

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: Housing Authority of the City of Childersburg, Alabama PHA Code: AL122 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 10-2011																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 220 Number of HCV units: 0																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
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: The mission of the Childersburg Housing Authority is to provide decent, safe, sanitary and affordable housing for eligible persons in need of assistance; to recognize participants as our ultimate customer and to apply resources to effective, efficient management and operation of our Public Housing units.																										
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. <ol style="list-style-type: none"> 1) To reinforce our mission by working as a team to provide quality housing for our residents 2) Improve customer service to our residents 3) Use housing software to track accomplishments, or problems, to better enhance customer service and resident programs 4) Use housing software and training to better educate our Management and Maintenance employees toward increasing output while minimizing cost 5) Work closely with other entities, to include local government, to create incentives to expand the supply of affordable housing <p>See 10.0 (a) Progress in Meeting Mission and Goals.</p>																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: none (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. Childersburg Housing Authority – Central Office 150 6th Avenue SW Childersburg, Alabama 35044																										
7.0	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>																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																										
8.1	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. Please see attachment al122a01 – 2011 CFP al122c01 – 2010 CFP																										
8.2	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. Please see attachment al122b01 The Childersburg Housing Authority is also in the process of preparing an EPC proposal as a part of our 5-Year Plan. Childersburg Housing Authority is awaiting approval from our field office on the EPC. Our projections are for an estimated 20% savings from the 10-year contract updating our water heaters, stoves and HVAC systems.																										

8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" 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. The Authority monitors the special needs categories of those utilizing the program as well as those families selected from the waiting list. In addition to being ranked by date and time of waiting list application, selection from the waiting lists is determined by the Authority's established preferences of a disabled member in the household. The staff of the Authority work s diligently to improve customer service and are able to direct families to other agencies or organizations in an effort to assist them with their housing needs.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. Educating the public about the importance of safe, decent affordable housing remains a strong issue. Communities will become more viable and strengthened through economic development and improved infrastructure and services. This creates a safe living environment through access to different facilities and services and other community needs that are so important to low, very low and extremely low-income families.</p>
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. During the past 5 years, the Childersburg Housing Authority has completed modernization of our 190 units. We have upgraded appliances and A/C systems as needed, as well as additional interior and exterior appearance items. With the ARRA funds we were able to install storm windows and security screens. We plan to continue our push toward energy conservation with the latest amenities approved by HUD guidelines, including materials and equipment. We are awaiting approval for an ECP proposal submitted to our local field office which should provide an increased savings in utility costs over the next several years. Security has improved with the addition of a part-time Investigator who works well with our Property Managers and who has increased the feeling of safety for our residents.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <ol style="list-style-type: none"> 1) Discretionary changes in the plans or policies of the Housing Authority that change the mission, goals, objectives or plan of the agency and which require formal approval of the Board of Commissioners; 2) Additions of non-emergency work items (not included in the current Annual / 5-Year Plan) or change in use of replacement reserve funds under the CFP; 3) Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. <p>Exceptions to these items will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements – such changes will not be considered significant amendments.</p>
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> <ol style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

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

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

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

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

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

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

Part I: Summary		
PHA Name: HOUSING AUTHORITY OF THE CITY OF CHILDERSBURG, ALABAMA	Grant Type and Number Capital Fund Program Grant No: AL09P122501-11 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 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: **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	55927.20			
3	1408 Management Improvements	24725.00			
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	3818.63			
10	1460 Dwelling Structures	50126.80			
11	1465.1 Dwelling Equipment—Nonexpendable	41337.50			
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				

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: HOUSING AUTHORITY OF THE CITY OF CHILDERSBURG, ALABAMA	Grant Type and Number Capital Fund Program Grant No: AL09P122501-11 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 ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	103700.87			
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)	279636.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 08/18/2011		Signature of Public Housing Director	
				Date	

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 Childersburg, Alabama			Grant Type and Number Capital Fund Program Grant No: AL09P122501-11 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 ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE	Operations	1406		55927.20				
PHA WIDE	Management - Computer/server upgrades	1408		4725.00				
PHA WIDE	Management - Travel - Staff/Board	1408		5000.00				
PHA WIDE	Investigator salary/employer tax	1408		15000.00				
PHA WIDE	Curbing/Walks	1450		3818.63				
PHA WIDE	10 Tub Surrounds	1460	6	10200.00				
PHA WIDE	Roofing	1460		30000.00				
122-3	Mechanical Closet enclosures	1460	9	9926.80				
122-3	HVAC	1465.1	6	17400.00				
122-3	Hot Water Heaters	1465.1	6	2400.00				
122-2	Stoves	1465.1	6	2550.00				
PHA WIDE	Refrigerators	1465.1	5	2800.00				
PHA WIDE	HVAC with heat pump	1465.1	5	16187.50				

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.

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number AL122		Locality (City/County & State) Childersburg, Talladega County, Alabama 35044			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: 1	
A.	Development Number and Name PHA WIDE	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	70,247.55	77,460.31	83,272.20	70,281.32
C.	Management Improvements		27,050.00	27,963.60	26,000.00	27,963.60
D.	PHA-Wide Non-dwelling Structures and Equipment		13,279.90			
E.	Administration		7,000.00	7,000.00	3,500.00	3,500.00
F.	Other			8,000.00	5,676.30	15,000.00
G.	Operations		55,927.20	55,927.20	55,927.20	55,927.20
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		106,131.35	103,284.89	105,260.30	106,963.88
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total	279,636.00	279,636.00	279,636.00	279,636.00	279,636.00

Part I: Summary (Continuation)

PHA Name/Number		Locality (City/county & State)				<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 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	
		Annual Statement					

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	\$	70,247.55	Subtotal of Estimated Cost	\$
					77,460.31

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	\$	83,272.20	Subtotal of Estimated Cost	\$70,281.32

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: Housing Authority of the City of Childersburg, Alabama a1122000001	Grant Type and Number Capital Fund Program Grant No: al09P122501 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 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	60179.00	60179.00		7852.38
3	1408 Management Improvements	20000.00	20000.00		20000.00
4	1410 Administration (may not exceed 10% of line 21)	30000.00	27346.84		27346.84
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	26000.00	26000.00		3132.00
10	1460 Dwelling Structures	50068.84	52722.00		10239.00
11	1465.1 Dwelling Equipment—Nonexpendable	8545.00	8545.00		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				

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.

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: Housing Authority of the City of Childersburg, Al		Grant Type and Number Capital Fund Program Grant No: al09P122501 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <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
18a	1501 Collateralization or Debt Service paid by the PHA	106102.16	106102.16		0.00
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)	300895.00	300895.00		68570.22
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		Date 06/22/2011		Signature of Public Housing Director	
				Date	

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 Childersburg, Alabama al122000001			Grant Type and Number Capital Fund Program Grant No: al09P122501 CFFP (Yes/ No): y 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		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE	Operations	1406		60179.00	60179.00		7852.38	
PHA WIDE	Travel/Training for Staff and Board	1408		2000.00	2000.00		2000.00	
PHA WIDE	Truck	1408		18000.00	18000.00		15000.00	
PHA WIDE	Part time Investigative Officer	1410		10000.00	27346.84		27346.84	
PHA WIDE	Overtime for Employee Labor	1410		20000.00	0.00			
122-1	Additional Parking/Upgrade Parking	1450		20000.00	20000.00		0.00	
PHA WIDE	Tree work / landscaping	1450		4500.00	4500.00		2075.00	
PHA WIDE	Landscaping	1450		1500.00	1500.00		1057.00	
122-3	Enclose Mechanical Closets	1460	10	48278.40	50931.56		10239.00	
PHA WIDE	Fascia	1460		1790.44	1790.44		0.00	
PHA WIDE	Upgrade A/C units	1465.1	2	6000.00	6000.00		0.00	
PHA WIDE	Replace Refrigerators	1465.1	5	2545.00	2545.00		0.00	

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

² To be completed for the Performance and Evaluation Report.

January 19, 2011 al122d01

Childersburg Housing Authority
Childersburg, Alabama 35044

A preliminary Annual Plan meeting was held to discuss the upcoming 2011 Annual Plan/5-Year Plan.

Those attending were: Shirley Green, Hazel Kinder, Joyce Swain, Teresa McElrath, Velma Nix, Operational Accountant Judy Trammell and Resident Co-ordinator Debbie Wood. Also attending was Vincent Housing Authority Board Member Mary Frances McGraw.

I was very pleased to hear the raves about the new windows and screens that are almost complete using ARRA funds. Each resident expressed their appreciation for these and also noted how good the apartments with the new brick columns look.

Ms. Joyce Swain of Fairmont Lane suggested that new countertops in the kitchen were needed. This suggestion was well received by the rest of the group who agreed that the countertops needed to be refinished or replaced. One of the problems is that the seams in the top portion are not sealed and food gets down into the wood grain and cannot be cleaned. Another problem is that the countertops are so old and worn that they appear dirty.

Ms. Swain also noted that at her apartment, light can be seen around the door even when the screen door is pulled tight. She also discussed the need for improvement in the landscape so that water does not flood the roads and yards every time it rains.

Teresa McElrath of Ferry Road Apartments requested that all units have vanities put into the bathrooms like the Sunset area has. She said the bathroom open-storage not only looks bad but does not give enough space to stack towels and such on. Fairmont Lane residents agreed with this request.

Teresa also noted that previously discussed fluorescent lights in the kitchens had not been completed at all units.

Ms. Nix of Sunset Apartments said she had noticed that handicap units did not have doors underneath the kitchen sink. She said this was very unattractive and she would like to have doors put on her sink cabinet. She feels that not all handicap persons are in a wheelchair so units should be adjustable to all handicap needs.

Sunset Apartment residents also requested that trees be removed to improve the area, allowing grass and plants to grow, and to make sure trees and large limbs don't blow onto apartments or resident cars.

All residents complained about their heat. The consensus was that the bedrooms can be unbearably hot while the living room will be too cold to stay in. Several residents said they spend most of their time in the bedroom to keep warm.

Following our discussion, I told the group I would get with Executive Director Mary Williford and Maintenance Foreman Roger Futral to discuss their suggestions and complaints. We will have another meeting later in the Spring to discuss the Housing Authorities response to today's suggestions as well as discuss items the Housing Authority feels a need to use the grant funds for.

I explained to the group that the Housing Authority has limited funding so we will do our best to provide and improve all areas possible. We also receive funding in addition to this grant and it is possible that some of their suggestions and concerns, not covered by the 2011 grant, can still be taken care of.

Judy Trammell, Operational Accountant

**Childersburg Housing Authority
Childersburg, Alabama 35044
AL122d01**

Executive Director Mary Williford, Maintenance Foreman Roger Futral and Operational Accountant Judy Trammell met several times following the January 19, 2011 initial 2011 Annual/5-Year Plan meeting.

Following discussion on some items mentioned by the residents, it was decided that Maintenance personnel would observe and replace binding around doors and windows where needed. Maintenance personnel will also check on, and repair as needed, seams on the countertops. Also, as soon as possible, updated kitchen lighting will be completed.

Several discussions centered around enclosing mechanical closets at 122-3, including HVAC and hot water heaters. It was decided that the 2011 grant should include the beginning of this project. Stove and refrigerator replacement is also needed in some units, as well as replacement of A/C with heat pumps.

Roofing is always a necessity and continuing the tub surround replacements is also needed. Improving walkways and curbing would make a great improvement toward safety as well as aesthetics.

Part-time Investigator Sam Royster's salary and employer tax would need to come from the annual grant as well as computer upgrades, travel and training and operations which covers most of the expense for insurance premiums for the Authority annually.

The required bond repayment is automatically assigned to the annual plan grant.

**Judy Trammell
Operational Accountant**

AL122d01

**Childersburg Housing Authority
Childersburg, Alabama 35044**

Although notice of the Final 2011 Annual Plan/5-Year Plan meetings was advertised (3) days in the Talladega Daily Home Newspaper and in the May newsletter to residents, we only had (1) resident show up for the meeting.

**Those present were: Resident Hazel Kinder
Property Manager Ellen Limbaugh
Operational Accountant Judy Trammell**

Individual line items for the 2011 Annual Plan were discussed. Items in the 5-Year Plan were detailed with the explanation that these could be revised if needed in the future.

Several items discussed at the Preliminary 2011 Meeting in January were incorporated into the final plan. Judy Trammell explained that other items , not on the budget, could possibly be implemented using the operating fund budget at a later date.

Ms. Kinder remarked that she was very proud of her “home”. She said she didn’t just have an apartment and she could not ask for anything more.

Property Manager Ellen Limbaugh asked Ms. Kinder some routine questions about the apartments and discussed future improvements. Ms. Kinder said she thought a lot of our maintenance personnel and their professionalism when she has a problem.

Following this discussion, the meeting was concluded.

Notice is posted in the Lobby that the 2011 Annual Plan and the 5-Year Plan are available for review. A notice will also be put in June’s newsletter.

**Judy Trammell
Operational Accountant**

**Childersburg Housing Authority
Childersburg, Alabama 35044**

Executive Director Mary Williford, Maintenance Foreman Roger Futral and Operational Accountant Judy Trammell met several times following the initial meeting with Childersburg HA residents.

There are always physical needs for the apartments. After discussion, and with input from the Maintenance Department and Property Managers, tree work and landscaping was an item we considered needed to be in the 5-Year plan as often as possible. Upgrading parking areas and curbs, roofing and attic insulation were deemed needed over the course of the next four (4) years. Inside painting as needed, interior doors and an upgrade to kitchen hardware will be physical items we will work on for the apartments.

The tub surrounds have been a big hit with residents whose units have been completed. We will continue upgrading tub surrounds, as well as upgrading bathrooms, as funding allows.

A/C units, replacement stoves and refrigerators and hot water heaters will be purchased as needed.

Over the next few years, we will try to purchase and install the remainder of the water meters. We see this as a way to get a handle on the large utility bills we receive each month.

In the 5-Year plan we will include 20% of the grant to use in Operations which mainly covers our insurance premiums annually. We will set aside funds for office equipment as needed and training and travel for Staff and Board members.

The Investigator's salary and employer taxes will be paid from the CFP each year. Funds will also be set aside for in-house training, an updated needs assessment and utility study and payment for a Grant writer to help in obtaining any and all grants that we are qualified for.

Within the next few years, we will need to do upgrade work to the Community Center/Security office also.

The grant will round out with the required repayment of the bond.

We are confident that these foreseeable items for the next few years will enhance our apartments and housing property.

Judy Trammell

ADDITIONAL ATTACHMENT: al122e01

(al122000001)

DECONCENTRATION POLICY

It is Childersburg Housing Authority's (CHA's) policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Childersburg's 190 public housing units are located within one mile of the downtown area and we feel therefore, by virtue of location, the CHA accomplishes deconcentration of poverty. Should the need arise, the CHA will skip families on the waiting list to reach other families with lower, or higher, income levels. We will accomplish this in a uniform and non-discriminating manner consistent with HUD regulations and in accordance with the requirements under the Fair Housing Act.

The CHA will actively market our housing to all eligible income groups. At the beginning of each fiscal year, the CHA will analyze income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of all families on the current waiting list. With this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

ATTACHMENT : al122f01

(al122000001)

VIOLENCE AGAINST WOMEN ACT (VAWA)

The Childersburg (CHA) policies and procedures incorporate and support the laws and requirements outlined in the Violence Against Women Act (VAWA). In conjunction with the 2008 Public Housing Agency (PHA) Plan, the CHA incorporates language in the Admissions and Continued Occupancy Policies to support Victims of Domestic Violence, Dating Violence or Stalking.

The CHA's goals and objectives are to maintain compliance with all applicable legal requirements imposed by VAWA; to provide and maintain housing opportunities for victims of Domestic Violence, Dating Violence and Stalking; and to take appropriate action in response to an incident(s) of the terms of the VAWA.

All residents have signed new leases that includes copies of policies along with HUD PIH 2006-42, regarding their rights under VAWA. This information is a part of each new move-in orientation as well as re-examinations. All residents sign a check off list verifying information has been given to them, verbally and in writing.

The CHA will work with the Talladega County Department of Human Resources, and their program affiliates, to support and assist victims from our housing communities.