.00		221,020	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceeds 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2 - 19)	781,283.00	0.00	781,283.00	49,996.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hart Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 Units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Troy		Grant Type and Number Capital Fund Program Grant No: AL 09 P177 50109 CFFP (Yes/No): No Replacement Housing Factor Grant No: 0					Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1	Operations	1406	LS	31,639		31,639	4,371	In Progress
AMP 2	Operations		LS	25,311		25,311	2,681	"
AMP 3	Operations		LS	22,147		22,147	1,749	"
	Total 1406			79,097				
	Management Improvements	1408	LS					
AMP 1	Travel & training of employees - annual convention; spring/fall workshops			2,800		2,800	2,800	"
	R.I. FLC Dir. Salary; k-12 Tutor Prgm(\$61,000)			28,640		28,640	2,933	"
	Youth sports & Senior activities (\$10,600)							
	Contract for Police officers			19,200		19,200	1,000	"
	Computer upgrades			2,800		2,800		
AMP 2	Travel & training of employees - annual convention; spring/fall workshops			2,240		2,240	2,240	"
	R.I. FLC Dir. Salary; k-12 Tutor Prgm(\$61,000)			22,910		22,910	3,493	"
	Youth sports & Senior activities (\$10600)							
	Contract for Police officers			15,360		15,360	1,000	"
	Computer upgrades			2,240		2,240		
AMP 3	Travel & training of employees - annual convention; spring/fall workshops			1,960		1,960	1,960	"
	R.I. FLC Dir. Salary; k-12 Tutor Prgm(\$61,000)			20,050		20,050	3,773	"
	Youth sports & Senior activities (\$10600)							
	Contract for Police officers			13,440		13,440	1,000	"
	Computer upgrades			1,960		1,960		

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Troy		Grant Type and Number Capital Fund Program Grant No: AL 09 P177 50109 CFFP (Yes/No): No Replacement Housing Factor Grant No: 0					Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Site Improvements	1450						
	Landscaping various sites: adding shrubs, topsoil flowers & fencing, lighting & cameras as needed							
AMP 1	and concrete parking			16,000		16,000	0	
AMP 2				12,800		12,800	0	
AMP 3				11,200		11,200	0	
	Total 1450			40,000		40,000		
	Dwelling Structures	1460						
AMP 1				64,205		64,205		
AMP 2				51,365		51,365		
AMP 3				44,948		44,948		
AMP 1				8,000		8,000		
AMP 2				6,400		6,400		
AMP 3				5,600		5,600		
	Total 1460			171,388		171,388		
	Dwelling Equipment	1465.1						
AMP 1	Refrigerators		40	10,220		10,220		
AMP 2			30	8,030		8,030		
AMP 1	Ranges		28	5,460		5,460		
AMP 2			22	4,290		4,290		
	Total 1465.1			28,000		28,000		
	Bond Debt Service	1501						
AMP 1	Bond Debt Service			123,540		123,540		
AMP 2		1501		97,069		97,069		
				220,609		220,609		

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

² To be completed for the Performance and Evaluation Report.

Part I: Summary		
PHA Name: The Housing Authority of the City of Troy	Grant Type and Number Capital Fund Program Grant No: AL09 S177 50109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2009 Final Performance and Evaluation Report

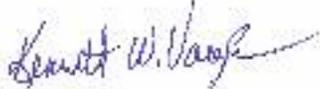
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	91,000	91,000	91,000	50,050
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	910,213	910,213	910,213	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,001,213	1,001,213	1,001,213	50,050

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: The Housing Authority of the City of Troy		Grant Type and Number Capital Fund Program Grant No: AL09 S177 50109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director: 			Signature of Public Housing Director		Date
Date: 3/25/2010					

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Part I: Summary		
PHA Name: The Housing Authority of the City of Troy	Grant Type and Number Capital Fund Program Grant No: AL09 P177 50108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: 12/31/2009 **Final Performance and Evaluation Report**

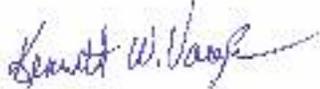
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	79,097	79,097	79,097	79,097
3	1408 Management Improvements	139,600	138,625	138,625	138,625
4	1410 Administration (may not exceed 10% of line 21)	46,098	46,098		
5	1411 Audit	1,000	0	46,098	46,098
6	1415 Liquidated Damages				
7	1430 Fees and Costs	23,050	22,952	22,952	22,952
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000	10,000	10,000	0
10	1460 Dwelling Structures	219,517	227,504	227,504	0
11	1465.1 Dwelling Equipment—Nonexpendable	28,000	24,898	24,898	24,898
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	24,000	21,187	21,187	21,187
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA	220,609	220,609	220,609	167,489
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	790,971	790,971	790,971	500,347

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⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: The Housing Authority of the City of Troy		Grant Type and Number Capital Fund Program Grant No: AL09 P177 50108 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2008 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director: 			Signature of Public Housing Director		Date
Date: 3/25/2010					

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Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Troy			Grant Type and Number Capital Fund Program Grant No: AL09 P177 50108 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE AL177-01&02	Operations:	1406		79,097				Complete
AL177-01&02	Travel & training of Employees Training at annual convention and fall & spring workshops Resident Initiatives FLC Directors Salary & Tutorial Program k-12 60,000. Youth Sports & Senior activities 9,600 Contract for Police officers	1408 1408 1408		10,000 69,600 60,000				“ “ “
AL177-01&02	Capt. Funds Coordinator salary and Fringes	1410		46,098				“
AL177-01	A & E FEES	1430	1	23,050				“
AL177-01&02	Landscaping various sites: Adding shrubs topsoil and flowers& fencing, lighting and cameras as needed	1450		10,000				In Progress
PHA AL177-01- Hubbard Street	Install new cabinets & Windows	1460		220,486				In Progress
AL177-01&02	Refrigerators	1465.1	70	18,250				Complete
“ “	Ranges	1465.1	50	9,750				“
AL177-01 & 02	Audit	1411	1	1,000				“
Al 177-01 & 02	New vehicle for coordinator	1475	1	24,000				“
AL17701&02	BOND DEBT SERVICE	1501		219,640				“

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

² To be completed for the Performance and Evaluation Report.

Part I: Summary		
PHA Name: The Housing Authority of the City of Troy	Grant Type and Number Capital Fund Program Grant No: AL09 P177 50107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	70,500	70,500	70,500	70,500
3	1408 Management Improvements	134,602.67	139,473	139,473	139,473
4	1410 Administration (may not exceed 10% of line 21)	70,500	70,500	70,500	70,500
5	1411 Audit	1,000	0		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,500	10,500	10,500	10,500
8	1440 Site Acquisition				
9	1450 Site Improvement	10,912	1,255	1,255	1,255
10	1460 Dwelling Structures	13,110	21,117	21,117	13,110
11	1465.1 Dwelling Equipment—Nonexpendable	28,000	28,000	28,000	28,000
12	1470 Non-dwelling Structures	122,823	120,240	120,240	120,240
13	1475 Non-dwelling Equipment	24,000	20,341	20,341	20,341
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA	224,637.33	224,637	224,637	169,357
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	706,563.00	706,563.00	706,563.00	587,279.00

¹ To be completed for the Performance and Evaluation Report.

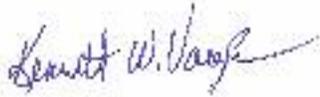
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: The Housing Authority of the City of Troy		Grant Type and Number Capital Fund Program Grant No: AL09 P177 50107 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2007 FFY of Grant Approval:	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director: 			Signature of Public Housing Director		Date
Date: 3/25/2010					

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

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⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Troy		Grant Type and Number Capital Fund Program Grant No: AL09 P177 50107 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE AL177-01&02	Operations:	1406		70,500		70,500		Complete
AL177-01&02	Travel & training of Employees	1408		10,000		10,000		Complete
	Training at annual convention and fall & spring workshops							
	Resident Initiatives FLC Directors Salary & Tutorial Program k-12 43,720. Youth Sports & Senior activities 9,600	1408		55,220		55,561		“
	Utility allowance study	1408		2,380		2,950		“
	Policy review and upgrade	1408		2,000		0		“
	Flat rent study	1408		2,500		1,940		“
	Salary comparability study	1408		2,500		5,825		“
	Contract for Police officers	1408		53,000		52,295		“
	Complete Computer Upgrades	1408		12,000		10,902		“
AL177-01&02	Capt. Funds Coordinator salary and Fringes	1410		70,500		70,500		Complete
AL177-01	A & E FEES	1430	1	10,500		10,500		Complete
AL177-01&02	Landscaping various sites: Adding shrubs topsoil and flowers& fencing, lighting and cameras as needed	1450		10,000				Complete
PHA AL177-01 Hubbard Street	Install new cabinets	1460		10,000				In Progress
AL177-01&02	Refrigerators	1465.1	70	18,250		18,250		In Progress
“ “	Ranges	1465.1	50	9,750		9,750		“
AL177-01 & 02								
AL177-01	Renovations- to community centers preparing for project based initiative changes.	1470	1	122,823		120,240		Complete

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

² To be completed for the Performance and Evaluation Report.

Part I: Summary

Troy Housing Authority – AL-177		Troy, Alabama			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	220,472	229,569	280,669	274,569
C.	Management Improvements		135,924	165,924	135,924	135,924
D.	PHA-Wide Non-dwelling Structures and Equipment			40,000	25,000	25,000
E.	Administration		79,097	79,097	79,097	79,097
F.	Other*		277,381	277,381	270,281	276,381
G.	Operations		79,097			
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		790,971	790,971	790,971	790,971
L.	Total Non-CFP Funds					
M.	Grand Total		790,971	790,971	790,971	790,971

* Other = Audit, A&E Fees, Dwelling Equipment, Bond Debt Payment

Part I: Summary (Continuation)

Troy Housing Authority – AL-177		Troy, Alabama			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
		Annual Statement				
	AMP #1		239,074	279,249	278,849	282,850
	AMP #2		154,987	224,159	223,842	227,038
	AMP #3		235,416	196,166	195,883	198,686
	COCC		161,494	91,397	92,397	82,397
	Total		\$790,971	\$790,971	\$790,971	\$790,971

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP # 1			AMP #1		
Annual	Acct. 1411 – Audit	LS	300	Acct. 1411 – Audit	LS	300
Statement	Acct. 1430 – A & E Fees	LS	16,000	Acct. 1430 – A & E Fees	LS	10,000
	Acct. 1450 – Parking at Hubbard St.		29,292	Acct. 1450 – Replace exterior light fixtures		33,760
	Acct. 1450 – Landscaping		6,000	Acct. 1450 – Landscaping		4,000
	Acct. 1460 – Replace screen doors		33,760	Acct. 1460 – Renovate bathrooms		40,950
				Acct. 1460 – Repair/replace floor tile		12,117
	Acct. 1465.1 - Refrigerators		7,200	Acct. 1465.1 - Refrigerators		7,200
	Acct. 1465.1 - Ranges		3,200	Acct. 1465.1 - Ranges		3,200
				Acct. 1475 – Maintenance vehicles		16,000
	Acct. 1501 – Bond Debt Payment		90,152	Acct. 1501 – Bond Debt Payment		90,152
	AMP 1 Subtotal		185,904	AMP 1 Subtotal		217,679
	AMP #2			AMP #2		
	Acct. 1411 – Audit	LS	200	Acct. 1411 – Audit	LS	200
	Acct. 1430 – A & E Fees	LS	-0-	Acct. 1430 – A & E Fees	LS	8,000
				Acct. 1450 – Replace exterior light fixtures		27,008
	Acct. 1450 – Landscaping		4,800	Acct. 1450 – Landscaping		3,200
	Acct. 1460 – Replace Screen Doors		27,010	Acct. 1460 – Renovate bathrooms		33,561
				Acct. 1460 – Repair/replace floor tile		9,693
	Acct. 1465.1 - Refrigerators		5,760	Acct. 1465.1 - Refrigerators		5,760
	Acct. 1465.1 – Ranges		2,560	Acct. 1465.1 - Ranges		2,560
				Acct. 1475 – Maintenance vehicles		12,800
	Acct. 1501 – Bond Debt Payment		72,122	Acct. 1501 – Bond Debt Payment		72,122
	AMP 2 Subtotal		112,452	AMP 2 Subtotal		174,904

	<i>Year 2 Continued</i>			<i>Year 3 Continued</i>		
	AMP #3			AMP #3		
	Acct. 1411 – Audit	LS	200	Acct. 1411 – Audit	LS	200
	Acct. 1430 – A & E Fees	LS	9,000	Acct. 1430 – A & E Fees	LS	7,000
				Acct. 1450 – Replace exterior light fixtures		23,632
	Acct. 1450 – Landscaping		4,200	Acct. 1450 – Landscaping		2,800
	Acct. 1460 – Paneling at Segars St.		90,780	Acct. 1460 – Renovate bathrooms		29,366
	Acct. 1460 – Replace Screen Doors		23,630	Acct. 1460 – Repair/replace floor tile		8,482
	Acct. 1465.1 – Refrigerators		5,040	Acct. 1465.1 – Refrigerators		5,040
	Acct. 1465.1 – Ranges		2,240	Acct. 1465.1 – Ranges		2,240
				Acct. 1475 – Maintenance vehicles		11,200
	Acct. 1501 – Bond Debt Payment		63,107	Acct. 1501 – Bond Debt Payment		63,107
	AMP 3 Subtotal		198,197	AMP 3 Subtotal		153,067
	COCC			COCC		
	Acct. 1410 - Administration	LS	79,097	Acct. 1410 - Administration	LS	79,097
	Acct. 1411 – Audit	LS	300	Acct. 1411 – Audit	LS	300
	Acct. 1406 – Operations	LS	79,097			
	COCC Subtotal		158,494	COCC Subtotal		79,397
	Subtotal of Estimated Cost		\$655,847	Subtotal of Estimated Cost		\$626,047

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP #1			AMP #1		
Annual Statement	Acct. 1411 – Audit	LS	300	Acct. 1411 – Audit	LS	300
	Acct. 1430 – A & E Fees	LS	10,000	Acct. 1430 – A & E Fees	LS	12,000
	Acct. 1450 – Landscaping		8,000	Acct. 1450 – Landscaping		4,000
	Acct. 1460 – Install central cable plugs		12,000	Acct. 1460 – Roofing		70,564
	Acct. 1460 – Replace interior doors		68,694	Acct. 1460 – Replace interior stairs & handrails		34,664
	Acct. 1460 – Replace washing machine box hookups		7,382			
	Acct. 1460 – Repair or replace handrails		15,591			
	Acct. 1465.1 - Refrigerators		4,000	Acct. 1465.1 - Refrigerators		4,800
	Acct. 1465.1 - Ranges		3,560	Acct. 1465.1 - Ranges		3,200
	Acct. 1475 – Coordinator vehicle		6,000	Acct. 1475 – Maintenance vehicles		10,000
	Acct. 1501 – Bond Debt Payment		90,152	Acct. 1501 – Bond Debt Payment		90,152
	AMP 1 Subtotal		225,679	AMP 1 Subtotal		229,680
	AMP #2			AMP #2		
	Acct. 1411 – Audit	LS	200	Acct. 1411 – Audit	LS	200
	Acct. 1430 – A & E Fees	LS	8,000	Acct. 1430 – A & E Fees	LS	9,600
	Acct. 1450 – Landscaping		6,400	Acct. 1450 – Landscaping		3,200
	Acct. 1460 – Install central cable plugs		9,600	Acct. 1460 – Roofing		57,250
	Acct. 1460 – Replace interior doors		55,756	Acct. 1460 – Replace interior stairs & handrails		27,731
	Acct. 1460 – Replace washing machine box hookups		5,906			
	Acct. 1460 – Repair or replace handrails		12,473			
	Acct. 1465.1 – Refrigerators		3,200	Acct. 1465.1 - Refrigerators		3,840

	<i>Year 4 Continued</i>			<i>Year 5 Continued</i>		
	Acct. 1465.1 – Ranges		2,850	Acct. 1465.1 - Ranges		2,560
	Acct. 1475 – Coordinator vehicle		4,800	Acct. 1475 – Maintenance vehicles		8,000
	Acct. 1501 – Bond Debt Payment		72,122	Acct. 1501 – Bond Debt Payment		72,122
	AMP 2 Subtotal		181,307	AMP 2 Subtotal		184,503
	AMP #3			AMP #3		
	Acct. 1411 – Audit	LS	200	Acct. 1411 – Audit	LS	200
	Acct. 1430 – A & E Fees	LS	7,000	Acct. 1430 – A & E Fees	LS	8,400
	Acct. 1450 – Landscaping		5,600	Acct. 1450 – Landscaping		2,800
	Acct. 1460 – Install central cable plugs		8,400	Acct. 1460 – Roofing		50,095
	Acct. 1460 – Replace interior doors		48,786	Acct. 1460 – Replace interior stairs & handrails		24,265
	Acct. 1460 – Replace washing machine box hookups		5,167			
	Acct. 1460 – Repair or replace handrails		10,914			
	Acct. 1465.1 – Refrigerators		2,800	Acct. 1465.1 - Refrigerators		3,360
	Acct. 1465.1 – Ranges		2,490	Acct. 1465.1 - Ranges		2,240
	Acct. 1475 – Coordinator vehicle		4,200	Acct. 1475 – Maintenance vehicles		7,000
	Acct. 1501 – Bond Debt Payment		63,107	Acct. 1501 – Bond Debt Payment		63,107
	AMP 3 Subtotal		158,664	AMP 3 Subtotal		161,467
	COCC			COCC		
	Acct. 1410 - Administration	LS	79,097	Acct. 1410 - Administration	LS	79,097
	Acct. 1411 – Audit	LS	300	Acct. 1411 – Audit	LS	300
	Acct. 1475 – Coordinator vehicle		10,000			
	COCC Subtotal		89,397	COCC Subtotal		79,397
	Subtotal of Estimated Cost		\$655,047	Subtotal of Estimated Cost		\$655,047

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	1408 – AMP #1		1408 – AMP #1	
Annual Statement	Police Salaries	19,200	Police Salaries	19,200
	Travel & Training	2,800	Travel & Training	2,800
	Resident Initiatives	31,170	Resident Initiatives	31,170
			Computer Upgrades	8,400
	1408 Subtotal – AMP 1	53,170	1408 Subtotal – AMP 1	61,570
	1408 – AMP #2		1408 – AMP #2	
	Police Salaries	15,360	Police Salaries	15,360
	Travel & Training	2,240	Travel & Training	2,240
	Resident Initiatives	24,935	Resident Initiatives	24,935
			Computer Upgrades	6,720
	1408 Subtotal – AMP 2	42,535	1408 Subtotal – AMP 2	49,255
	1408 – AMP #3		1408 – AMP #3	
	Police Salaries	13,440	Police Salaries	13,440
	Travel & Training	1,960	Travel & Training	1,960
	Resident Initiatives	21,819	Resident Initiatives	21,819
			Computer Upgrades	5,880
	1408 Subtotal – AMP 3	37,219	1408 Subtotal – AMP 3	43,099
	1408 – COCC		1408 – COCC	
	Travel & Training	3,000	Travel & Training	3,000
			Computer Upgrades	9,000
	1408 Subtotal – COCC	3,000	1408 Subtotal – COCC	12,000
	Subtotal of Estimated Cost	\$135,924	Subtotal of Estimated Cost	\$165,924

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013		Work Statement for Year: 5 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual Statement	1408 – AMP #1		1408 – AMP #1	
	Police Salaries	19,200	Police Salaries	19,200
	Travel & Training	2,800	Travel & Training	2,800
	Resident Initiatives	31,170	Resident Initiatives	31,170
	1408 Subtotal – AMP 1	53,170	1408 Subtotal – AMP 1	53,170
	1408 – AMP #2		1408 – AMP #2	
	Police Salaries	15,360	Police Salaries	15,360
	Travel & Training	2,240	Travel & Training	2,240
	Resident Initiatives	24,935	Resident Initiatives	24,935
	1408 Subtotal – AMP 2	42,535	1408 Subtotal – AMP 2	42,535
	1408 – AMP #3		1408 – AMP #3	
	Police Salaries	13,440	Police Salaries	13,440
	Travel & Training	1,960	Travel & Training	1,960
	Resident Initiatives	21,819	Resident Initiatives	21,819
	1408 Subtotal – AMP 3	37,219	1408 Subtotal – AMP 3	37,219
	1408 – COCC		1408 – COCC	
	Travel & Training	3,000	Travel & Training	3,000
	1408 Subtotal – COCC	3,000	1408 Subtotal – COCC	3,000
	Subtotal of Estimated Cost	\$135,924	Subtotal of Estimated Cost	\$135,924

ATTACHMENT I

HOUSING AUTHORITY OF THE CITY OF TROY

Annual/Five-Year Plans Fiscal Years 07/01/2010 – 07/01/2014

Comments and Minutes of the Resident Advisory Board Meeting

The annual Resident Advisory Board Meeting was held on Thursday, March 25, 2010 at 4:00 p.m. in the Board Room of Troy Housing Authority (THA) at the Central Office located at 201 Segars Street, Troy, Alabama.

Mr. Ken Vaughan, Executive Director, addressed the group and gave appreciation for all being present. Mr. Vaughan explained the reason for this meeting was to keep the lines of communication open between the Housing Authority and the tenants living in the public housing communities. Those present were Diane Harrelson and Olanda Hardy. Also present were Ken Vaughan, Executive Director and Stephanie Sullivan-Ienni, Administrative Assistant for THA. The absent members are Vicky Fuller and Sylvia White.

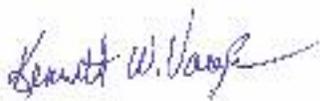
Mr. Vaughan informed the group that we need other members on the Advisory Board and one representative at least from each community. He then handed out the PHA 5-Year and Annual Plan and explained the plans for renovations, and modernization to the apartments and grounds. He stated the mission statement is the same and informed that the previous goals set were met and we will set new ones. Mr. Vaughan then added that there are no significant changes in either plan at this time. A copy of the annual and five year plan as well as capital fund plans was handed to each board member. Next Mr. Vaughan informed that the parking lot recently reconstructed with upgrades at Murphree Park went very well and he believed that it been very helpful to the tenants housed at that site for the Elderly and Disabled at it looks much better than it did. He informed that more work is needed there due to the excessive rain causing some areas to wash out. Still have to put stripes to separate and mark the spaces. He informed that the work should be finished by September of this year.

Mr. Vaughan then informed the group of the improvements needed and stated that new toilets were needed for all sites because many are 30 years old. The ones that are being replaced for emergency needs at this time are much better for water and sewage conservation that should save THA approximately \$100,000.00 per year. He stated that the Central Office needs a new roof very badly because of several leaks that are in the building and that will be very costly. Hubbard Street Site needs more parking in the future. Would like to renovate the bathrooms at all sites, many have 30 year old bathtubs. Interior and exterior light fixtures need replacing. Handrails are needed to be replaced. New paneling is also needed in several apartments. Need to continue the contract with Troy Police Department (TPD) to ensure safety for a more enjoyable neighborhood in our PH communities. Landscaping and lawn care are continuous needs at each site. We, here at THA are still trying to be persistent and take care of as many

needs as possible. In the future we will probably be contacted by The U.S. Department of Housing and Urban Development (HUD) with a No Smoking Policy in our PH units. If that is approved we will have no option to enforce the policy in all of our units. Due to some people letting outsiders wash cars and the cost of water and sewage the HA is considering removing all water spouts on the fronts of our units and have spouts with locks on them only on the backs of our units.

Ms. Diane Harrelson requested for the back door of the Center at the Murphree Park Site not to be slammed when it is rented out, because it disturbs her sleep. Mr. Vaughan assured the group that it would be taken care of. He will talk to the Site Manger, Ms. Sharon Daniels very soon. He then informed that the Community Center should not be rented out at this time, the contractor from Mississippi is using it as an office at this time and he has paperwork and supplies in there.

Mr. Vaughan thanked everyone for their time and the meeting was adjourned. All plans were supported by the Resident Advisory Board and no further changes or comments were suggested.

A handwritten signature in blue ink, appearing to read "Kenneth W. Vaughan".

**Kenneth W. Vaughan, Executive Director
Housing Authority of the City of Troy**

March 25, 2010

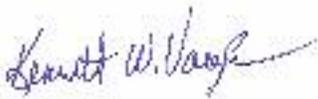
ATTACHMENT J

HOUSING AUTHORITY OF THE CITY OF TROY

**Annual/Five-Year Plans
Fiscal Years 07/01/2010 – 07/01/2014**

Challenged Elements

There were no challenged elements to the Housing Authority's Five-year and Annual Plans



**Kenneth W. Vaughan, Executive Director
Housing Authority of the City of Troy**

March 25, 2010