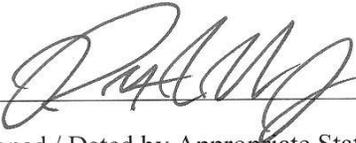


**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan**

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

**Certification by State or Local Official of PHA Plans Consistency with the  
Consolidated Plan**

I, Robert L. Hembree, Jr. the Mayor of Guntersville, Alabama certify that the Five Year and  
Annual PHA Plan of the Guntersville Housing Authority is consistent with the Consolidated Plan of  
Guntersville, Alabama prepared pursuant to 24 CFR Part 91.

 4.4.2011

Signed / Dated by Appropriate State or Local Official

**PHA 5-Year and Annual Plan**

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

**OMB No. 2577-0226  
Expires 4/30/2011**

<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Gunterville Housing Authority</u> <span style="float: right;">PHA Code: <u>AL014</u></span> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: <u>07/2011</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>350</u> <span style="float: right;">Number of HCV units: <u>174</u></span>				
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: 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. Over the next five years our goals and objectives are to continue to provide, decent, safe and sanitary housing for the low income, homeless and needy of our community. This Housing Authority will follow the five-year, ACOP/Section 8 Administrative Plans to achieve the HUD regulations and obey Federal law. This Housing Authority will ensure equal housing for all, promote self-sufficiency and asset development of families and individuals and will take steps to help improve community quality of life and economic vitality. This Authority will always solicit and consider comments and recommendations from residents, local government officials and the general public.				

5.2	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>Reduce public housing vacancies: The Housing Authority will strive to reduce the vacancy rate by reducing turn-around time on vacant units and provide incentives to increase the applicant waiting list. The Housing Authority will strive to maintain a 5% or below vacancy rate.</p> <p>Improve public housing management: (PHAS score) Our current score is 89. Improve voucher management by continuing to maintain a high score. Our current score is 100 .</p> <p>Increase customer satisfaction: The Housing Authority recognizes the residents as our ultimate customer and will strive to provide the best possible service to the residents by maintaining our efficient response time to work orders and providing drug free, decent, safe, and sanitary housing. The Housing Authority is striving to improve the turn-around on vacant units, perform timely inspections on all units to insure decent, safe and sanitary housing. The Housing Authority is striving to maintain tenants accounts receivable at 2% or less each year. The Housing Authority rent collection policy is helping to accomplish this goal. The past year the tenant accounts receivable was less than 2% (1.14%)</p> <p>Renovate or modernize public housing units: The Housing Authority has an on going modernization program as outlined in the approved five year action plan.</p> <p>This Housing Authority does not have a homeownership program, however, the Housing Authority staff will advise and refer residents that are eligible and considering moving from low-rent housing to home ownership to agencies that will assist the resident to achieve their goal.</p> <p>Implement public housing or other homeownership programs: This Housing Authority does not have a homeownership program, however, the Housing Authority staff will advise and refer residents that are eligible and considering moving from low-rent housing to home ownership to agencies that will assist the resident to achieve their goal.</p> <p>Over the next five years, the Housing Authority will continue to monitor housing placements in order to enforce the Deconcentration Rule and will strive to achieve a goal of 20% of higher income participants placed into lower income developments. The Housing Authority has adopted a Flat Rent Schedule which should assist in this effort.</p> <p>Over the next five years, this Housing Authority will strive to place 20% of lower income families into higher income developments..</p> <p>Through our Capital Fund Program we will continue to make physical improvements to our units to provide safe housing.</p> <p>The Housing Authority has three developments for elderly families. AL014-5 and AL014-7 Martin Manor consisting of seventy units and a portion of AL014-9 East Lake Courts consisting of twenty units.</p> <p>Over the next five years, the Housing Authority has a goal to increase the number of working family members by a total of 4%. The current number of working family members is 91 and from 84 six years ago.</p> <p>The Housing Authority will work with the GED, Tennessee Valley Family Services and DHR programs and other agencies to provide our residents the supportive services, training and educational materials.</p> <p>Resident activities are scheduled through our Pat Isbell Community Building for the elderly, disabled and others.</p> <p>Fair Housing is promoted by this Housing Authority for all applicants and residents. This Housing Authority has not and will not discriminate against any person because of sex, religion or nationality. The Housing Authority encourages and promotes residents to select an area that would be beneficial to their well-being such as areas that are accessible for persons with disabilities or areas close to schools, daycare and shopping.</p> <p>The Housing Authority will strive to place families in the development requested by the applicant and to maintain families in units suitable for their family size.</p> <p>: Every effort is made by the Housing Authority to ensure accessible housing is made available for handicapped/disabled applicants and residents when it is required.</p> <p>The Authority is striving to fully comply with all requirements of the violence against women act. The Authority will not deny a victim of domestic violence, dating violence or stalking. To be admitted to the program the applicant must meet all other admission requirements.</p> <p>The Authority will not terminate assistance to a victim of domestic violence, dating violence or stalking based solely on an incident or threat of such activity. The Authority still retains the right to terminate assistance for other criminal activity or good cause.</p> <p>The Authority when notified of cases of domestic violence, dating violence, sexual violence or stalking, refer victims to the following agencies in the Guntersville and local area.</p> <ol style="list-style-type: none"> <li>1. Carolyn Crump at the Coalition Against Domestic Violence---256-891-9864</li> <li>2. Rose Haven Shelter--256-543-3059</li> <li>3. Domestic Violence Help Line--265-927-8876</li> </ol> <p>The Authority provides all new tenants with information regarding the Violence Against Women Act</p>
E	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ul style="list-style-type: none"> <li>6.2 Financial Resources</li> <li>6.11 fiscal Year Audit</li> <li>8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report Attachments</li> <li>8.2 Capital Fund Program Five-Year Action Plan Attachment</li> <li>9.0 Housing Needs</li> <li>10.0 Progress in Meeting Mission and Goals, Significant Amendment and Substantial Deviation/Modification</li> </ul> <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>The PHA Plan revised policies or program changes (including attachments ) are available for public review and inspection at the GHA Office 1205 Wyeth Drive, Guntersville, Al</p> <p>The public may obtain copies of the 5-year and Annual PHA Plan</p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2011 grants)</b>		
a) Public Housing Operating Fund	<b>957,669</b>	
b) Public Housing Capital Fund	<b>528,216</b>	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	<b>650,121</b>	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	<b>542,249</b>	
<b>Excess Utilities</b>	<b>5,303</b>	
<b>Non-Dwelling Rental</b>	<b>2,000</b>	
<b>4. Other income (list below)</b>		
<b>Interest Income</b>	<b>25,765</b>	
<b>Miscellaneous</b>	<b>33,553</b>	
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>2,744,876</b>	

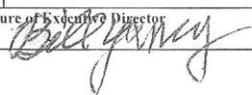
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. COPIES INCLUDED
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> 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. COPY INCLUDED
8.3	<b>Capital Fund Financing Program (CFFP).</b> <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.

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: <b>GUNTERSVILLE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No. AL09P01450111 Replacement Housing Factor Grant No Date of CFFP: _____		FFY of Grant: 2011 FFY of Grant Approval: _____	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1408 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit	500			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	36,817			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	480,899			
11	1465 I Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	10,000			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495 I Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
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)	528,216			
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	435,899			

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

<b>Part I: Summary</b>					
<b>PHA Name:</b> GUNTERSVILLE HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No. AL09PO1450111 Replacement Housing Factor Grant No Date of CFFP: _____			<b>FFY of Grant:</b> 2011 <b>FFY of Grant Approval:</b>
<b>Type of Grant</b> <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					
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated</b>	<b>Expended</b>
<b>Signature of Executive Director</b> 		<b>Date</b> March 18, 2011		<b>Signature of Public Housing Director</b> Date	

Part II: Supporting Pages								
PHA Name: Guntersville Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL0901450111 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011			
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
AL014000100P East Lake Courts AL 14-9	INSTALL NEW DOUBLE PANE WINDOWS AND HEAVY DUTY SCREENS	1460	50 UNITS & COMM. BLDG	300,000				
	INSTALL NEW ENTRANCE DOORS AND NEW STORM/HEAVY DUTY SCREEN DOORS							
AL014000100P HEMBREE HOME AL 14-3	INSTALL CENTRAL HEAT/AIR	1460	14 UNITS	190,899				
	A & E	1430	64 UNITS & COMM BLDG	36,817				
	AUDIT	1411	64 & COMM BLDG	500				
	TOTAL COST			528,216				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.



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

<b>Part I: Summary</b>		<b>PHA Name:</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: AL09P014501-09 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:2009</b> <b>FFY of Grant Approval: 2009</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report							
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>			
		Original	Revised <sup>2</sup>	Obligated	Expended		
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)	529,207		0	0		
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	370,000		0	0		
Signature of Executive Director <i>Bill Yancy</i>		Date 04/11/2011		Signature of Public Housing Director		Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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

<b>Part II: Supporting Pages</b>		<b>PHA Name:</b> Guntersville Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: AL09P014501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:		<b>Federal FFY of Grant: 2009</b>		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
AL 14-9 East Lake Courts AL0140001000P	INSTALL NEW CENTRAL HEAT/AIR, WATER HEATERS, COMMODES, REPAIR & PAINT WALLS/CEILINGS, REPLACE FLOOR TILE & BASE	1460	25	474,119		0	0	
AL 14-9	RELOCATION	1495.1	25	20,000		0	0	
	A&E	1430		34,588		0	0	
	Audit	1411		500		0	0	
	TOTAL COST			529,207		0	0	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.



<b>Part I: Summary</b>					
PHA Name: Guntersville Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL0901450110 Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
				FFY of Grant: 2010 FFY of Grant Approval: 2010	
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: 04/11/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
Signature of Executive Director Billy M. Yancy 		Date 04/11/2011	Signature of Public Housing Director		Date

<b>Part II: Supporting Pages</b>									
PHA Name: Guntersville Housing Authority			Grant Type and Number Capital Fund Program Grant No: AL0901450110 Replacement Housing Factor Grant No: _____			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities			General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work	
						Original	Revised <sup>1</sup>		
AL014000100P REPAIR & PAINT WALLS AND CEILINGS						1460	25	470,899	
EAST LAKE COURTS AL 14-9 REPLACE TILE & BASE									
REPLACE WATER HEATERS									
REPLACE COMMODES									
INSTALL NEW CENTRAL HEAT AND AIR UNITS									
RELOCATION						1495.1	25	20,000	
A&E						1430	25	36,817	
AUDIT						1411	25	500	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.



Capital Fund Program—Five-Year Action Plan

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

<b>Part I: Summary</b>						
PHA Name/Number Guntersville Housing Authority AL014			Guntersville, Marshall County, 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 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
B.	Physical Improvements Subtotal	Annual Statement	490,899	490,899	490,899	490,899
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		500	500	500	500
F.	Other		36,817	36,817	36,817	36,817
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		528,216	528,216	528,216	528,216
L.	Total Non-CFP Funds					
M.	Grand Total		528,216	528,216	528,216	528,216

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)						
PHA Name/Number Guntersville Housing Authority AL014		Guntersville, Marshall County, 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 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
	AL 14-3 AL014000100P Hembree Homes		490,899	490,899	354,539	
	AL 14-5 AL014000100P HEMBREE HOMES ADD				136,360	
	AL 14-5 AL014000200P MARTIN MANOR ADD					390,000
	AL 14-5 AL014000200P MARTIN MANOR ADD					100,899





Capital Fund Program—Five-Year Action Plan

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

		Subtotal of Estimated Cost	\$ 490,899	Subtotal of Estimated Cost	\$ 490,899

**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**

Income <= 30% of AMI	228
Income >30% but <=50% of AMI	47
Income >50% but <80% of AMI	17
Elderly	19
Families with Disabilities	67
White	258
Black	31
Spanish/American	3

What sources of information did the PHA use to conduct this analysis?

The information for this analysis was taken from the Housing Authority applications Sept. 2, 2008-Feb. 10, 2011 Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

**Housing Needs of Families on the Waiting List**

Public Housing

Waiting list total 150 Annual Turnover 81

9.0

Extremely low income <=30% AMI	128	86%
Very low income (>30% but <=50% AMI)	14	9%
Low income (>50% but <80% AMI)	8	5%
Families with children	36	24%
Elderly families	8	5%
Families with Disabilities	41	27%
WHITE	132	88%
BLACK	17	11%
Spanish/American	1	1%
Race/ethnicity		

**Characteristics by Bedroom Size (Public Housing Only)**

1BR	114	76%
2 BR	16	11%
3 BR	20	13%
4 BR	0	0%
5 BR		
5+ BR		

Is the waiting list closed? No

9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><b>Maximize the number of affordable units available to the PHA within its current resources by:</b></p> <ul style="list-style-type: none"> <li>Employ effective maintenance and management policies to minimize the number of public housing units off-line</li> <li>Reduce turnover time for vacated public housing units</li> <li>Reduce time to renovate public housing units</li> </ul> <p>Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required</p> <p>Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program. There are other housing developments in the Housing Authority's jurisdiction that offer housing assistance to prospective applicants. At this time we do not believe there is a need for additional units in our area.</p> <p>Adopt rent policies to support and encourage work</p> <p>Seek designation of public housing for the elderly</p> <p><b>Need: Specific Family Types: Families with Disabilities</b></p> <p><b>Strategy 1: Target available assistance to Families with Disabilities:</b></p> <ul style="list-style-type: none"> <li>Seek designation of public housing for families with disabilities</li> <li>Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing</li> </ul> <p><b>Need: Specific Family Types: Races or ethnicities with disproportionate housing needs</b></p> <p><b>Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:</b> Select if applicable</p> <ul style="list-style-type: none"> <li>Affirmatively market to races/ethnicities shown to have disproportionate housing needs</li> </ul> <p><b>Strategy 2: Conduct activities to affirmatively further fair housing</b> Select all that apply</p> <ul style="list-style-type: none"> <li>Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units</li> <li>Market the section 8 program to owners outside of areas of poverty /minority concentrations</li> </ul> <p><b>Other Housing Needs &amp; Strategies: (list needs and strategies below)</b></p> <p>(2) <b>Reasons for Selecting Strategies</b> Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:</p> <ul style="list-style-type: none"> <li>Funding constraints</li> <li>Staffing constraints</li> <li>Extent to which particular housing needs are met by other organizations in the community</li> <li>Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA</li> <li>Influence of the housing market on PHA programs</li> <li>Results of consultation with local or state government</li> <li>Results of consultation with residents and the Resident Advisory Board</li> </ul>
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**The Resident Advisory Board met in the City of Guntersville, AL on March 9, 2011.**

All members were welcomed.

Those present were John Gray, Cora Gurley, Bernice Hayes, James Ray Cornelius, Lena Aust, Mack Stewart and the Guntersville Housing Authority Office Staff. Those absent were Beatrice Pirkle and Catherine Hampton.

First order was the nominations for officers. John Gray made a motion to open nominations for officers. James Ray Cornelius made a motion to keep the current officers and Lena Aust seconded. All members were in agreement with their nomination and selection, the motion carried. Those chosen were as follows:

President – Beatrice Pirkle

Vice-President – John Gray

Secretary – Bernice Hayes

Executive Director Yancy reviewed the Annual and Five Year Plans with the Board and James Ray Cornelius made a motion to approve the Annual and Five Year Plans, which motion was seconded by Bernice Hayes. All members were in agreement.

Executive Director Yancy discussed the upcoming inspections and how important it is for all tenants to help keep our neighborhoods clean. Those present were told to keep the Authority informed about problems from your street.

There being no further business the meeting was adjourned.

**ATTACHMENT A1014G01**

**GUNTERSVILLE HOUSING AUTHORITY  
RESIDENT ADVISORY BOARD**

Lena Aust  
730 Ringold Street  
Guntersville, AL 35976  
(256) 582-9806

Catherine Hampton  
805 Jordan Street  
Guntersville, AL 35976  
(256) 582-3639

James Ray Cornelius  
712 Ringold Street  
Guntersville, AL 35976

John Gray, Vice-President  
3407-A Perry Street  
Guntersville, AL 35976

Mack Stewart  
1821 May Street  
Guntersville, AL 35976  
(256) 486-3319

Bernice Hayes, Secretary  
1313 Coplin Avenue  
Guntersville, AL 35976  
(256) 582-8544

Cora Gurley  
1812 Wiggs Street  
Guntersville, AL 35976  
(256) 582-6208

Beatrice Pirkle, President  
802 Mabrey Street  
Guntersville, AL 35976  
(256) 582-8738

<p><b>10.0</b></p>	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) <b>Progress in Meeting Mission and Goals.</b> Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. This Housing Authority continues to progress on mission and goals by timely using capitol funds. The GHA has always maintained very low TARS. Financially, the Authority has operated soundly while meeting the needs of our community.</p> <p>One hundred and forty units now have central heat/air. We have met the needs of handicapped tenants with our quota of units meeting 504. The \$675,000 of stimulus capital fund spent for energy savings (100%). \$ 740,000 of \$1,058,414 capital fund grants of 2009/2010 will be spent for energy savings.</p> <p>Crime in our complexes has dropped tremendously. The GHA is a respected and vital part of the Guntersville community. We will continue to work on improving our mission and goals.</p> <p>(b) <b>Significant Amendment and Substantial Deviation/Modification.</b> Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>The following actions are defined as Substantial Deviation or Significant Amendment or Modification: Discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, programs, and Capital Budget of the agency. Also, any action requiring formal approval of the Board of Commissioners under these categories, an exception would be adopted resolutions due to HUD requirements. The GHA/ARRA Capital Fund Formula Grant allows us to continue as scheduled in the Annual Plan with the Plans on energy saving modernization in 2011 for work to begin in East Lake Courts followed by modernization at Hembree Homes from a portion the 2011 Grant.</p>
<p><b>11.0</b></p>	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> 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.</p> <p>(g) Challenged Elements</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>

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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 07/11, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

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

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

The Guntersville Housing Authority  
PHA Name

AL014  
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 11 - 20 15

Annual PHA Plan for Fiscal Years 20 11 - 20 12

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

Name of Authorized Official	Title
Buddy Bunch	Chairman of Commissioners
Signature	Date
	3-17-2011

**Civil Rights Certification**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011**Civil Rights Certification****Annual Certification and Board Resolution**

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

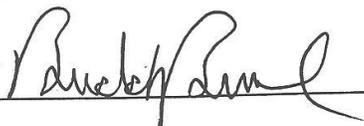
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further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

Guntersville Housing Authority

AL014

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)			
Name of Authorized Official	Buddy Bunch	Title	Chairman of The Board of Commissioners
Signature		Date	3-17-2011

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

The Guntersville Housing Authority, Guntersville, Alabama

Program/Activity Receiving Federal Grant Funding

AL014 Low Rent Public Housing

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

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

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

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

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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

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

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

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

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

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

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

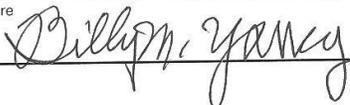
2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each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

1205 Wyeth Drive  
Marshall County  
Guntersville, Alabama 35976

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

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

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

Name of Authorized Official Billy . Yancy	Title Executive Director
Signature X 	Date 03/24/2011

**Certification of Payments  
to Influence Federal Transactions**

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

Applicant Name

The Guntersville Housing Authority, Guntersville, Alabama 35976

Program/Activity Receiving Federal Grant Funding

AL014 Low Rent Public Housing

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

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

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

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

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

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

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

Name of Authorized Official

Billy M. Yancy

Title

Executive Director

Signature



Date (mm/dd/yyyy)

03/24/2011

Previous edition is obsolete

## DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB  
0348-0046

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  The Guntersville Housing Authority P.O. Box 4 Guntersville, AL 35976  Congressional District, if known: 4c		<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>   Congressional District, if known:
<b>6. Federal Department/Agency:</b>  U.S. Department of Housing and Urban Development	<b>7. Federal Program Name/Description:</b>   CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$ _____	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI): none	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Billy M. Yancy</u> Title: <u>Executive Director</u> Telephone No.: <u>256-582-4331</u> Date: <u>05/24/2011</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)