

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**

1.0	PHA Information PHA Name: <u>Decatur Housing Authority</u> PHA Code: <u>AL048</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>7/2011</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>606</u> Number of HCV units: <u>1,050</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <p style="text-align:center;">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.</p>				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <p style="text-align:center;">Agency Goals for 2010 – 2014</p> <p>Goal: Maximize budget dollars of the Section 8 Housing Choice Voucher program.</p> <p>Objective: Maintain a 97% or better lease-up rate of the Section 8 Housing Choice Voucher program.</p> <p>Goal: Improve the quality of assisted housing.</p> <p>Objectives: Renovate or modernize public housing neighborhoods.</p> <p style="padding-left: 40px;">Achieve High Performance status on voucher management (SEMAP).</p> <p style="padding-left: 40px;">Improve PHAS score to high performing.</p> <p style="padding-left: 40px;">Increase customer satisfaction (measured by RASS)</p> <p>Goal: Increase assisted housing choices.</p> <p>Objective: Maintain current voucher homeownership program.</p> <p>Goal: Provide an improved living environment.</p> <p>Objective: Continue to renovate and upgrade units.</p> <p style="padding-left: 40px;">Improve communications between Decatur Housing Authority and residents with newsletters, resident meetings, and employment and training opportunities through Section 3 program.</p> <p>Goal: Promote self-sufficiency and asset development of assisted households.</p>				

Objectives: Increase the number of wage earners in assisted housing.

Provide supportive services to improve employability of persons receiving assistance.

Improve communications between Decatur Housing Authority and residents with newsletters, resident meetings and employment and training through the Section 3 program.

Goal: **The Decatur Housing Authority will continue to maintain a good working relationship with the City of Decatur to implement goals that will further Fair Housing.**

Objective: The Decatur Housing Authority will continue to work with the City of Decatur to implement and meet the goals as outlined in the Impediments to Fair Housing Study.

Goal: **A goal of the Decatur Housing Authority 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.**

Objective: The Decatur Housing Authority will continue to refer victims of domestic violence to the appropriate local agency working with domestic violence issues.

The Decatur Housing Authority will continue to provide brochures about the rights of tenants in regard to the Violence Against Women Act.

The Decatur Housing Authority will continue to attach the appropriate VAWA language to all applications.

The Decatur Housing Authority will continue to include the Violence Against Women Act language in 100% of our leases.

The Decatur Housing Authority will continue to include the Violence Against Women Act language in 100% of the Briefing Packets for the Section 8 Housing Choice Voucher Program.

Statement of Progress in Meeting the 5 Year Plan Mission and Goals for 2010 – 2015

The following table reflects the progress we have made in achieving our 5-year goals and objectives:

Goal One: Expand the supply of assisted housing	
Objective	Progress
Apply for additional rental vouchers	When ever an allocation becomes available the DHA always applies.
Reduce public housing vacancies	8 vacant 1/31/2011 2 vacant 1/31/2010
Goal Two: Improve the quality of assisted housing	
Objective	Progress
Improve public housing management (PHAS score).	Score for FY 2009 – 84
Improve voucher management (SEMAP score).	Score for FY 2010 - 86
Renovate or modernize public housing units	AMP 1 Completed the replacement of sewer lines Completed bathroom renovations AMP 3 Completed roofing Completed the merging of 2 units for 1 504 Compliant unit AMP 9 Increased outside lighting for AMP 9 Completed the merging of 4 units for 2 504 Compliant units

Goal Three: Increase assisted housing choices	
Objective	Progress
Implement voucher homeownership program.	The Decatur Housing Authority has fully implemented the Homeownership Program. Currently have 1 family participating.
Implement public housing homeownership program.	Closed 3 houses in 2010 for a total of 7 since implementation. 6 under construction. 2 sales pending

Goal Four: Expand the supply of assisted housing	
Objective	Progress
Apply for additional vouchers	

Violence Against Women Act Report

The Decatur Housing Authority 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.

The Decatur Housing Authority does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Decatur Housing Authority will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

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

The Decatur Housing Authority does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Decatur Housing Authority will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

The Decatur Housing Authority 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 Decatur Housing Authority does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Decatur Housing Authority will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

6.0

PHA Plan Update

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

(a) Decatur Housing Authority Plan Elements That Have Been Revised Since its Last Annual Plan Submission

Admissions and Continued Occupancy Policy
Section 8 Administrative Plan
Waiting List Statistics
Financial Resources
Progress on Meeting the Goals
Designated Housing Plan
Updated Safety and Crime Prevention
Intention to Project-base Vouchers within the City Limits of Decatur
Updated all open Capital Fund Program Budgets with Performance and Evaluation Reports
Completed a projected Capital Funds budget for 2012, 2013, 2014, 2015, 2016
Added Internet Usage Policy
Added Section 3 Policy
Updated Utility Allowance for both Section 8 and Public Housing Programs
Payment Standards

(b) Specific Locations Where the Public May Obtain Copies of the Annual Plan

Decatur Housing Authority
Central Office
100 Wilson Street
Decatur, AL 35601

	<p>East Acres Project Management Office 1701 Locust Street SE Decatur, AL 35601</p> <p>Sterrs Homes Project Management Office 1330 Sunset NW Decatur, AL 35601</p> <p>Jordan/Neill Apartments Project Management Office 100 Wilson Street First Floor Decatur, AL 35601</p> <p>Decatur Housing Authority Section 8 Office 907 10th Avenue NE Decatur, AL 35601</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>PUBLIC HOUSING HOMEOWNERSHIP</p> <p>The Decatur Housing Authority will construct thirty-six (36) single-family homes for families pursuant to the U.S. Housing Act of 1937, as amended. By providing the necessary counseling and training for the success of the Homeownership Program and encouraging self-sufficiency, not only will the affected residents' living conditions improve, but also the quality of their lives. This program will benefit the community by turning tax-exempt rental units into properties that become part of the tax base of the community and separate the homebuyers from the system of dependency. In addition, homeownership improves an individual's sense of self-worth, and provides families with a stake in their neighborhoods and increases their level of community involvement.</p> <p>The Homeownership Program is designed to enable eligible families to purchase homes that are affordable so that they too can realize the American dream of owning one's own home.</p> <p>SECTION 8 HOMEOWNERSHIP</p> <p>The Decatur Housing Authority's homeownership option for the Section 8 program is designed to promote and support homeownership by a "first-time" homeowner. It allows one or more members of the family to purchase a home. Section 8 payments supplement the family's own income to facilitate the transition from rental to homeownership. The initial availability of these assistance payments helps the family pay the costs of homeownership, and may provide additional assurance for a lender, so that the family can finance purchase of the home. The Decatur Housing Authority will allow for 25 Section 8 Housing Choice Vouchers for this program.</p> <p><u>Section 8 Homeownership Capacity Statement</u></p> <p>A purchasing family must invest at least three percent of the purchase price of the home they are buying in the property. This can take the form of a down payment, closing costs, or a combination of the two. Of this sum, at least one percent of the purchase price must come from the family's personal resources.</p> <p>PROJECT-BASED VOUCHERS</p> <p>It is the intent of the Decatur Housing Authority to project-base up to 20% of our current allocation. The general location for the use of project-base vouchers is the City limits of Decatur. This action is consistent with the Decatur Housing Authority 5 Year Plan because it expands the supply of assisted housing. Our intent is to project-base vouchers for disabled families.</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>2007 (501-07) Capital Fund Performance and Evaluation Report (al048a01) 2008 (501-08) Capital Fund Performance and Evaluation Report (al048b01) 2009 (501-09) Capital Fund Performance and Evaluation Report (al048c01) 2010 (501-10) Capital Fund Performance and Evaluation Report (al048e02) 2011 (501-11) Capital Fund Performance and Evaluation Report (al048f01) 2012 (501-12) Capital Fund Annual Statement (al048g01)</p> <p>2009 (501-09) Replacement Housing Factor Performance and Evaluation Report (al048h01) 2010 (501-10) Replacement Housing Factor Performance and Evaluation Report (al048i01) 2011 (501-11) Replacement Housing Factor Performance and Evaluation Report (al048 j01) 2012 (501-12) Replacement Housing Factor Performance and Evaluation Report (al048k01)</p> <p>2009 (502-09) Replacement Housing Factor Performance and Evaluation Report (al048k01) 2010 (502-10) Replacement Housing Factor Performance and Evaluation Report (al048l01) 2011 (502-11) Replacement Housing Factor Annual Statement (al048m01) 2012 (502-12) Replacement Housing Factor Annual Statement (al048n01)</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>2012 through 2016 Capital Fund 5 Year Action Plan (al048o01)</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	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="4" style="text-align: center;">Housing Needs of Families on the Waiting List</th> </tr> <tr> <th colspan="4" style="text-align: center;">Public Housing - East Acres</th> </tr> <tr> <th colspan="4" style="text-align: center;">Fiscal Year 2012</th> </tr> <tr> <th></th> <th style="text-align: center;"># of families</th> <th style="text-align: center;">% of total families</th> <th style="text-align: center;">Annual Turnover</th> </tr> </thead> <tbody> <tr> <td>Waiting list total</td> <td style="text-align: center;">118</td> <td></td> <td style="text-align: center;">66</td> </tr> <tr> <td>Extremely low income <= 30% AMI</td> <td style="text-align: center;">102</td> <td style="text-align: center;">86.44%</td> <td></td> </tr> <tr> <td>Very low income (>30% but <=50% AMI)</td> <td style="text-align: center;">13</td> <td style="text-align: center;">11.02%</td> <td></td> </tr> <tr> <td>Low income (>50% but <80% AMI)</td> <td style="text-align: center;">3</td> <td style="text-align: center;">2.54%</td> <td></td> </tr> <tr> <td>Families with children</td> <td style="text-align: center;">44</td> <td style="text-align: center;">37.29%</td> <td></td> </tr> <tr> <td>Elderly families</td> <td style="text-align: center;">3</td> <td style="text-align: center;">2.54%</td> <td></td> </tr> <tr> <td>Families with disabilities</td> <td style="text-align: center;">18</td> <td style="text-align: center;">15.25%</td> <td></td> </tr> <tr> <td>White/Non-Hispanic</td> <td style="text-align: center;">42</td> <td style="text-align: center;">35.59%</td> <td></td> </tr> <tr> <td>Black/Non-Hispanic</td> <td style="text-align: center;">74</td> <td style="text-align: center;">62.71%</td> <td></td> </tr> <tr> <td>Hawaiian/Other Pacific Islander</td> <td style="text-align: center;">1</td> <td style="text-align: center;">0.85%</td> <td></td> </tr> <tr> <td>Multi-racial</td> <td style="text-align: center;">1</td> <td style="text-align: center;">0.85%</td> <td></td> </tr> <tr> <td>Hispanic</td> <td style="text-align: center;">2</td> <td style="text-align: center;">1.69%</td> <td></td> </tr> <tr> <td colspan="4">Characteristics by Bedroom Size (Public Housing Only)</td> </tr> <tr> <td>0 BR</td> <td></td> <td style="text-align: center;">0.00%</td> <td></td> </tr> <tr> <td>1 BR</td> <td style="text-align: center;">66</td> <td style="text-align: center;">55.93%</td> <td style="text-align: center;">12</td> </tr> <tr> <td>2 BR</td> <td style="text-align: center;">24</td> <td style="text-align: center;">20.34%</td> <td style="text-align: center;">26</td> </tr> <tr> <td>3 BR</td> <td style="text-align: center;">17</td> <td style="text-align: center;">14.41%</td> <td style="text-align: center;">16</td> </tr> </tbody> </table>	Housing Needs of Families on the Waiting List				Public Housing - East Acres				Fiscal Year 2012					# of families	% of total families	Annual Turnover	Waiting list total	118		66	Extremely low income <= 30% AMI	102	86.44%		Very low income (>30% but <=50% AMI)	13	11.02%		Low income (>50% but <80% AMI)	3	2.54%		Families with children	44	37.29%		Elderly families	3	2.54%		Families with disabilities	18	15.25%		White/Non-Hispanic	42	35.59%		Black/Non-Hispanic	74	62.71%		Hawaiian/Other Pacific Islander	1	0.85%		Multi-racial	1	0.85%		Hispanic	2	1.69%		Characteristics by Bedroom Size (Public Housing Only)				0 BR		0.00%		1 BR	66	55.93%	12	2 BR	24	20.34%	26	3 BR	17	14.41%	16
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4 BR	9	7.63%	9
5+BR	2	1.69%	3
Is the waiting list closed?			
	<input checked="" type="checkbox"/>	No	<input type="checkbox"/> Yes

Housing Needs of Families on the Waiting List Public Housing - Sterrs Homes Fiscal Year 2012			
	# of families	% of total families	Annual Turnover
Waiting list total	138		41
Extremely low income <= 30% AMI	122	88.41%	
Very low income (>30% but <=50% AMI)	9	6.52%	
Low income (>50% but <80% AMI)	7	5.07%	
Families with children	34	24.64%	
Elderly families	21	15.22%	
Families with disabilities	7	5.07%	
White/Non-Hispanic	7	5.07%	
Black/Non-Hispanic	126	91.30%	
American Indian/Alaska Native	1	0.72%	
Multi-Racial	4	2.90%	
Hispanic	1	0.72%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR		0.00%	
1 BR	79	57.25%	8
2 BR	46	33.33%	13
3 BR	8	5.80%	17
4 BR	5	3.62%	3
5+BR		0.00%	
Is the waiting list closed?			
	<input checked="" type="checkbox"/>	No	<input type="checkbox"/> Yes

Housing Needs of Families on the Waiting List Public Housing - High Rise Fiscal Year 2012			
	# of families	% of total families	Annual Turnover
Waiting list total	57		34
Extremely low income <= 30% AMI	34	59.65%	
Very low income (>30% but <=50% AMI)	13	22.81%	
Low income (>50% but <80% AMI)	10	17.54%	
Families with children	0	0.00%	

Elderly families	32	56.14%	
Families with disabilities	6	10.53%	
White/Non-Hispanic	54	94.74%	
Black/Non-Hispanic	1	1.75%	
Asian	1	1.75%	
Multi	1	1.75%	
Non-Hispanic	57	100.00%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR		0.00%	
1 BR	57	100.00%	34
2 BR		0.00%	
3 BR		0.00%	
4 BR		0.00%	
5+BR		0.00%	
Is the waiting list closed?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	

Housing Needs of Families on the Waiting List Section 8 Housing Choice Voucher Fiscal Year 2012			
	# of families	% of total families	Annual Turnover
Waiting list total	1015		97
Extremely low income <= 30% AMI	799	78.72%	
Very low income (>30% but <=50% AMI)	171	16.85%	
Low income (>50% but <80% AMI)	45	4.43%	
Families with children	584	57.54%	
Elderly families	28	2.76%	
Families with disabilities	149	14.68%	
White/Non-Hispanic	231	22.76%	
Black/Non-Hispanic	772	76.06%	
Asian/Pacific Islander	3	0.30%	
American Indian/Alaskan	1	0.10%	
Hawaiian/Pacific Islander	2	0.20%	
Other	6	0.59%	
Hispanic	16	1.58%	
Is the waiting list closed?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	
If yes:			
How long has it been closed (# of months)? 26			
Does the PHA expect to reopen the list in the PHA Plan year? No			
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	

Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Extremely low income ≤ 30% AMI	2896	5	1	1	1	1	3
Very low income (>30% but ≤50% AMI)	2200	5	1	1	1	1	3
Low income (>50% but <80% AMI)	2571	5	1	1	1	1	3
Elderly families	1698	5	5	1	1	1	3
Families with disabilities	unknown						
White/Non-Hispanic	4810	5	1	1	1	1	3
Black/Non-Hispanic	2215	5	1	1	1	1	3
Hispanic	540	5	1	1	1	1	3
Native American/Non- Hispanic	64	5	1	1	1	1	3
Asian Non-Hispanic	165	5	1	1	1	1	3

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

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

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.**

Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

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

Select all that apply

- Apply for additional section 8 units should they become available
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
Continue to provide single family homes for the Homeownership Program

9.1

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

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>See Section 5.2</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissions.</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. Resident Advisory Board Comments (al048p01)</p> <p>(g) Challenged Elements Challenged Elements (al048q01)</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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Part I: Summary

PHA Name: Decatur Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09P048501-10 Date of CFFP: 2010	Replacement Housing Factor Grant No: 0	FFY of Grant: 2010
			FFY of Grant Approval: 2010

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/2011	Reserve for Disasters/Emergencies	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		50,000.00	100,000.00	0.00	0.00
3	1408 Management Improvements		0.00	150,000.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)		89,580.00	89,580.00	89,580.00	89,580.00
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition		80,000.00	80,000.00	0.00	0.00
9	1450 Site Improvement		25,000.00	46,226.00		
10	1460 Dwelling Structures		621,226.00	400,000.00	0.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable		30,000.00	30,000.00	0.00	0.00
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					
18a	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 line 2 - 19)		895,806.00	895,806.00	89,580.00	89,580.00
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 I: Summary

PHA Name: Decatur Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P048501-10 Date of CFPP: 2010		Replacement Housing Factor Grant No: 0		FFY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/2011		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input type="checkbox"/> Final Performance and Evaluation Report			
Line Summary by Development Account		Original		Total Estimated Cost		Revised ²	
Signature of Executive Director <i>Christy Hall</i>		Date 5-14-11		Signature of Public Housing Director		Total Actual Cost ¹ Obligated	
						Expended	

