

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.

PHA Goal:

Increase the availability of decent, safe, and affordable housing

Objectives:

- Expand the supply of assisted housing
- Leverage private or other public funds to create additional housing opportunities

PHA Goal:

Improve the quality of assisted housing

Objectives:

- Improve public housing management
- Improve voucher management
- Increase customer satisfaction

PHA Goal:

Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords
- Implement public housing or other homeownership programs

PHA Goal:

Improve community quality of life and economic vitality

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
- Implement public housing security improvements

PHA Goal

Promote self-sufficiency and asset development of families and individuals

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients’ employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.

PHA Goal

Ensure Equal Opportunity in Housing for all Americans

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

Progress in Meeting 5-Year Plan Missions and Goals

The PHA continues toward and is making some progress in the following areas:

- **Expanding the supply of assisted housing**
 1. **Preparing to Construct new Development (Moss Court)**
- **Improving the quality of assisted housing**
 1. **SEAMAP Score improved from 95 to 100**
 2. **Broad out-reach for new Section 8 Landlords Conducted**
- **Increasing assisted housing choices**
 2. **Broad out-reach for new Section 8 Landlords Conducted**
- **Providing an improved living environment**
 1. **Installing surveillance equipment on Grounds at some Developments**
 2. **New Play Grounds constructed at each Development**
 3. **Expanded Resident Services Program**
- **Promoting self-sufficiency and asset development of assisted households**
 1. **Provided Employment opportunities to three Public Housing/Section 8 Residents**

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>The Five Year Action Plan – Addition of Capital Fund Program Grant No: AL09-S008-501-09</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> <table border="0"> <tr> <td>The Selma Housing Authority Central Office 444 Washington Street Selma, Alabama 36701</td> <td>Rangedale Management Office 1-C Twilley Avenue Selma, Alabama 36701</td> <td>Valley Creek Management Office 11 Dallas Avenue Selma, Alabama 36701</td> </tr> <tr> <td>George Washington Carver Homes Management Office 414 MLK Street Selma, Alabama 36701</td> <td colspan="2">Felix Heights Management Office 405 Medical Center Parkway Selma, Alabama 36701</td> </tr> </table>	The Selma Housing Authority Central Office 444 Washington Street Selma, Alabama 36701	Rangedale Management Office 1-C Twilley Avenue Selma, Alabama 36701	Valley Creek Management Office 11 Dallas Avenue Selma, Alabama 36701	George Washington Carver Homes Management Office 414 MLK Street Selma, Alabama 36701	Felix Heights Management Office 405 Medical Center Parkway Selma, Alabama 36701	
The Selma Housing Authority Central Office 444 Washington Street Selma, Alabama 36701	Rangedale Management Office 1-C Twilley Avenue Selma, Alabama 36701	Valley Creek Management Office 11 Dallas Avenue Selma, Alabama 36701					
George Washington Carver Homes Management Office 414 MLK Street Selma, Alabama 36701	Felix Heights Management Office 405 Medical Center Parkway Selma, Alabama 36701						
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>The Selma Housing Authority is operating an approved Section 5(h) Homeownership Plan to sale 50 (fifty) units located at Wilkinson Homes which is included in AMP # AL008000008P .</p> <p>There are currently 13 (thirteen) units remaining: Four 2-Bedroom duplex units, Eight 3-Bedroom units and One 4-Bedroom units.</p> <p>The Selma Housing Authority has issued a total of ten (10) Project-Based Vouchers (PBV) to the Owners of Hill Top Apartments (Two PBVs) and Magnolia Gardens Apartments (Eight PBVs).</p>						
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>						
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>						
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>						
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>						

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.

On a scale of 1 to 5 with five being the highest, the needs of the low-income, very low-income and extremely low-income families residing in the Selma Housing Authority’s jurisdiction are depicted in the table below.

9.0

Family Type	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	5	3	2	N/A	2	2
Income >30% but <=50% of AMI	4	3	2	N/A	2	2
Income >50% but <80% of AMI	3	2	3	N/A	1	1
Elderly	5	4	3	N/A	4	2
Families with Disabilities						
African American	5	5	3	N/A	2	1
Caucasian	3	4	3	N/A	2	1
Race/Ethnicity						
Race/Ethnicity						

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.**

Below is The Selma Housing Authority’s strategy for addressing the housing needs of the families in its Jurisdiction.

9.1

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

1. Employing effective maintenance and management policies to minimize the number of public housing units off-line
2. Reducing turnover time for vacated public housing units
3. Reducing time to renovate public housing units
4. Maintaining or increasing Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
5. Undertaking measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
6. Maintaining or increasing Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.

Increase the number of affordable housing units by:

1. Pursue housing resources other than public housing or Section 8 tenant-based assistance.
2. Continue Home ownership conversion program for Wilkinson Homes.

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"

Progress in Meeting 5-Year Plan Missions and Goals

The PHA continues toward and is making some progress in the following areas:

- Expanding the supply of assisted housing
- Improving the quality of assisted housing
- Increasing assisted housing choices
- Providing an improved living environment
- Promoting self-sufficiency and asset development of assisted households
- Ensuring equal opportunity and affirmatively furthering fair housing objectives

Substantial Deviation:

The Selma Housing Authority will consider any changes in the overall direction of the Authority to be a Substantial Deviation from the 5-Year Plan.

Significant Amendment:

A Significant Amendment is defined as changes that affect:

- Demolition or disposition of Public Housing
- Previously approved Capital Fund Program Grant

PHA Policy on Violence Against Women

On August 22, 2006, a motion was made and approved by The Board of Commissioners of the Selma Housing Authority to incorporate the Violence Against Women Act as a part of the Admissions and Continued Occupancy Policy and the Annual Plan.

SHA has a close association with the local "Sanctuary" where victims of domestic violence can receive help from various agencies with "housing" being a priority.

RESIDENT ADVISORY BOARD COMMENTS

There were no comments from the Resident Advisory Board.

10.0

<p>11.0</p>	<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> <ul 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)
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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

PHA Name: Selma Housing Authority PO Box 950 Selma AL 36702	Grant Type and Number Capital Fund Program Grant No: ALCS-P008-SU-08 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:
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Type of Grant
 Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost ¹	
		Original	Revised ²			Expended
1	Total non-CFFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	192,027				
3	1408 Management Improvements	90,000				
4	1410 Administration (may not exceed 10% of line 21)	60,000				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	56,267				
8	1440 Site Acquisition					
9	1450 Site Improvement	55,000				
10	1460 Dwelling Structures	477,461				
11	1465.1 Dwelling Equipment—Nonexpendable	17,500				
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	11,880				
14	1485 Demolition					
15	1492 Moving or Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be used only 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 CFFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Summary					
PHA Name: Selma Housing Authority PO Box 968 Selma AL 36703		Grant Type and Number: Capital Fund Program Grant No: AL09-P008-991-08 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2008 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12/31/2009 <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 of Debt Service paid by the PHA				
18ba	9050 Collateralization of Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 3% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	960,135			
21	Amount of line 20 Related to LDP Activities	66,000			
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Staff Costs	90,000			
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>John B. Proff</i>		10/8/2009			

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 200 units in management may use 100% of CFFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Selma Housing Authority PO Box 950 Selma AL, 36702			Grant Type and Number Capital Fund Program Grant No: AICW-HC&MI-08 CFFP (Yes/No): N Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
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 ¹	
PHA WIDE	OPERATIONS	1406		192,027				
PHA WIDE	MANAGEMENT - SECURITY	1408		90,000				
PHA WIDE	ADMINISTRATION	1410		60,000				
PHA WIDE	A/E FEES	1430		56,267				
8-2	LANDSCAPING	1450		20,000				
8-2	LBP, BUILDING STABILIZATION	1460		49,000				
8-3	LANDSCAPING	1450		10,000				
8-3	ROOFS, FASCIA AND SOFFIT/LBP	1460		227,000				
8-5	LANDSCAPING	1450		5,000				
8-5	FASCIA, SOFFIT AND PLUMBING	1460		145,500				

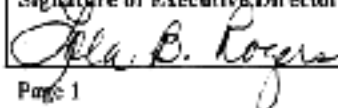
¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

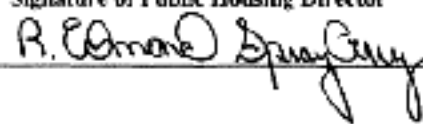
Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2008				
PHA Name: Selma Housing Authority PO Box 950 Selma AL, 36702		Capital Fund Program Grant No: AL09-P006-101-08 CFFP (Yes/ No) N Replacement Housing Factor Grant Not						
Development Number Name/PHA-Wide Activities	General 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	
8-7	LANDSCAPING	1450		21,000				
8-7	FASCIA, SOFFIT AND BUILDING STABILIZATION	1460		55,961				
PHA-WIDE	STOVES AND REFRIGERATORS	1465		17,500				
PHA WIDE	PLAYGROUND EQUIPMENT UPGRADE	1465		11,880				

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.

Part I: Summary					
PHA Name: The Selma Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09 S008 501 09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval: 2009	
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	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				LOUCS
5	1411 Audit				
6	1415 Liquidated Damages			ENTERED ON	<u>2/18/10</u>
7	1430 Fees and Costs	109,380	109,380	ENTERED BY	<u>LS</u>
8	1440 Site Acquisition				
9	1450 Site Improvement	303,000	68,000		
10	1460 Dwelling Structures	700,000	588,000		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	105,961	449,961		
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by PHA				
18ba	5000 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)	1,215,341	1,215,341		
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-Soft Costs				
24	Amount of line 20 Related to Security-Hard Costs				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director


Date
 1/29/10

Signature of Public Housing Director


Date
 2-2-2010

Part II: Supporting Pages								
PHA Name		Grant Type and Number			Federal FFY of Grant:			
The Selma Housing Authority		Capital Fund Program Grant No: AL09-S008-501-09 CTFP (Yes/No): Replacement Housing Factor Grant No:			2009			
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	Funds Obligated	Funds Expended	
PHA-wide	A/E Fees	1430		109,380	109,380			
8-2, 8-3	New mailboxes	1450		0	63,000			
8-7	Erosion control	1450		0	5,000			
8-2	Repair bathroom windows	1460		300,300	15,000			
8-3	Repair bathroom windows, reroofing, replace fascia and soffit, paint exterior painted surfaces	1460		500,000	250,000			
8-5	Replace windows and security screens	1460		100,000	150,000			
8-7	Pressure wash exterior of buildings, paint exterior painted surfaces	1460		100,000	20,000			
8-8	Reroofing, replace fascia and soffit, repaint exterior painted surfaces	1460			153,000			
8-2, 8-3, 8-5, 8-7	Interior modernization of site offices	1470		0	449,961			
PHA-wide	Remodel Armory			105,961	0			

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: The Selma Housing Authority					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quart Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-wide	3/18/2010		3/18/2012		
PHA-wide	3/18/2010		3/18/2012		

Part I: Summary					
PHIA Name: The Selma Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09-P008-501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 20)	189,255			
3	1408 Management Improvements	90,000			
4	1410 Administration (may not exceed 10% of line 20)	60,000			
5	1411 Audit				
6	1415 liquidated Damages				
7	1420 Fees and Costs	50,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	244,448			
11	1465.1 Dwelling Equipment—Nonexpendable	62,732			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	250,000			
18a	1501 Collateralization of Debt Service paid by PHA				
18b	9000 Collateralization of 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)	946,475			
21	Amount of line 20 Related to LSP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
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	162,732			
Signature of Executive Director <i>Hella B. Rogers</i>		Date <i>09/8/2009</i>		Signature of Public Housing Director	
				Date	

Part II: Supporting Pages								
PHA Name: The Selma Housing Authority			Grant Type and Number Capital Fund Program Grant No: AL09-P008-S01-09 CFPP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
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	Funds Obligated	Funds Expended	
FHA-wide	Operations	1406		189,295				
FHA-wide	Management - Security	1408		50,000				
PHA wide	Administration	1410		60,000				
PHA-wide	A/E Fees	1430		50,000				
AL-08-08 Rangedale	Windows	1460		100,000				
AL-08-03 Felix Hqs	Siding	1460		44,448				
AL-08-08 Rangedale Armex	Roofing	1460		100,000				
PHA-wide	Stoves and refrigerators	1465		62,732				
PHA wide	Development Activities	1499		250,000				

Part I: Summary					
PHA Name: The Selma Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09-P008-501-10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval: 2010	
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	
		Original	Revised	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 20)	187,557			
3	1408 Management Improvements	90,000			
4	1410 Administration (may not exceed 10% of line 20)	60,000			
5	1411 Ancillary				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	56,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	479,227			
11	1465.1 Dwelling Equipment—Nonexpendable	65,000			
12	1470 Non-dwelling Structures				
13	1473 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by P-LA				
18b	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)	937,784			
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-Soft Costs				
24	Amount of line 20 Related to Security-Hard Costs				
24	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>Shelby B. Rogers</i>		Date: 11/23/2009		Signature of Public Housing Director	
				Date	

Part II: Supporting Pages								
PHA Name: The Selma Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09-PC08-501-10 CITP (Yes/No): Replacement Housing Factor Grant No:			Federal FY 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	Funds Obligated	Funds Expended	
PHA-wide	Operations	1406		187,557				
PHA-wide	Management – Security	1408		90,000				
PHA-wide	Administration	1410		60,000				
PHA-wide	A/E Fees	1430		56,000				
8-10	HVAC, windows, cabinets, paint, VCI and toilets	1460		203,000				
8-8	Toilets	1460		21,000				
8-7	Toilets	1460		63,500				
8-5	Toilets	1460		39,000				
8-3	Toilets	1460		42,000				
8-2	Toilets	1460		110,727				
PHA-wide	Ranges and Refrigerators	1465		65,000				

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						
The Selma Housing Authority - 008		Selma, Dallas County, Alabama			<input checked="" type="checkbox"/> Original 5-Year Plan	Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal		\$479,227	\$479,227	\$479,227	\$479,227
C.	Management Improvements		\$90,000	\$90,000	\$90,000	\$90,000
D.	PIHA-Wide Non-dwelling Structures and Equipment		\$65,000	\$65,000	\$65,000	\$65,000
E.	Administration		\$60,000	\$60,000	\$60,000	\$60,000
F.	Other		\$56,000	\$56,000	\$56,000	\$56,000
G.	Operations		\$187,557	\$187,557	\$187,557	\$187,557
H.	Demolition					
I.	Development					
J.	Capital Fund Financing - Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total					

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)						
PHA Name/Number		Locality (City/Country & State)			<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____
		Annual Statement				

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2013 FFY 2013			Work Statement for Year: 2014 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
Key Actual Statement	8-5 Cabinets, VCT and paint	41 units	\$307,500	8-3 Cabinets, VCT and paint	62 units	\$479,227
	8-3 Cabinets, VCT and paint	22 units	\$171,727			
		Subtotal of Estimated Cost		\$479,227	Subtotal of Estimated Cost	

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY	Work Statement for Year 2011 FFY 2011		Work Statement for Year 2012 FFY 2012	
	Development Number/Name: General Description of Major Work Categories	Estimated Cost	Development Number/Name: General Description of Major Work Categories	Estimated Cost
	Management Improvements	\$90,000	Management Improvements	\$90,000
	Equipment – ranges and refrigerators	\$55,000	Equipment – ranges and refrigerators	\$55,000
	Administration	\$60,000	Administration	\$60,000
	A/E fees	\$56,000	A/E fees	\$56,000
	Operations	\$187,557	Operations	\$187,557
	Subtotal of Estimated Cost:	\$458,557	Subtotal of Estimated Cost	\$458,557

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 III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY	Work Statement for Year 2013 FFY 2013		Work Statement for Year 2014 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	Management Improvements	\$90,000	Management Improvements	\$90,000
	Equipment – ranges and refrigerators	\$65,000	Equipment – ranges and refrigerators	\$65,000
	Administration	\$60,000	Administration	\$60,000
	A/E fees	\$56,000	A/E fees	\$56,000
	Operations	\$187,557	Operations	\$187,557
	Subtotal of Estimated Cost	\$458,557	Subtotal of Estimated Cost	\$458,557

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.