

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 8/30/2011
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1.0	PHA Information PHA Name: <u>Huntsville Housing Authority</u> PHA Code: <u>AL4701</u> 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): <u>04/2012</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1622</u> Number of HCV units: <u>1554</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
					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: Be It Resolved, that the mission of the Huntsville Housing Authority is to eliminate the negative influence of poverty in public housing to ensure that residents develop self-esteem and lead fulfilling and productive lives. In order to achieve this mission, this Authority will provide: Decent, safe, and sanitary housing. Guidance that leads to self-empowerment. Assistance to residents in keeping their communities clean and free of drugs. Educational assistance toward GED certification and matriculation in institutions of higher learning in academic and trade schools. Pre-employment training for particular jobs. Opportunities for entry-level employment in industries and disciplines, which will provide economic stability and rewards to ensure self-sufficiency. A range of housing options, from affordable housing to market rate, and promote homeownership.				
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. Goal One: Objectives: Continue to develop staff capacity: Update the performance appraisal/compensation study; Improve business systems; Increase Section 3 participation by 20%; Continue to ensure transparency in agency operations. Goal Two: Maintain Comprehensive Services and "Support Team" Objectives: Improve program administration with measurable outcomes in all areas; Seek funding for supportive service programs for a variety of sources each fiscal year; Improve process of community outreach for assisting residents in self-sufficiency opportunities; Continue to support an assist victims of domestic violence, dating violence, sexual assault and stalking as identified in the attached VAWA plan. Goal Three: Improve the Internal External image of the HHA Objectives: Continue customer assurance verification program; Maintain high-performer status under PHAS and SEMAP, Maintain Financial Assessment Score; Establish an internal auditing function. Goal Four: Continue to Improve and implement Plans for Housing and Financial Diversity. Objectives: Pursue opportunities for acquiring and managing affordable rental properties to supplement existing inventory, establish business opportunities, independent of HHA, to provide all levels of housing inspections for both Section 8 and public housing; Develop opportunities to generate positive cash flows utilizing obsolete HHA non-dwelling properties; Pursue new financial opportunities by partnering with developers who will benefit from the HHA's non-profit status when issuing development bonds, Improve diversity of housing stock. Goals and Objectives form the previous 5-Year Plan were met. Many of the previous goals and objectives are on-going activities and are included above for continuation for the next five years.				

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>1. Eligibility, Section and Admissions Policies, including De-concentration and Wait List Procedures: The only change to the PHA Plan regarding the PHA Plan elements is the establishment of a Site-Based waiting list for newly acquired properties and revitalized developments. The revised policy is attached to this Plan, Families may be on all waiting lists simultaneously. Interested persons may obtain more information about and sign up to be on the site-based waiting list at the HHA main administrative office during normal business hours.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>Main Administrative office of HHA, each Asset Management Project (AMP); HHA website at www.huntsvillhousing.org; Huntsville/ Madison County Library</p>
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Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.

(a) HOPE VI or Mixed Finance modernization or Development. 1) A description of any housing (including project number 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 of proposals.

HHA may apply for HOPE VI or Choice Neighborhood Initiative Implementation of Planning Grants or Mixed Finance Modernization of Development at (1) Sparkman Homes (AL47-03 with 170 units) (2) Lincoln Park (AL47-05B with 194 units); (3) Searcy Homes (AL47-10 with 78 units); (4) Northwoods (AL47-6 with 269 units); (5) Northwood Addition (AL47-7A with 178 units); (6) Butler Terrace (AL47-02 with 170 units); (7) Butler Terrace Addition (AL 47-04 with 84 units); and/or (8) Brookside (AL 47-5A with 72 units). The timetable will be determined upon issuance of the applicable NOFA.

(b) Demolition and/or Disposition, With respect to public housing projects owned by the PHA and subject to ADDs under Act: (1) A description of any housing (including project 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.

HHA has submitted an application for disposition of the Central Maintenance Facility (a part of AL47-11) at 2100 Langford Avenue and the Central Office Facility (also a part of AL47-11) located at 200 Washington Street next to the Central Office Cost Center. No dwelling units will be affected by the proposed reassignment. Upon HUD approval, HHA will transfer title and value of the assets immediately to the Central Office Cost Center. HHA has requested an amendment to a disposition approval to include demolition of the western portion of Councill Courts for health and safety reasons. Approval is pending. HHA may apply for demolition and/or disposition approval for the following sites: (1) Sparkman Homes (AL47-03 with 170 units); (2) Searcy Homes (AL47-10 with 78 units); (3) Lincoln Park (AL 47-05B with 194 units) (4) Butler Terrace (AL47-02 with 170 units); (5) Butler Terrace Addition (AL 47-04 with 84 units); and/or (6) Brookside (AL 47-5A with 72 units). These potential applications are dependent upon funding and HUD approval, therefore, an accurate timetable is not available at this time.

7.0

(c) Conversion of Public Housing. With respect to public housing owned by 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.

HHA may engage in the process of voluntarily converting Butler Terrace, Butler Terrace Addition and/or L.R. Patton to tenant-based assistance. However, as HHA is a high performing agency, it will follow the regulations governing voluntary conversion for high performing agencies.

(d) Homeownership. A description of any homeownership (including project number and unit count) administered by the agency or which the PHA has applied or will apply for approval.

HHA received Neighborhood Stabilization Program (NSP) funds from the Alabama Department of Economic and Community Affairs for the acquisition of foreclosed upon single and multi-family housing. There were 21 single-family and 24 multi-family units (AL 47-20) acquired. HHA continues to use the funds received from the sale of the single-family houses for the acquisition of affordable housing.

(e) Project-based Vouchers. If the PHA wishes to use the project-based voucher program, a statement of the project number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

HHA does not intend to use the project-based voucher program in FY2012 unless required under PETRA and/or through HHA designation as a Moving-to-work agency.

(f) Other.

HHA is working diligently to guarantee affordability of housing in opportunity neighborhoods throughout the HHA jurisdiction so that residents may benefit from high-performing schools, access to employment opportunities and other quality of life factors. HHA is in the process of acquiring multi-family units throughout the city of Huntsville. HHA may request that these units be ACC units or HCV units. These units may be purchased with Replacement Housing Funds, NSP funds, Capital Funds and/or disposition proceeds where previously approved by HUD. HHA intends to apply for a Moving-to-work designation from HUD. A planning committee has been convened and application(s) will be made when available, and until designation is received.

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.
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.
8.3	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.
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (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. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

11.0	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. (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)
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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		Grant Type and Number		FFY of Grant: 2012
PHA Name: Huntsville Housing Authority		Capital Fund Program Grant No: AL09P04750112		FFY of Grant Approval: 2012
		Replacement Housing Factor Grant No:		
		Date of CFFP:		
Type of Grant		<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending:) <input type="checkbox"/> Performance Report for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies		
Summary by Development Account		Final Performance and Evaluation Report		
Line		Total Estimated Cost	Obligated	Total Actual Cost ¹
		Original	Revised ²	Expended
1	Total non-CFP Funds	\$0.0	\$0.0	
2	1406 Operations (may not exceed 20% of line 21) ³	\$512,634	\$0.0	
3	1408 Management Improvements	\$512,634	\$0.0	
4	1410 Administration (may not exceed 10% of line 21)	\$256,317	\$0.0	
5	1411 Audit	\$0.0	\$0.0	
6	1415 Liquidated Damages	\$0.0	\$0.0	
7	1430 Fees and Costs	\$96,701.72	\$0.0	
8	1440 Site Acquisition	\$0.0	\$0.0	
9	1450 Site Improvement	\$0.0	\$0.0	
10	1460 Dwelling Structures	\$274,492	\$0.0	
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.0	\$0.0	
12	1470 Non-dwelling Structures	\$0.0	\$0.0	
13	1475 Non-dwelling Equipment	\$0.0	\$0.0	
14	1485 Demolition	\$0.0	\$0.0	
15	1492 Moving to Work Demonstration	\$0.0	\$0.0	
16	1495.1 Relocation Costs	\$0.0	\$0.0	
17	1499 Development Activities ⁴	\$94,603	\$0.0	

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.

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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		FFY of Grant: 2012 FFY of Grant Approval: 2012	
PHA Name: Huntsville Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09P04750112 Replacement Housing Factor Grant No: Date of CFFP:		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$815,790.28	
19	1502 Contingency (may not exceed 8% of line 20)	\$0.0	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$2,563,172	
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	\$280,000	
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

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.

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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
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 Expires 4/30/2011

Part II: Supporting Pages		Federal FFY of Grant: 2012						
PHA Name: Huntsville Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P04750112 CFFP (Yes/No): Replacement Housing Factor Grant No:						
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		\$512,634	\$0.0			
PHA Wide	Training	1408		\$30,000	\$0.0			
PHA Wide	Security	1408		\$280,000	\$0.0			
PHA Wide	Adult Education	1408		\$27,755	\$0.0			
PHA Wide	Boys & Girls Club	1408		\$65,683	\$0.0			
PHA Wide	Girl Scouts	1408		\$15,000	\$0.0			
PHA Wide	Resident Services	1408		\$67,796	\$0.0			
PHA Wide	Driscoll Rucker	1408		\$0.00	\$0.0			
PHA Wide	Distance Learning Computer Classes	1408		\$26,400	\$0.0			
PHA Wide	Administration	1410		\$256,317	\$0.0			
PHA Wide	Fees & Costs	1430		\$96,701.72	\$0.0			
AL47002	Bath Exhaust Fans	1460	120	\$42,000	\$0.0			
AL47004	Bath Exhaust Fans	1460	133	\$47,000	\$0.0			
AL47052 Lincoln Park	Replace Windows	1460		\$160,492	\$0.0			
AL47007	Dead Bolts	1460	212	\$25,000	\$0.0			
PHA Wide	Development Activities	1499		\$94,603	\$0.0			

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

²To be completed for the Performance and Evaluation Report.

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Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part I: Summary

PHA Name/Number Huntsville Housing Authority AL09P047		Locality (City/County & State) Huntsville Madison Alabama			<input type="checkbox"/> Original 5-Year Plan	<input checked="" type="checkbox"/> Revision No: 1
Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016	
A.	Annual Statement					
B.	Physical Improvements Subtotal	\$1,526,648	\$1,618,900	\$1,869,690	\$1,540,600	
C.	Management Improvements	\$ 512,634	\$512,634	\$512,634	\$512,634	
D.	PHA-Wide Non-dwelling Structures and Equipment	\$0.0	\$0.0	\$0.0	\$	
E.	Administration	\$ 256,317	\$ 256,317	\$ 256,317	\$ 256,317	
F.	Other (RHF)	\$ 104,000	\$104,000	\$104,000	\$104,000	
G.	Operations	\$ 512,634	\$512,634	\$512,634	\$512,634	
H.	Demolition	\$200,000	\$200,000	\$200,000	\$ 200,000	
I.	Development	\$ 200,000	\$200,000	\$200,000	\$200,000	
J.	Capital Fund Financing – Debt Service	\$0.0	\$0.0	\$0.0	\$0.0	
K.	Total CFP Funds	\$3,312,223	\$3,404,485	\$3,655,275	\$3,326,185	
L.	Total Non-CFP Funds	\$0.0	\$0.0	\$0.0	\$0.0	
M.	Grand Total	\$3,292,233	\$3,404,485	\$3,655,275	\$ 3,326,185	

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

Work Statement for Year 1 FFY 2011	Work Statement for Year: 2 FFY 2013			Work Statement for Year: 3 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AL47002 Butler Terrace Bathroom Exhaust Fans	120	\$42,000	AL47002 Butler Terrace Counters and Sinks	120	\$90,000
Attachment	AL47003 Sparkman Homes New Faucets Toilets	170 175	\$69,700 \$37,200	AL47003 Sparkman Homes Cabinets/Counters/Sinks New A/C Units	170 170	\$212,500 \$170,000
Statement	AL47004 Butler Terrace Addition Bathroom Exhaust Fans Interior Doors	133 367	\$47,000 \$62,390	AL47004 Butler Terrace Add Shower surrounds Toilets Faucets	133 133 276	\$160,000 \$55,000 \$45,000
	AL47051 Brookside Replace Windows Entrance Doors	538 144	\$234,000 \$100,800	AL47051 Brookside Counters and Sinks	76	\$60,000
	AL47052 Lincoln Park Replace Windows Roof Site Office HVAC Site Office Siding on Porches Counters/Sinks Faucets Balconies Repairs	704 1 1 192 192 5	\$301,508 \$7,000 \$9,000 \$25,000 \$144,000 \$90,000 \$15,000	AL052 Lincoln Park Bath Exhaust Fans	193	\$39,000

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Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

	Subtotal of Estimated Cost	\$1,526,648	Subtotal of Estimated Cost	\$1,618,900
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Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year: 4 FFY 2015			Work Statement for Year: 5 FFY 2016		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AL47002 Butler Terrace Refrigerators Water Lines	120	\$48,000 \$200,000	AL47002 Butler Terrace Sewer Laterals Water Heaters	120	\$175,000 \$54,000
Annual	AL47003 Sparkman Homes Interior Doors Ranges Refrigerators	565 170 170	\$96,050 \$61,200 \$68,000	AL47003 Sparkman Homes Water Heaters	170	\$76,500
Statement	AL47004 Butler Terrace Add Water Lines Sewer Laterals		\$50,000 \$166,000	AL47004 Butler Terrace Add Ranges Refrigerators	133 133	\$47,880 \$53,200
	AL47051 Brookside Interior Doors	197	\$33,490	AL47051 Brookside		
	AL47052 Lincoln Park Sewer Laterals Repair Ceilings		\$266,250 \$231,000	AL47052 Lincoln Park Water Heaters	193	\$87,300
	AL47006 Northwoods Dryer Hook ups		\$161,000	AL47006 Northwoods Fencing	1000 Ft.	\$7,500

