

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2002

**NOTE: THIS PHA PLAN TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHAName: Housing Authority of Walker County, AL.

PHANumber: AL129

PHAFiscalYearBeginning:(mm/yyyy) 04/2002

PHA Plan Contact Information:

Name: Janet Eustice

Phone: 205/648/5963

TDD:

Email(if available): walkercountyha@csi.com

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- Main administrative office of the PHA
- PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

PHA Programs Administered :

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan
Fiscal Year 20 02
 [24CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Contents		<u>Page#</u>
Annual Plan		
i. Executive Summary (optional)		2
ii. Annual Plan Information		1
iii. Table of Contents		1
1. Description of Policy and Program Changes for the Upcoming Fiscal Year		2
2. Capital Improvement Needs		2
3. Demolition and Disposition		2
4. Homeownership: Voucher Homeownership Program		3
5. Crime and Safety: PHDEP Plan		4
6. Other Information:		4
A. Resident Advisory Board Consultation Process		4
B. Statement of Consistency with Consolidated Plan		5
C. Criteria for Substantial Deviations and Significant Amendments (attachment H.)		5
Attachments		
<input checked="" type="checkbox"/> Attachment A: Supporting Documents Available for Review		
<input checked="" type="checkbox"/> Attachment B: Capital Fund Program Annual Statement (2002)		
<input checked="" type="checkbox"/> Attachment I: Capital Fund Program 5 Year Action Plan		
<input checked="" type="checkbox"/> Attachment J: Capital Fund Program Replacement Housing Factor Annual Statement (1999, 2000 & 2001)		
<input checked="" type="checkbox"/> Attachment C: Public Housing Drug Elimination Program (PHDEP) Plan		
<input checked="" type="checkbox"/> Attachment D: Resident Membership on PHA Board or Governing Body		
<input checked="" type="checkbox"/> Attachment E: Membership of Resident Advisory Board or Boards		
<input checked="" type="checkbox"/> Attachment F: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)		
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)		
G: Mission & Goals Summary		
H: Criteria for Substantial Deviations and Significant Amendments		
K: Deconcentration Data		
L: Conversion Data for Public Housing Stock		

ii. Executive Summary

[24CFR Part 903.79(r)]

At PHA option, provide a brief overview of the information in the Annual Plan

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

We anticipate we will be the forming a resident council. We have an advisory board which was very hard to come by but we do not yet have a resident council. Due to the elimination of the PHDEP Drug Grant during FY2002 we will have to make adjustments to our program sponsored under the drug grant during FY2003.

2. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 187,382.00

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5 - Year Action Plan

The Capital Fund Program 5 - Year Action Plan is provided as Attachment Not Provided

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3.D Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u> (DD/MM/YY) </u>	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)	
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:	

4. Voucher Homeownership Program

[24CFR Part 903.79(k)]

A. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24CFR part 982? (If "No", skip to next component; if "yes", describe each program using the table below (copy and complete questions for each program identified).)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5.SafetyandCrimePrevention:PHDEPPlan

[24CFRPart903.7(m)]

ExemptionsSection8OnlyPHAsmaykiptothenextcomponentPHAseligibleforPHDEPfundsmustprovideaPHDEPPlan meetingspecifiedrequirementspriortoreceiptofPHDEPfund.

- A. Yes No: IsthePHAeligibletoparticipateinthePHDEPinthefiscalyearcoveredbythisPHA Plan?
- B. Whatisthe amountofthePHA'sestimatedoractual(ifknown)PHDEPgrantfortheupcomingyear? \$Nonefor2002.
- C. Yes No Does the PHA planto participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. Yes No: The PHDEP Plan is attached at Attachment (C) but is (N/A for 2002).

6.OtherInformation

[24CFRPart903.79(r)]

A. ResidentAdvisoryBoard(RAB)RecommendationsandPHA Response

- 1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
- 2. If yes, the comments are Attached at Attachment (Filename) F
- 3. In what manner did the PHA address those comments? (select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments
 A list of these changes is included
 Yes No: below or
 Yes No: at the end of the RAB Comments in Attachment ____.
 - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment F. ____
 - Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) **(State of Alabama Consolidated Plan)**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below)

Based on the Housing Authority's waiting list

3. PHA Requests for support from the Consolidated Plan Agency

Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Housing Needs: Alabama Consolidated Plan indicate two critical housing needs: Increasing the affordability of housing and the quantity of affordable housing. To address affordable housing needs, rent controlled housing to reduce cost burdens. To address housing quantity, funds for the construction of new rental housing. Another priority was the rehabilitation of existing housing.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5 -year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

**A. Substantial Deviation from the 5 -year Plan:
See Attachment J.**

**B. Significant Amendment or Modification to the Annual Plan:
See Attachment J.**

Attachment A

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X A -1	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
N/A	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X A -2	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X A -3	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X A -4	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
X A -5	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X A -6	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X A -7	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X A -8	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X A -9	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X A -8	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X A -10	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X A -11	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X A -12	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X A -13	Any required policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X A -14	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X A -15	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X A -16	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X A -17	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X A -18	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH99 -52(HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X A -19	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X A -20	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
X A -21	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X A -22	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
X A -23	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X A -24	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
X A -25	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X A -26	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy
X A -27	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Others supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Annual Statement/Performance and Evaluation Report		ATTACHMENT B				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHAName: HOUSING AUTHORITY OF WALKER COUNTY, AL.		Grant Type and Number Capital Fund Program: AL09P129501-02 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002	
<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non -CFP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration	\$3,782.00				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$11,200.00				
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	\$172,400.00				
11	1465.1 Dwelling Equipment — Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1498 Mod Used for Development					
19	1502 Contingency					
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$187,382.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security					

Annual Statement/Performance and Evaluation Report		ATTACHMENT B		
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHAName: HOUSING AUTHORITY OF WALKER COUNTY, AL.		Grant Type and Number Capital Fund Program: AL09P129501-02 Capital Fund Program Replacement Housing Factor Grant No:		
		Federal FY of Grant: 2002		
<input checked="" type="checkbox"/> Original Annual Statement				
<input type="checkbox"/> Performance and Evaluation Report for Period Ending :				
		<input type="checkbox"/> Reserve for Disasters/Emergencies		
		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
24	Amount of line 20 Related to Energy Conservation Measures	\$75,000.00		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF WALKER COUNTY, AL			Grant Type and Number Capital Fund Program#: AL09P129501-02 Capital Fund Program Replacement Housing Factor#:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HAWIDE	<u>ADMINISTRATION</u> a) Accounting and miscellaneous exp.	1410	L.S	\$3,782.00				
HAWIDE	<u>FEES AND COSTS</u> a) Employ A/E for Specifications & Inspections.	1430	L.S.	\$11,200.00				
AL129-02	<u>DWELLING STRUCTURES</u> a) Install central HVAC system and upgrade electrical. 10 D.U. @ \$7,500	1460	10 EA.	\$75,000.00				
AL129010	<u>DWELLING STRUCTURES</u> a) Re-roof 2 buildings and repair damaged decking.	1460	2 EA.	\$16,000.00				
AL129013	<u>DWELLING STRUCTURES</u> a). Re-roof 8 buildings and repair damaged decking. b) Install Gutters	1460	8 EA. 2400 L.F.	\$64,000.00 \$17,400.00				

Capital Fund Program 5 - Year Action Plan (Attachment I)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 - Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP5 - Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
HA WIDE	HOUSING AUTHORITY OF WALKER COUNTY	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
(a) Repair Concrete parking lot at central office.	\$50,000.00	01/2006
Total estimated cost over next 5 years	\$50,000.00	

CFP5 -Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
AL129 -01	HOUSING AUTHORITY OF WALKER COUNTY	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Install central HVAC system 16 DU @ \$6,000.00 sites 4 & 6 Doliska Road; Inc luded are Architect's fees and administrative costs.	\$103,300.00	01/2003
(b) Install central HVAC system 15 DU @ sites 1, 2, 3, & 5; Included are Architect's fees and administrative costs.	\$131,700.00	01/2004
(c) Complete modernization of six (6) DU at sites 2 & 5, to include floor tile, paint, doors, storm doors, kitchen cabinets, plumbing fixtures, light fixtures, re-roof. Included are Architect's fees and administrative costs.	\$164,300.00	01/2005
A. Repairs sidewalks 10,000 SF @ \$5.50.	\$58,850.00	01/2006
Totalestimatedcostovernext5years	\$458,150.00	

CFP5 -Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
AL129 -02	HOUSING AUTHORITY OF WALKER COUNTY	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA FIS cal Year)
(a) Install new topsoil & grass sod 4,000 s.y. @ \$7.50, install new shrubbery 10 DU @ \$500.00, replace sidewalk 4000 sf @ \$6.50, include architect's fees and administrative costs.	\$61,000.00	01/2003
Totalestimatedcostovernext5years	\$61,000.00	

CFP5 -Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
AL129 -10	HOUSING AUTHORITY OF WALKER COUNTY	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Install new top soil and grass sod 2,000 SY @ 7.50; install new Shrubbery 10 DU @ \$250.00; replace sidewalks 2,000 SF @ \$6.50; Included are Architect's fees and administrative costs.	\$32,600.00	01/2004
Totalestimatedcostovertnext5years	\$32,600.00	

CFP5 -Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
AL129 -13	HOUSING AUTHORITY OF WALKER COUNTY	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Install new top soil and grass sod 6,000 SY @ 7.50; screen fence Individual backyards 2035 LFC @ \$5.00; Included are Architect's fees and administrative costs.	\$55,450.00	01/2006
Total estimated cost over next 5 years	\$55,450.00	

Required Attachment D: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: **James Gallimore, Jr.**

B. How was the resident board member selected: (select one)?

- Elected
- Appointed

C. The term of appointment is (include the date term expires): **02/02/2007**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member: **02/02/2003**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

JOHN NEWMAN DAVIS - COMMISSIONER

Required Attachment E: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or a description sufficient to identify how members are chosen.)

otherwise provide

NEW BOARD MEMBERS EFFECTIVE 10 -1-2001

**Kenneth Balch
Georgia Moore
Anna Monroe
Rhonda Green
Willie Carson**

**Comments of Resident Advisory Board or Boards
Attachment F**

We had only 3 people to give us comments which are as follows:

Resident Kenneth Balch:

1. Swings and/or playground equipment for James R. Baird and Howard R. Brown tenants and that said equipment be installed in a well lit, highly visible area to deter abuse and damage of the equipment by people using the equipment.
2. Request for either a posted speed limiter "slow children playing" signs for both entrances to James R. Baird apartment to help with the problems of tenants, family members, and guests driving too fast in the parking areas of the apartment complex. Also I request that a notice be sent by the Executive Director to all tenants at James R. Baird asking them to slow down and be mindful of the children playing in and around the parking areas of the apartments.
3. For tenants in 3, 4, and 5 bedroom apartments, provide an additional garbage can. This would reduce the amount of garbage that is piled upon the ground behind the bigger apartments on the day before trash day.
4. As a consideration for the future, the purchase of some typewriters and/or computers and printers, filing cabinets and college level books to assist in teaching typing for the community center to allow the Housing Authority of Walker County to offer some continuing education opportunities to residents of the authority such as teaching classes like typing, keyboarding, word processing, spreadsheets, and filing skills to assist tenants in becoming self-sufficient. While the software and books should be fairly current, the computers, printers, and typewriters would not need to be state of the art, only sufficient to run the software that is selected for the classes.

Resident Willie Carson comments:

1. There is a need for park and playground equipment in order to keep kids out of parking lots and streets playing. (IE: Children have been observed and warned about playing at the crest of hill entrance riding bicycles, chasing balls down hill and in the street) This is a very dangerous practice for our children, which could result in serious injury, or even death.
2. I request a posted speed limit, as I have observed visitors as well as tenants driving at excessive speeds in the parking areas, which could also result in serious injury or death of our children.
3. I request that apartments with 3 or more bedrooms have larger trash cans, as this would assist and eliminate the unsightly and unsanitary clutter in our neighborhood on and before trash pick-up.

4. I would like to request that flyers be sent to each tenant asking that they be responsible for picking up toys from parking areas after their children are finished playing with them. There have been several incidents that have involved vehicles and toys, which possibly causes costly damage to both.
5. I request that all tenants be reminded that this is a drug free community, and that the sale and use of drugs on premises will not be tolerated.

Resident Rhonda Green comments:

- A. There is a need for park and playground equipment in order to keep kids out of parking lots and streets playing. (IE: Children have been observed and warned about playing at the crest of hill entrance riding bicycles, chasing balls down hill and in the street) This is a very dangerous practice for our children, which could result in serious injury, or even death.
- B. I request a posted speed limit, as I have observed visitors as well as tenants driving at excessive speeds in the parking areas, which could also result in serious injury or death of our children.
- C. I request that apartments with 3 or more bedrooms have larger trash cans, as this would assist and eliminate the unsightly and unsanitary clutter in our neighborhood and before trash pick-up.
- D. I would like to request that flyers be sent to each tenant asking that they be responsible for picking up toys from parking areas after their children are finished playing with them. There have been several incidents that have involved vehicles and toys, which possibly causes costly damage to both.
- E. I request that all tenants be reminded that this is a drug free community, and that the sale and use of drugs on premises will not be tolerated.

Attachment G

Mission Plans & Goals

Progress Report

In the beginning of our 5 year Agency Plan our Mission and Goals were as follows and have not changed:

To provide drug free, decent, safe and sanitary housing for eligible families and to provide opportunities and promote self sufficiency and economic independence for our residents. In order to achieve this mission we stated that we would:

- A. Recognize residents as our ultimate customers;
- B. Improve Public Housing management and service delivery efforts through effective and efficient management of HA staff.
- C. Seek problem -solving partnerships with residents, community and government leaders.
- D. Apply HA resources to the effective and efficient management and operation of public housing programs, taking into account changes in federal funding.

Our Goals were as follows and I will address them each on an individual basis.

- A. Apply for additional rental vouchers, as funds become available.

Answer: At this time we have a Welfare to Work Voucher Program that we have been unsuccessful in leasing up. We see no reason at this time to apply for more vouchers.

- B. Improve the quality of assisted housing by:

A: Improve public housing management PHA Scores:

B: Improve voucher management SEMAP Scores:

Answer: Because of the Welfare to Work Voucher Program unsuccessful lease up we have not been able to maintain either of our high performing scores as in the past.

C: Add Central Heat & Air Conditioning units.

Answer: We have completed 50 units with CIAP 1999 and CFP 2000 funds during this past year.

C. Conduct outreach effort to potential voucher landlords (Increase landlords by 5%)

Answer: We have succeeded in this area.

SECTION 8 PROGRAMS:

Out of 109 Section 8 Vouchers we have leased up at this time:	<u>100</u>	
Out of 109 Section 8 Mainstream Vouchers we have leased up at this time:		<u>96</u>
Out of 69 Welfare to Work Vouchers we have leased up at this time:	<u>3</u>	

SUMMARY OF PROGRAMS and CHANGES

CIAP - Grant Number AL09P129907 -99 in the amount of \$180,639.00:

We closed this grant out on September 26, 2001. Waiting to have it audited now.

CFP - Grant Number AL09P129501 -00 in the amount of \$183,653.00

This grant is 100% completed by contractor other than completing punch list items. We have expended all but \$5,444.41 as of 12 -31-2001.

CFP - Grant Number AL09P129501 -01 in the amount of \$187,382.00

This grant is underway now. We have spent \$10,954.00 for Architect Fees and \$118,876.25 for line item 1460, Dwelling Structures at this time.

Drug Grant Information:

Drug Grant AL09DEP1290199 in the amount of \$25,000 is almost expended. We have only \$ 438.89 left in acct. 9110 Reimbursement of Law Enforcement left to spend .

Drug Grant AL09DEP1290100 in the amount of \$25,000. We have spent \$4,925.27 from line item 9160, Drug Prevention for our Boy's & Girls Club only.

Drug Grant AL09DEP1290101 in the amount of \$25,000 has no funds spent from it at this time.

POLICIES ADOPTED THIS YEAR -REQUIRED IN MEETING QHWRA

We have adopted the new lease and grievance procedures, ACOP and Section 8 Administrative Plan created by the Task Force. We are in the process of appointing a resident council group for the Housing Authority of Walker County, AL.

HOUSING AUTHORITY OF WALKER COUNTY
Project AL129
Criteria For Substantial Deviations and Significant Amendments

Attachment H.

Definitions & Response

A. Amendment and Deviation Definitions

24 CFR Part 903.7®

PHAs are required to define and adopt their own standards of substantial deviation from the 5 -year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. **Substantial Deviation from the 5 -year Plan:**

As imposed upon by HUD or as needed to be in compliance with HUD.

A. **Significant Amendment or Modification to the Annual Plan:**

Changes to rent or admissions policies or organization of the waiting list;

Additions of non -emergency work items

Items not included in the current Annual Statement or 5 -year Action Plan

Changes in use of replacement reserve funds under the Capital Fund;

And any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Budget/Progress Report		ATTACHMENT J			
Part 1: Summary		Comprehensive Improvement Assistance Program (CIAP)			
PHA Name: HOUSING AUTHORITY OF WALKER COUNTY, AL.		Grant Type and Number Capital Fund Program: AL09P129907-99 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-01		<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$18700.00	\$18652.00	\$18652.00	\$18652.00
4	1410 Administration	\$1439.00	\$1439.00	\$1439.00	\$1439.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$10500.00	\$10500.00	\$10500.00	\$10500.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$150000.00	\$150048.00	\$150048.00	\$150048.00
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				

Budget/Progress Report		ATTACHMENT J			
Part 1: Summary					
Comprehensive Improvement Assistance Program (CIAP)					
PHAName: HOUSING AUTHORITY OF WALKER COUNTY, AL.		Grant Type and Number Capital Fund Program: AL09P129907-99 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-01		<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
20	Amount of Annual Grant: (sum of lines 2 -19)	\$180639.00	\$180639.00	\$180639.00	\$180639.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures	\$120000.00	\$150048.00		

Budget/Progress Report Comprehensive Improvement Assistance Program (CIAP) Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF WALKER COUNTY, AL			Grant Type and Number CIAP Program #: AL09P129907-99 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
AL129	MANAGEMENT IMPROVEMENTS (a) GAAP Accounting System (b) Purchase Lawn Mower	1408		\$6200.00 12500.00 \$18700.00	\$7036.00 11616.00 \$18652.00	\$7036.00 11616.00 \$18652.00	\$7036.00 11616.00 \$18652.00	100%
AL129	<u>ADMINISTRATION</u> a) Accounting and miscellaneous exp.	1410	L.S.	\$1439.00	\$1439.00	\$1439.00	\$1439.00	100%
AL129	<u>FEES AND COSTS</u> a) Employ A/E for Specifications & Inspections.	1430	L.S.	\$10500.00	\$10500.00	\$10500.00	\$10500.00	100%
AL129-01	<u>DWELLING STRUCTURES</u> a) Convert two -4BR apts into Two -2BR and one -1BR.	1460		\$30000.00	\$0	\$0	\$0	
AL129-10	<u>DWELLING STRUCTURES</u> a) Install Central HVAC System 10 Units	1460	10EA.	\$75000.00	\$50016.00	\$50016.00	\$50016.00	100%
AL129-13	<u>DWELLING STRUCTURES</u> a) Install Central HVAC System 20 Units	1460	20EA	\$75048.00	\$100032.00	\$100032.00	\$100032.00	100%

Annual Statement/Perform ance and Evaluation Report		ATTACHMENT J FINAL			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: HOUSING AUTHORITY OF WALKER COUNTY, AL.		Grant Type and Number Capital Fund Program: AL09P129501-00 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2000	
<input 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 checked="" type="checkbox"/> Final Performance and Evaluation Report 2		-28-02	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations		\$1118.55	\$1118.55	\$1118.55
3	1408 Management Improvements				
4	1410 Administration	\$1718.55	\$600.00	\$600.00	\$600.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$12900.00	\$12900.00	\$12900.00	\$12900.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$44749.70	\$41540.00	\$41540.00	\$41540.00
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non Dwelling Structures	\$124284.75	\$127494.45	\$127494.45	\$127494.45
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 -19)	\$183653.00	\$183653.00	\$183653.00	\$183653.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				

Annual Statement/Performance and Evaluation Report		ATTACHMENT J		FINAL	
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: HOUSING AUTHORITY OF WALKER COUNTY, AL.		Grant Type and Number Capital Fund Program: AL09P129501-00 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2000	
<input 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 checked="" type="checkbox"/> Final Performance and Evaluation Report 2		-28-02	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 20 Related to Energy Conservation Measures	\$108000.00	\$41540.00		

Annual Statement/Performance and Evaluation Report					FINAL			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHAName: HOUSING AUTHORITY OF WALKER COUNTY, AL			Grant Type and Number Capital Fund Program#: AL09P129501-00 Capital Fund Program Replacement Housing Factor#:		Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HAWIDE	<u>OPERATIONS</u> A) General Account	1406	L.S.		\$1118.55	\$1118.55	\$1118.55	100%
AL129	<u>ADMINISTRATION</u> a) Accounting and miscellaneous exp.	1410	L.S.	\$1718.55	\$600.00	\$ 600.00	\$600.00	100%
AL129	<u>FEES AND COSTS</u> a) Employ A/E for plans, specifications and inspections. b) Employ Surveyor for Topo Map at Community Building	1430	L.S.	\$10700.00 \$2200.00	\$10700.00 \$2200.00	\$10700.00 \$2200.00	\$10700.00 \$2200.00	100%
AL129-13	<u>DWELLING STRUCTURES</u> a) Install central HVAC system and upgrade electrical.	1460	15 DU.	\$44749.70	\$41540.00	\$41540.00	\$41540.00	100%
AL129-01	<u>NON DWELLING STRUCTURES</u> a) Renovate old maintenance building and build an addition for community space	1470	L.S.	\$124284.75	\$127494.45	\$127494.45	\$127494.45	100%

Annual Statement/Performance and Evaluation Report		ATTACHMENT J			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: HOUSING AUTHORITY OF WALKER COUNTY, AL.		Grant Type and Number Capital Fund Program: AL09P129501-01 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: ONE)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-01		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$7000.00		\$0	\$0
4	1410 Administration	\$4882.00		\$600.00	\$0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$11,200.00		\$11200.00	\$10954.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$164300.00		\$136950.00	\$118876.25
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$187,382.00		\$148750.00	\$129830.25
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				

Annual Statement/Performance and Evaluation Report		ATTACHMENT J	
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary			
PHAName: HOUSING AUTHORITY OF WALKER COUNTY, AL.		Grant Type and Number Capital Fund Program: AL09P129501-01 Capital Fund Program Replacement Housing Factor Grant No:	
		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: ONE)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-01		<input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost	
		Total Actual Cost	
24	Amount of line 20 Related to Energy Conservation Measures	\$162500.00	\$159780.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF WALKER COUNTY, AL			Grant Type and Number Capital Fund Program#: AL09P129501-01 Capital Fund Program Replacement Housing Factor#:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HAWIDE	<u>MANAGEMENT IMPROVEMENTS</u> a) Upgrade Computer System	1408		\$7000.00		\$0	\$0	
HAWIDE	<u>ADMINISTRATION</u> a) Accounting and miscellaneous exp.	1410		\$4882.00		\$600.00	\$0	
HAWIDE	<u>FEES AND COSTS</u> a) Employ A/E for Specifications & Inspections.	1430		\$11200.00		\$11200.00	\$10954.00	
AL129-02	<u>DWELLING STRUCTURES</u> a) Install central HVAC system and upgrade electrical. 5D.U	1460		\$32500.00	\$27350.00	\$0	\$0	
AL129-10	<u>DWELLING STRUCTURES</u> a) Install aluminum gutters at perimeter of apartment building 400L.F	1460		\$1800.00	\$4520.00	\$4520.00	\$4520.00	
AL129-13	<u>DWELLING STRUCTURES</u> a) Install Central HVAC System and upgrade electrical 20D.U.	1460		\$130000.00	\$132430.00	\$132430.00	\$114356.00	

ATTACHMENT K

Housing Authority of Walker County, AL Deconcentration Policy

SECTION XXVI. DECONCENTRATION RULE

1. Objective: The objective of the Deconcentration Rule for public housing units is to insure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the housing authority is to house no less than 40 percent of its public housing inventory with families that have income at or below 30% of the area median income by public housing development. Also the housing authority will take action to insure that no individual development has a concentration of higher income families in one or more of the developments. To insure that the housing authority does not concentrate families with higher income levels, it is the goal of the housing authority not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area median income. The housing authority will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the housing authority's computer system.
- (2) Actions: To accomplish the deconcentration goals, the housing authority will take the following actions:
 - a. At the beginning of each housing authority fiscal year, the housing Authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of Move-ins from the previous housing authority fiscal year.
 - b. To accomplish the goals:
 - (1) Housing not less than 40% of its public housing inventory on an annual basis with families that have incomes at or below 30% of area median income, and;
 - (2) No housing families with incomes that exceed 30% of the area Median income in developments that have 60% or more of the total household living in the development with incomes that exceed 30% of the area median income, the housing authority's Tenant Selection and Assignment Plan, which is a part of this policy, provides for skipping families on the waiting list to accomplish these goals.

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

ATTACHMENT L
VOLUNTARY CONVERSION ASSESSMENT
OF PUBLIC HOUSING STOCK

The Housing Authority of Walker County has made an assessment of its current public housing stock as required in the Federal Register (FR -4476-03) using data from our Financial Data Schedule dated (6 -9-2002) and we estimated long -range capital improvement costs.

In accordance with 972.200(b) each development was reviewed and the results are as follows. We have four developments.

Project AL129001	Cost to operate	\$232.97
Project AL129002	Cost to operate	\$174.97
Project AL129010	Cost to operate	\$161.97
Project AL129013	Cost to operate	160.97

Compared to:

Section 8 Voucher Program	Cost to Operate	\$216.37
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It is our opinion that project AL129001 is the only one that would require conversion, however because we have a sufficient waiting list for either public housing or section 8 and a wide area to seek housing on the section 8 program we feel that it would be inappropriate at this time to do any conversion of public housing stock.

Janet Eustice, Executive Director
 Certified by