

Public Comment

Purpose. 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> PHA Name: <u>Anniston Housing Authority</u> PHA Code: <u>AL004</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>4/2019</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>748</u> Number of Housing Choice Vouchers (HCVs) <u>359</u> Total Combined <u>1107</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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 their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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		PH	HCV																								
Lead PHA:																											

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) The PHA must submit its De-concentration Policy for Field Office Review. **Attachment A**

(c) If the PHA answered yes for any element, describe the revisions for each element below: **Attachment B**

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan. **See Attachment C.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

The Anniston Housing Authority is continuing in its 5-Year Plan. The following are our goals for this plan:

- Continue aggressive marketing efforts to maintain a minimum of 2% vacancies in public housing. Currently, we are at 4.00% vacancy on 8/16/18.
- HCV program is designated as a "high performer" in SEMAP and on 8/13/18 had 344 applicants on a waiting list. The waiting list was opened on 9/11/17 and received 528 applications.
- AHA received a High Performer rating. Continue to strive to maintain a high performer under the PHAS system.
- Encourage participation in the AHA Employment Training Center to give staff and residents an opportunity to develop employment skills that will become a catalyst for economic revitalization in the City of Anniston.
- Explore alternative funding methods such as Mixed Finance including LIHTC to modernized public housing properties beyond HUD Capital Fund Programs.
- Promote economic independence and self-sufficiency of families and individuals.
- Increase enrollments in the AHA Section 8 Homeownership program.
- Continue to work with modernization funding to improve key REAC inspection areas and make modest improvements for our residents.
- Continue work on a Development Strategy to address the long term viability and sustainability of AHA developments. The AHA is pursuing Demolition and Disposition of Cooper Homes and has submitted a Demolition and Disposition Application consistent with 24CFR970 in October 2014. The application has been approved and relocation of residents has been completed. The AHA has procured a Developer to obtain financing for the redevelopment of the Cooper Homes site.
- The AHA is pursuing Demolition and Disposition of Constantine Homes and plans to submit a Demolition and Disposition Application.
- The AHA has submitted a RAD application for Barber Terrace, Tinsley Manor, Washington and Parkwin Homes.
- A 5-year Capital Fund Action Plan including the window Installation of upstairs egress windows for Glen Addie, installation of exterior storm doors for Washington and Parkwin Homes, the Energy Audit completion, Playground Equipment for Fairview & Barber Terrace, lock installation for all AHA sites, and the completion of re-roofing the Glen Addie administration, maintenance and RIC building. Completion of the electrical underground and outdoor wiring at Constantine. Renovation of the Norwood administrative and maintenance office.

B.4. Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N

(b) If yes, please describe:

Other Document and/or Certification Requirements.

5-Year and Annual	U.S. Department of Housing and Urban Development	OMB No. 2577-0226
C.1	Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.	
C.2	Civil Rights Certification. Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.	
C.3	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.	
C.4	Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.	
D	Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).	

5-Year and Annual

U.S. Department of Housing and Urban Development

OMB No. 2577-0226

b.1 Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. **PHA Plan Update on 10/01/18**

Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

- Glen Addie - Mold remediation
- Glen Addie – Front and/or rear porch replacement
- Glen Addie – Sidewalk repair & replacement
- Glen Addie – Curb stops for water cutoffs.
- Glen Addie – Camera’s for administrative & maintenance offices and select exterior buildings.
- Allocation of funding to pay off bond pool debt, pre-development cost, development cost, relocation benefits, office relocation and demolition cost as part of the AHA’s Development Strategy.
- Constantine – Camera’s for administrative & maintenance offices and select exterior buildings.
- Constantine – Security lighting for the exterior
- Constantine & Barber Terrace – Sidewalk repair and replacement
- Amp 3 – Asphalt re-pavement
- Constantine Homes Envision Center – Renovation and improvements as needed
- Boys & Girls Club – Renovation and improvements as needed
- Barber Terrace & Tinsley Manor – Texture ceiling
- Norwood – Brick replacement
- Norwood – Camera’s for administrative & maintenance offices and select exterior buildings.
- Norwood – Replace exterior siding.
- Norwood – Exterior door replacement for both front and rear entrance
- Norwood – Electrical junction box repair behind kitchen cabinets
- Installation of Exterior lighting for Fairview Terrace, Barber Terrace and Tinsley Manor.
- Repainting of exterior siding for Fairview Terrace & Tinsley Manor.
- Washington/Parkwin/Tinsley Manor/Fairview/Barber Terrace – replacement of plumbing roof vents.
- Washington & Parkwin – replacement of front and back entrance doors and install screen door.
- Washington & Parkwin – sink replacement for bathroom that are not vented properly.
- Washington & Parkwin – Stove replacement
- Washington & Parkwin – upgrade electrical receptacle boxes, bring out flush with wall.
- Exterior landscaping improves for Glen Addie, Norwood and Constantine administrative offices.
- Property smoking designations

*highlighted are new additions for 2018

*highlighted are new changes or additions for 2019.

Items for Barber Terrace, Tinsley Manor, Parkwin and Washington Homes will be considered under the Rental Assistance Demonstration (RAD) conversion.

Instructions for Preparation of Form HUD-50075-HP

A. PHA Information. All PHAs must complete this section.

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type,** and the **Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan.**B.1 Revision of PHA Plan Elements.** PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(1\)](#) and 24 CFR §903.12(b). 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. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(2\)\(ii\)](#) and 24 CFR §903.12(b).

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. [24 CFR §903.7\(b\)](#) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. [24 CFR §903.7\(b\)](#) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. [24 CFR §903.7\(b\)](#)

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. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#) and 24 CFR §903.12(b).

Safety and Crime Prevention (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. ([24 CFR §903.7\(m\)\(5\)](#))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-

5-Year and Annual

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). (24 CFR §903.23(b))

- B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

Hope VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for 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>. (Notice PIH 2010-30)

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including name, 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. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. 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. (24 CFR §903.7(h))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received 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>. (24 CFR §903.7(j))

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

- B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

- B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the 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. (24 CFR §903.7(o))

C.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.4 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

5-Year and Annual D. Statement of Capital Improvements. (g)	U.S. Department of Housing and Urban Development PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7)	OMB No. 2577-0226
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D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan.

PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on 05/29/2018”

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 the 5-Year and Annual PHA Plan. 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 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.

Attachment A
ACOP revisions

Significant Amendment/Modification: Summary of Changes 2016

Signification Amendment 8/2016:

Applies to both ACOP & HCV Administrative Plan unless otherwise noted.

- **Amendment to the verification of Social Security Numbers-** The change creates a 90-day period during which an applicant family may become a program participant, even if the family lacks the documentation necessary to verify the Social Security Number (SSN) of a family member under the age of 6 years.
- **Definition of extremely low-income families (ELI) -** to define ELI families as very low-income families whose income does not exceed the highest of 30 percent of the area median income of the federal poverty level. For the public housing program, not less than 40 percent of the units that become available per PHA fiscal year must be made available for occupancy by ELI families.
- **Exclusion of mandatory education fees from income-** amends the definition of “income” to exclude from calculations of individual income any financial assistance received for mandatory fees and charges (in addition to tuition).
- **Earn income disregard-** The new regulatory provisions limit to 24 straight months the time period during which a family member is eligible to receive the benefit of the earned income disregard (EID), which streamline the administration of the EID by eliminating the requirement for PHAs to track family member changes in employment over a 4-year period.
- **ACOP only - Public housing rents for mixed families-** This provision changes the methodology for calculating public housing rents for mixed families by requiring PHAs to use the established flat rent applicable to the units.
- **ACOP only- Utility payment schedules-** This provision permits PHAs to make utility reimbursement payments quarterly, rather than monthly, if the total quarterly reimbursement payment due a family is equal to or less than \$45 per quarter.
- **HCV only – Utility Allowance-** The utility allowance for a family is the lower of the utility allowance for the family unit size; or The utility allowance for the unit size rented by the family
The utility allowance changes were made to reduce the HAP expenses for participants occupying larger units than their family sizes required. Families are allowed to choose unit sizes as long as the rental amounts are within HUD payment standards, however, HUD will no longer pay the cost of the utility allowance for the additional bedroom(s).

- **HCV only - Local Preference** - Occupancy preferences for applicants to qualify for the housing authority wait list. Involuntary Displacement, Working Preference, Educational and Training, Elderly/Disabled/Handicapped Families and Domestic Violence.
- **HCV only - Local Preference** - Occupancy preferences for applicants to qualify for the HCV program wait list. Involuntary Displacement, Working Families and Elderly/Disabled/Handicapped Families.
- **HCV - Interim Reexamination:** The HA will only conduct interim reexaminations for families that qualify for EID (disabled families only) and only when the EID family’s rent will change as a result of the increase. The HA will conduct interim reexaminations for families that are now reporting income and were previously reporting no income. In all other cases, the HA will note the information in the participant file, but will not conduct an interim reexamination. If a family reports a change that it was not required to report and that would result in an increase in the family rent, the HA will note the information in the participant file, but will not conduct an interim reexamination. If a family reports a change that it was not required to report and that would result in a decrease in the family rent, the HA will conduct an interim reexamination. Families may report changes in income, deductions and family composition at any time. Retroactive rent will not be charged if the family reports their changes on a timely basis but the HA does not make the change until the annual reexamination.

Summary of Changes 2017

- **Amendment to Transfers for Reason of Health, ADA, Reasonable Accommodations or VAWA:**
 - **Violence Against Women Act (VAWA):** Resident will be transferred when the HA receives the Emergency Transfer Request, **Form HUD 5383**. This request must be received within 90 days from the qualifying event.
 - The resident must pay for all moving expenses.
 - If the Form HUD 5383 is not submitted timely, the request shall be treated as a convenience transfer under Section IX.B.6.
 - AHA has decreased from 8 waiting list to 7 waiting list due to the Cooper Homes Demolition
- **Exclusion of mandatory education fees from income-** amends the definition of “income” to exclude from calculations of individual income any financial assistance received for mandatory fees and charges (*in addition to tuition*).
- **Clarification of disallowance:**

During the 12-month period beginning when the member first qualifies for a disallowance, the HA must exclude from Annual Income any increase in income as a result of employment. For the 12 months following the exclusion period, 50% of the income increase shall be excluded.

Previously stated: The disallowance benefit is limited to a lifetime 24-month period for the qualifying family member.

Regardless of how long it takes a resident to work for 12 months (to qualify for the first exclusion) or the second 12 months (to qualify for the second exclusion), the maximum period for the disallowance (exclusion) is 48 months.

Previously stated: maximum period of 24 months. At the end of the 24 months, the disallowance ends regardless of how many months were “used”.

- **Actions regarding deconcentration rule:** remove 30% with terminology of *below extremely* low-income limit

This provision changes the methodology for calculating public housing rents for mixed families by requiring PHAs to use the established flat rent applicable to

- **Definition of extremely low-income families (ELI)** - A Family whose Annual Income does not exceed 30% of the higher of 30% of the Area Median Income or the Federal poverty level. Where the higher of 30% of the Area Median Income or the Federal poverty level exceeds the Very Low-Income (VLI) limit, the ELI limit is reduced to equal the VLI limit as published by HUD.
 - **Grievance Policy** - The housing authority shall notify the Tenant of the date, time and location that the hearing will take place.

Previously stated: place instead of location.

- ACOP new policies:
- **New Policy: Criminal Records Management Policy** - The Criminal Records Management Policy has been created to established rules to safe guard criminal records reports for applicants applying or residing in Public Housing. This policy specifies criminal record access, record retention and when a record can be destroyed.
 - **New Policy: Smoke Free Policy** - The Department of Housing and Urban Development (HUD) has implemented a Rule that requires each Public Housing Authority (PHA) administering public housing to implement a smoke-free policy. Specifically the Rule requires each PHA to implement a policy prohibiting lit tobacco products and all smoking in any interior common areas, including but not limited to community rooms, community bathrooms, lobbies, reception areas, hallways, laundry rooms, electrical rooms and closets, storage units or rooms, stairways, offices, elevators and within all living units in public housing, and PHA administration office buildings and vehicles (in brief, a smoke-free policy for all public housing indoor areas). The Housing Authority is also prohibiting electronic nicotine delivery systems (ENDS) and is including it in this policy’s definition of Smoking. This policy extends to all outdoor areas *up to twenty five (25) feet* from housing (doors/entrances, windows and porches) and administrative office buildings and maintenance facilities.

HUD is requiring implementation of smoke-free public housing to improve indoor air quality in housing, benefit the health of public housing tenants and public housing staff, reduce the risk of catastrophic fires, and lower overall maintenance costs. This policy applies to all tenants, tenant’s families, tenant’s guests, visitors, contractors, service personnel, and employees.

ACOP Significant Amendment 2018

Public Housing Program /ACOP

Processing Applications – Additional program explanation

Eligibility – Change in program wording to include reasonable accommodation.

HUD form 92006 – Contact information updated/Authorized by resident.

Transfer Policy – Now includes VAWA disclosure information and emergency transfer request.

Lease Contract Additional wording includes:

5- Create and Approve

The Landlord has a zero tolerance policy with respect to violations of lease terms regarding drug and/or violent criminal activity. Tenants will face swift eviction action as outlined in this lease if Tenants or guests engage in drug and other criminal activity..

Tenant’s Right to Use and Occupancy:

With the prior written consent of the Landlord, a foster child or a live-in aide may reside on the premises.

Termination of Tenancy and Eviction:

Tenants are limited to two (2) cures of the same lease infraction in a 12 month period.

Security Deposit:

Rent accrues until the keys are returned and/or the 10-day notice period has expired and/or return of unit under eviction action.

New Policy:

Non-Smoking Policy - The Housing Authority is also prohibiting electronic nicotine delivery systems (ENDS) and is including it in this policy’s definition of Smoking. This policy extends to all outdoor areas *up to twenty five (25) feet* from housing (doors/entrances, windows and porches) and administrative office buildings and maintenance facilities. Previous policy has been revised to include 3 warnings prior to eviction proceedings.

Anniston Housing Authority

Significant Amendment or Modification Definition

The Anniston Housing Authority (AHA) must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. The AHA will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Attachment B**De-concentrating Rule**

(b) The PHA must submit its De-concentration Policy for Field Office Review.

DECONCENTRATION RULE**A.**

The objective of the deconcentrating Rule for public housing units is to ensure 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 HA 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 HA will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments. The HA will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the HA's computer system.

The following are exempt from this rule.

- Public housing development with fewer than 100 public housing units. A covered development is defined as any single development or contiguous developments that total over 100 units.
- Public housing developments, which house only elderly persons or persons with disabilities, or both.
- Public housing developments, which consist of only one general occupancy family public housing development.
- Public housing developments approved for demolition or conversion to resident based assistance.
- Mixed financing developments.

To accomplish the deconcentrating goals, the HA will take the following actions:

The HA shall determine the average income of all families residing in all the HA's covered To accomplish the deconcentrating goals, the HA will take the following actions:

At the beginning of each HA fiscal year, the HA 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 HA fiscal year.

To accomplish the goals of deconcentrating:

- a) Not less than 40% of the HA admissions on an annual basis shall be to families that have incomes at or below 30% extremely low-income limit and
- a) The HA shall determine the average income of all families residing in all the HA's covered developments. The HA shall determine the average income of all families residing in each covered development. In determining average income for each development, this HA has adjusted its income analysis for unit size in accordance with procedures prescribed by HUD. The HA shall determine whether each of its covered developments falls above, within or below the established income range. The established income range is from 85 to 115 percent (inclusive) of the average family income, except that the upper limit (115 percent) shall never be less than the income at which a family would be defined an extremely low-income family developments. The HA shall determine the average income of all families residing in each covered development. In determining average income for each development, this HA has adjusted its income analysis for unit size in accordance with procedures prescribed by HUD. The HA shall determine whether each of its covered developments falls above, within or below the established income range. The established income range is from 85 to 115 percent (inclusive) of the average family income, except that the upper limit (115 percent) shall never be less than the income at which a family would be defined an extremely low-income family.
- b)

NOTE: Fair housing requirements. All admission and occupancy policies for public housing programs must comply with Fair Housing Act requirements and with regulations to affirmatively, further fair housing. The HA may not impose any specific income or racial quotas for any development or developments.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

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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.

A. Housing Needs of Families in the Jurisdiction Served by the HA Based upon the information contained in the Consolidated Plan’s for the HA’ jurisdiction, the housing needs are contained in the following table. In the “Overall” Needs column, the estimated number of renter families that have housing needs. For the remaining characteristics in the table the HA does not have information available to rate these characteristics; therefore, N/A (not applicable) is noted since the HA cannot make this assessment.

Housing Needs of Families in the HA Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	3805	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	2665	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	2550	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – White	1852	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Black	5245	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Hispanic	180	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity- Other	125	N/A	N/A	N/A	N/A	N/A	N/A

The source of information used by the HA was the U. S. Census data, the Comprehensive Housing Affordability Strategy, CHAS data set 2010-2014.

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

Housing Needs of Families on the HA’s Waiting List is as follows:			
Listed below are the totals for the Public Housing and Section 8 Waiting list Combined			
	# of families	% of total families (888 units leased)	Annual Turnover
Waiting list total	560	63.07 %	283 (102 due to demolition)
Extremely low income <=30% AMI	488	54.96%	
Very low income (>30% but <=50% AMI)125	33	3.72%	
Low income (>50% but <80% AMI)	35	3.95%	
Families with children	261	29.40%	
Elderly families	41	4.62%	
Families with Disabilities	95	10.7%	
Race/ethnicity	464	52.26 %	Black
Race/ethnicity	63	7.10%	White

5-Year and Annual Needs of Families		U.S. Department of Housing and Urban Development		OMB No. 2577-0226
Race/ethnicity1		0	0.0%	Other
Race/ethnicity				
Characteristics by Bedroom Size (Public Housing Only)	Waiting List Total	189	(619 units leased)	Annual Turnover
1BR		133	21.49%	238
2 BR		40	6.47%	
3 BR		22	3.56%	
4 BR		1	.12%	
5BR		2	.23%	
5+ BR		1	.12%	
Waiting list data as of 7/30/2018.				

The waiting list for Public Housing is currently open.

HA Plan Element: Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants		
a) Public Housing Operating Fund (2018)	\$3,785,434.00	Day to Day Operations
b) Public Housing Capital Fund (2016-2018)	\$2,832,912.94	Operating Costs, Resident Relocation, Security Lock replacement, Mold Remediation, Playground Equipment, Accessibility Study & Repairs, Energy Audit, Alley Paving, Egress windows and AC units
c) Annual Contributions for Section 8 Tenant-Based Assistance –Section 8 Vouchers (3/18/18)	\$1,686,518.00	Housing Assistance
3. Public Housing Dwelling Rental Income (3/31/18)		
	\$509,909.00	Day to Day Operations
4. Other income (list below)		
Details of Other Income (YE 3/31/18)		
Interest Income	\$25,038.00	
Other Income	\$116,807.00	
Total resources	\$8,956,618.94	

MIXED FLAT RENT (F.R.) CALCULATION FOR FLAT RENTS 2019

Glen Addie Homes	1 Bedroom	2 Bedroom	3 Bedroom
Current Flat Rent	261	314	364
New Flat Rent	280	321	368

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Norwood Homes	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Current Flat Rent	305	362	431	523
New Flat Rent	301	358	427	519

Constantine	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Current Flat Rent	244	294	363	455	680
New Flat Rent	233	290	359	451	676

Barber Terrace	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedrm
Current Flat Rent	262	319	380	475
New Flat Rent	250	315	376	471

Washington	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Current Flat Rent	302	395	481	648
New Flat Rent	300	391	477	639

Parkwin	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Current Flat Rent	302	395	481	648	754
New Flat Rent	300	391	477	638	745

Tinsley Manor	1 Bedroom	2 Bedroom	3 Bedroom
Current Flat Rent	312	429	584
New Flat Rent	310	424	580

Fairview Terrace	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Current Flat Rent	312	430	584	663
New Flat Rent	310	425	580	655

Utility Allowance (UA) for AL-004 **Remain unchanged for 2019**

Bedroom	Glen Addie	Washington	Parkwin	Norwood	Fairview	Constantine	Barber T.	Tinsley
1	\$102	\$107	\$107	\$104	\$97		\$111	\$97
1 infrared	\$94					\$105		
2	\$115	\$125	\$125	\$116	\$113	\$138	\$118	\$114
3	\$133	\$155	\$155	\$131	\$126	\$137	\$138	\$126
4		\$180	\$180	\$164	\$165	\$180	\$175	
5			\$198			\$192		

HCV Subsidy Standards

Number of Bedrooms	Number of Persons	
	Minimum	Maximum

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	1 Br	1	2	
	2 Br	2	4	
	3 Br	3	6	
	4 Br	4	8	
	5 Br	5	10	
	6 Br	6	12	

**SECTION 8
Payment Standards**

(1) Payment Standards

The AHA’s payment standard amended for 2018 effective November 1, 2018 for all new HCV payment contracts an annual reexaminations with an effective date of December 1, 2018 as compared to the HUD published Fair Market Rents (FMR) for the Calhoun County are as follows:

**PAYMENT STANDARDS-EFFECTIVE 1/1/2018
Proposed FY 2019 FMRs By Unit Bedrooms**

<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
FY 2018 FMR	\$513	\$676	\$886	\$1031
Payment <i>Standard</i>	\$564	\$743	\$974	\$1020

The HA reevaluates the payment standards annually. The factors used by the HA in its assessment of the adequacy of its payment standard are 1) success rates of assisted families and 2) rent burdens of assisted families.

Attachment C

Demolition and/or Disposition Activity Description

1a. Development Name: Cooper Homes, Public Housing Development

1b. Development (project) number: AL004-02

1c. Description of development:

- This rental development was built in 1952 and has 19 dwelling unit buildings and one non-dwelling unit building. The unit size bedroom distribution includes 12 one-bedroom, 42 two-bedroom, 36 three-bedroom, 10 four-bedroom, and 2 five-bedroom rental units. As future HUD funding is available, AHA plans to submit a Choice Neighborhood Planning and Implementation Grant. The AHA has applied and HUD approved for replacement housing vouchers to relocate residents for the demolition.

2. Activity Type: Demolition and/or Disposition and/or Development

3. Application Status: **Application approved for Demolition.**

4. Date application planned for submission: 10/03/2014

5. Number of units affected: 102

Coverage of action: Total Development

6. Timeline for activity:

a. Projected start date of activity: 03/2016

b. Projected end of date of activity (demolition): 12/2017 Construction to begin 2019

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	1a. Development Name: <u>Glen Aldie Homes, Public Housing Development</u>	

1b. Development (project) number: AL 004-01

1c. Description of development:

- This rental development was built in 1940 and has 15 dwelling unit buildings and three non-dwelling unit building. The buildings are block/brick row type structures. The unit size bedroom distribution includes 56 one-bedroom, 80 two-bedroom, and 28 three-bedroom units. While there are currently 164 units, AHA will work with a qualified planner and architectural and engineering firm to determine the maximum number and type of replacement units. AHA’s intentions are to redevelop the site utilizing future HUD and Tax credit funding, when available. AHA also plans to pursue the Choice Neighborhood Planning Grant and/or Purpose Build Community’s revitalization model.

2. Activity Type: Mixed Finance Modernization and/or Demolition/Development

3. Application Status: Planned application

4. Date application planned for submission: 09/01/2022

5. Number of units affected: 164

Coverage of action: Total Development

6. Timeline for activity:

- Projected start date of activity: 09/01/2023**
- Projected end of date of activity: 09/30/2027**

1a. Development Name: Constantine Homes, Public Housing Development

1b. Development (project) number: AL004-04

1c. Description of development:

- This rental development was built in 1954 and has 35 dwelling unit buildings and three non-dwelling unit building. The buildings are block/brick row type structures. The unit size bedroom distribution includes 20 one-bedroom, 76 two-bedroom, 55 three-bedroom, 16 four-bedroom, and 4 five-bedroom rental units. While there are currently 171 units, AHA will work with a qualified planner and architectural and engineering firm to determine the maximum number and type of replacement units. AHA’s intentions are to redevelop the site utilizing future HUD and Tax credit funding, when available. AHA also plans to pursue the Purpose Build Communities revitalization model and the Choice Neighborhood Planning Grant.

2. Activity Type: Mixed Finance Modernization and/or Demolition/Development

3. Application Status: Planned application

4. Date application planned for submission: 10/01/2018

5. Number of units affected: 171

Coverage of action: Total Development

6. Timeline for activity:

- Projected start date of activity: 09/01/2019**
- Projected end of date of activity: 09/01/2023**

RAD - Mixed Finance Modernization and/or Development

1a. Development Name: Norwood, Public Housing Development**1b. Development (project) number: AL004-003****1c. Description of development:**

- This rental development was built in 1953 and has 21 dwelling unit buildings and one non-dwelling unit building. The buildings are block/brick row type structures. The unit size bedroom distribution includes 12 one-bedroom, 44 two-bedroom, 33 three-bedroom and 12 four-bedroom units. Housing purpose will remain unchanged with Families, Disabled and Elderly residing in the unit. While there are currently 101 units, AHA will work with a qualified planner and architectural and engineering firm to determine the maximum number and type of replacement units. AHA's intentions are to redevelop the site utilizing future HUD and Tax Credit funding, when available. AHA also plans to pursue the Purpose Build Communities revitalization model and the Choice Neighborhood Planning Grant. AHA is seeking to identify a public housing development in which to submit an application for, and ultimately implement the Rental Assistance Demonstration Program.

2. Activity Type: RAD - Mixed Finance Modernization and/or Development**3. Application Status: Planned application****4. Date application planned for submission: 04/15/2019****5. Number of units affected: 101****Coverage of action: Total Development****6. Timeline for activity:**

- a. Projected start date of activity: 04/15/2020**
- b. Projected end of date of activity: 04/15/2021**

1a. Development Name: Barber Terrace, Public Housing Development**1b. Development (project) number: AL004-005****1c. Description of development:**

- This rental development was built in 1961 and has 12 dwelling unit buildings. The buildings are block/brick row type structures. The unit size bedroom distribution includes 12 one-bedroom, 22 two-bedroom, 22 three-bedroom and 4 four-bedroom units. Housing purpose will remain unchanged with Families, Disabled and Elderly residing in the unit. While there are currently 60 units, AHA will work with a qualified planner and architectural and engineering firm to determine the maximum number and type of replacement units. AHA's intentions are to modernize the site utilizing future HUD and Tax credit funding, if available. AHA is seeking to identify a public housing development in which to submit an application for, and ultimately implement the Rental Assistance Demonstration Program.

2. Activity Type: RAD - Mixed Finance Modernization**3. Application Status: Planned application****4. Date application planned for submission: 09/04/2018****5. Number of units affected: 60****Coverage of action: Total Development****6. Timeline for activity:**

- a. Projected start date of activity: 04/15/2020**
- b. Projected end of date of activity: 04/15/2021**

Development Name: Tinsley Manner, Public Housing Development**1b. Development (project) number: AL004-07A****1c. Description of development:**

- This rental development was built in 1985 and has 6 dwelling unit buildings. The buildings are row type brick veneer structures. The unit size bedroom distribution includes 4 one-bedroom, 16 two-bedroom and 4 three-bedroom. Housing purpose will remain unchanged with Families, Disabled and Elderly residing in the unit. While there are currently 24 units, AHA will work with a qualified planner and architectural and engineering firm to

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determining the maximum number of units to be developed to modernize the site utilizing future HUD and Tax credit funding, if available. AHA is seeking to identify a public housing development in which to submit an application for, and ultimately implement the Rental Assistance Demonstration Program.

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2. **Activity Type: RAD - Mixed Finance Modernization and/or Development**

3. **Application Status: Planned application**

4. **Date application planned for submission: 09/04/2018**

5. **Number of units affected: 24**

Coverage of action: Total Development

6. **Timeline for activity:**

a. **Projected start date of activity: 04/15/2020**

b. **Projected end of date of activity: 04/15/2021**

1a. **Development Name: Fairview Terrace, Public Housing Development**

1b. **Development (project) number: AL004-07B**

1c. **Description of development:**

- This rental development was built in 1985 and has 12 dwelling unit buildings. The buildings are row type brick veneer and multi family structures. The unit size bedroom distribution includes 2 one-bedroom, 6 two-bedroom, 10 three-bedroom and 8 four-bedroom units. Housing purpose will remain unchanged with Families, Disabled and Elderly residing in the unit. While there are currently 26 units, AHA will work with a qualified planner and architectural and engineering firm to determine the maximum number and type of replacement units. AHA's intentions are to modernize the site utilizing future HUD and Tax credit funding, when available. AHA is seeking to identify a public housing development in which to submit an application for, and ultimately implement the Rental Assistance Demonstration Program.

2. **Activity Type: RAD - Mixed Finance Modernization**

3. **Application Status: Planned application 04/15/2019**

4. **Date application planned for submission:**

5. **Number of units affected: 26**

Coverage of action: Total Development

6. **Timeline for activity:**

a. **Projected start date of activity: 04/15/2020**

b. **Projected end of date of activity: 04/15/2021**

1a. **Development Name: Washington Homes, Public Housing Development**

1b. **Development (project) number: AL004-06A**

1c. **Description of development:**

- This rental development was built in 1961 and has 26 dwelling unit buildings and one non-dwelling unit building. Families occupy the row type brick veneer structures. The unit size bedroom distribution includes 4 one-bedroom, 17 two-bedroom, 21 three-bedroom and 5 four-bedroom units. Housing purpose will remain unchanged with Families, Disabled and Elderly residing in the unit. While there are currently 47 units, AHA will work with a

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qualified planner and architectural firm to determine the maximum number and type of replacement units. AHA's intentions are to modernize the site utilizing future HUD and Tax credit funding, when available. AHA is seeking to identify a public housing development in which to submit an application for, and ultimately implement the Rental Assistance Demonstration Program.

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2. **Activity Type: RAD - Mixed Finance Modernization**
3. **Application Status: Planned application**
4. **Date application planned for submission: 09/04/2018**
5. **Number of units affected: 47**
Coverage of action: Total Development
6. **Timeline for activity:**
 - a. **Projected start date of activity: 04/15/2020**
 - b. **Projected end of date of activity: 04/15/2021**

- 1a. **Development Name: Parkwin Homes, Public Housing Development**
- 1b. **Development (project) number: AL004-06B**
- 1c. **Description of development:**

- This rental development was built in 1961 and has 30 dwelling unit buildings and one non-dwelling unit building. The buildings are multifamily block/brick structures. The unit size bedroom distribution includes 6 one-bedroom, 19 two-bedroom, 21 three-bedroom, 5 four-bedroom, and 2 five-bedroom rental units. While there are currently 53 units, Housing purpose will remain unchanged with Families, Disabled and Elderly residing in the unit. AHA will work with a qualified planner and architectural and engineering firm to determine the maximum number and type of replacement units. AHA's intentions are to modernize the site utilizing future HUD and Tax credit funding, when available. AHA is seeking to identify a public housing development in which to submit an application for, and ultimately implement the Rental Assistance Demonstration Program.

2. **Activity Type: RAD - Mixed Finance Modernization**
3. **Application Status: Planned application**
4. **Date application planned for submission: 09/04/2018**
5. **Number of units affected: 53**
Coverage of action: Total Development
6. **Timeline for activity:**
 - a. **Projected start date of activity: 04/15/2020**
 - b. **Projected end of date of activity: 04/15/2021**

