

PHA 5-Year and Annual Plan

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

OMB No. 2577-0226
Expires 8/30/2011

1.0 PHA Information
 PHA Name: **HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT** PHA Code: **AL001**
 PHA Type: Small High Performing Standard HCV (Section 8)
 PHA Fiscal Year Beginning: (MM/YYYY): **07/2014**

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
 Number of PH units: **5,517** Number of HCV units: **5,229**

3.0 Submission Type
 5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

4.0 PHA Consortia PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 -Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: **N/A**

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. **N/A**

6.0 PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
- (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.

(6a.) PHA Annual Plan Elements Updated:

- 1. HABD Policies Governing Eligibility, Selection, and Admission, including Deconcentration and Wait List Procedures
- 2. Statement of Financial Resources
- 3. Rent Determination
- 4. Operations and Management – Admission Preference
- 7. PHA Community Service and Self-Sufficiency Programs
- 10. Civil Rights
- 11. Fiscal Year Audit

(6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no this section is complete. If yes, continue to the next question.
- b. Yes No: Did any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no this section is complete.

If yes, list these developments as follows:

Deconcentration Policy For Covered Developments			
Development Name	No. of Units	Explanation	Deconcentration Policy
* Loveman Village	498	Consistent with	Section 25 of
* Morton Simpson	465	HABD Annual	Admission and
** Tom Brown	248	Plan Goals for	Continued
**Harris Homes	188	Deconcentration	Occupancy
** Freedom Manor	101	And Income	Policy
		Mixing	

Average Income: **\$6,420.00**

* Average income is below 85%: **\$5,457.00**

** Average income is above 115%: **\$7,383.00**

DECONCENTRATION AND INCOME MIXING

The Housing Authority of the Birmingham District has the following plans and/or policies that will impact the deconcentration of income and income mixing:

Central Air Conditioning

In an effort to become competitive with the private sector, the authority has completed the installation of central air conditioning in seven of its modernized developments. Those sites are Cooper Green (1-17), Southtown (1-4R), Smithfield (1-9), Tom Brown (1-10), Harris Homes (1-14) and Collegeville (1-13). Also, central air conditioning is in the process of being installed in Elyton Village (1-1). Air conditioning installation is complete at Ben Greene (1-23). However, the Roosevelt City component has not been installed. These efforts will enable the authority to not only compete with the private sector but will serve as an incentive for retaining those working families that are currently in occupancy. It is anticipated that other sites will also be selected for central heat and air through energy performance contracting initiatives

Other Improvements and Upgrades

The authority has designated staff to undertake leasing operations. In addition, the Authority has expanded to all on-site offices to take applications. Applications are also provided by mail and received by mail. This allows working families to begin the process without interference with working hours. HABD now has a leasing coordinator to assist families with leasing needs as a means of increasing marketability within a demanding regulatory environment.

Implementation of Energy Performance Contract

The Housing Authority procured an Energy Service Company to provide comprehensive energy management and energy related capital improvement services through the energy performance contract that will improve the energy and water efficiency for HABD (14) fourteen communities. The upgrades include interior and exterior lighting, appliances, AC and HVAC services, which will allow utility savings annually.

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Hurricane Katrina/Rita Displaced Families
- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Former Federal preferences

- Hurricane Katrina/Rita Displaced Families
- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 3 Substandard housing
- 2 Homelessness
- High rent burden

1 – 15 points preference ranking on waiting list
 2 – 10 points preference ranking on waiting list

2. Statement of Financial Resources:

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2014 grants)		
a) Public Housing Operating Fund	26,077,288	
b) Public Housing Capital Fund	8,105,679	
c) HOPE VI Revitalization	- 0 -	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	33,529,622	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	134,086	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
CF Stimulus Grant	-0-	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	3,238,320	
4. Other income (list below)		
Income on Investments	28,541	Operations
Sales and Services	332,139	Operations
Other Income	71,575	
Total resources	71,517,250	

3. Rent Determination

The HABD has established flat rent at 80% of the fair market rent (FMR) in compliance with the Department of Housing and Urban Development 2014 Appropriations Act, Section 210 which amended the U. S. Housing Act of 1937 regarding flat rent. The flat rent was determined using 80% of the 2014 FMRs for the Birmingham-Hoover Metropolitan Area (See pages). Also, in accordance with the 2014 Appropriations Act, HABD households on flat rent prior to enactment of new flat rents are only subject to an annual 35% percent adjustment over their current flat rents.

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

4. Operations and Management

B. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	4,296	1,017
Section 8 Vouchers	5,229	411
Section 8 Certificates	N/A	
Section 8 Mod Rehab	35	13
Special Purpose Section 8 Certificates/Vouchers (list individually)	10 – Tenant Under Protection 60 – HOPE VI 290 - VASH	
Other Federal Programs (list individually)	N/A	
Sub. Rehab	0	0
Sec. 8 New Cont.	0	0

7. PHA Community Service and Self-sufficiency Programs

(1) Proposed to apply for Jobs Pilot Program for Elyton Village residents which consist of three core components: employment-related services, financial incentives, and community supports for work. This program is to develop locally-based approaches to increase earnings and advance employment outcomes.

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2013 Estimate)	Actual Number of Participants (As of: 12/31/13)
Public Housing	0	83
Section 8	0	50

10. Civil Rights: ACOP Compliance with Fair Housing and Equal Opportunity Regulations

The HABD has revised its Admissions and Continued Occupancy Policy so that it complies with changes to statutory language in regards to Fair Housing and Equal Opportunity federal regulations. See pages

11. Fiscal Year Audit

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
2. Yes No: Was the most recent fiscal audit submitted to HUD?
FY2014 Audit Completion scheduled to be submitted by **3/31/2015**.
3. Yes No: Were there any findings as the result of that audit?

(6b.) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.

The public may obtain the HABD 5-Year and Annual PHA Plans at the Central Office located at 1826 3rd Avenue, South Birmingham AL 35233, downloaded from the HABD website at: www.habd.org, or at HABD AMP sites

7.0

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

7.0 (A) HOPE VI Activity:

c. Yes, the HABD plan to apply for a HOPE VI Revitalization grant and/or other housing grants in the Plan year for the following public housing sites:

Choice Neighborhoods (Proposed to apply in 2015 for Elyton Village AMP# AL001000001, Marks Village AMP # AL001000006, Loveman Village AMP# AL001000007, and Morton Simpson AMP# AL001000011)

National Housing Trust Fund (Proposed to apply in 2015 for Elyton Village AMP# AL001000001, Marks Village AMP # AL001000006, Loveman Village AMP# AL001000007, and Morton Simpson AMP# AL001000011)

d. Yes, the HABD will be engaging in mixed-finance development activities for public housing in the Plan year for the following developments:

Metropolitan Gardens AMP# AL001000003, Tuxedo Court AMP# AL001000008 Glenbrook at Oxmoor AMP #AL01000037, Elyton Village AMP# AL01000001, Marks Village AMP# AL01000006, Loveman Village AMP#AL01000007, Smithfield AMP# AL01000009, Tom Brown AMP# 001000010, Morton Simpson AMP# AL01000011, Collegeville AMP# AL001000013, Harris Homes AMP# AL001000014, North Birmingham Homes AMP# AL001000016, Cooper Green AMP# AL001000017, Kimbrough Homes AMP# AL001000018, Roosevelt City AMP# AL001000023

e. Yes, the HABD will be conducting other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement:

New construction of 30 one-bedroom units on-site at Elyton Village (AMP# AL001000001)

7.0 (B) Demolition and Disposition:

Development : Collegeville AMP# AL001000013

Activity: Disposition

Application status: Planned Application

Date application planned for submission: Deferred

Number of units affected: None Part of development affected: 6.01 acres to be disposed

Timeline for activity:

Actual or projected start date of activity: Deferred **Projected end date of activity:** Deferred

Development : North Birmingham Homes AMP# AL001000016

Activity: Demolition

Application status: Approved

Date application approved: 11/23/2012

Number of units affected: 21 Part of development will be affected

Timeline for activity:

Actual or projected start date of activity: October 2014 **Projected end date of activity:** December 2014

Development : Morton Simpson AMP# AL001000011

Activity: Demolition and Disposition

Application status: Approved

Date application approved: 11/23/2012

Number of units affected: 44 Part of development will be affected

Timeline for activity:

Actual or projected start date of activity: October 2014 **Projected end date of activity:** December 2014

Development : Roosevelt City AMP# AL001000023

Activity: Demolition

Application status: Approved

Date application approved: 11/23/2012

Number of units affected: 12 Part of development will be affected

Timeline for activity:

Actual or projected start date of activity: October 2014 **Projected end date of activity:** December 2014

PROPOSED DEMOLITION

Development : Marks Village AMP# AL001000006

Activity: Demolition

Application status: Planned application

Date application to be submitted: November 2014

Number of units affected: 4 Part of development will be affected (see attached)

Timeline for activity:

Actual or projected start date of activity: November 2014 **Projected end date of activity:** November 2015

Development : Smithfield Court AMP# AL001000009

Activity: Demolition

Application status: Planned application

Date application to be submitted: April 2014 [June 2013]

Number of units affected: 8 Part of development will be affected (see attached)

Timeline for activity:

Actual or projected start date of activity: November 2014 **Projected end date of activity:** November 2015

Development : Morton Simpson AMP# AL001000011

Activity: Demolition

Application status: Planned application

Date application to be submitted: November 2015

Number of units affected: 2 Part of development will be affected (see attached)

Timeline for activity:

Actual or projected start date of activity: November 2014 **Projected end date of activity:** November 2015

Development : Collegeville Center AMP# AL001000013

Activity: Demolition

Application status: Planned application

Date application to be submitted: November 2015

Number of units affected: 3 Part of development will be affected (see attached)

Timeline for activity:

Actual or projected start date of activity: November 2014 **Projected end date of activity:** November 2015

7.0 (C) Conversion of Public Housing to Tenant-Based (Section 8) Assistance

The HABD submitted a Portfolio Rental Assistance Demonstration (RAD) conversion application for all HABD AMPs in accordance Notice PIH 2012-32: Rental Assistance Demonstration – Final Implementation, Revision 1 and will comply with regulations as outlined should HABD be awarded CHAP(s).

Listing of AMPs: AL001000001, AL001000004, AL001000006, AL001000007, AL001000008, AL001000009, AL001000010, AL001000011, AL001000013, AL001000014, AL001000016, AL001000017, AL001000018, AL001000021, AL001000023, AL001000031, AL001000032, AL001000033, AL001000034, AL001000035, AL001000037, AL001000040, AL001000041, AL001000042, AL001000043,

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

See pages

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, 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.

See pages

8.3 Capital Fund Financing Program (CFFP).
 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.

See pages

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2,305		
Extremely low income <=30% AMI	2,079	90.00%	
Very low income (>30% but <=50% AMI)	190	.08%	
Low income (>50% but <80% AMI)	36	.02%	
Families with children	1,808	61.00%	
Elderly families	56	.02%	
Families with Disabilities	253	11.00%	
Race/ethnicity (B)	2,176	94.00%	
Race/ethnicity (W)	8	.003%	
Race/ethnicity (H)	1	.00%	
Race/ethnicity (O)	120	.05%	

Under the Housing Choice Voucher Program (Section 8), there are 4,410 units under lease. For the same time period, HABD issued approximately 408 new vouchers.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: (All Sites)			
	# of families	% of total families	Annual Turnover
Waiting list total	1,921		
Extremely low income <=30% AMI	1,738	90.45%	
Very low income (>30% but <=50% AMI)	164	8.55%	
Low income (>50% but <80% AMI)	19	1.00%	
Families with children	983	51.18%	
Elderly families	104	5.42%	
Families with Disabilities	154	8.02%	
Race/ethnicity Black	1,863	97.00%	
Race/ethnicity Hispanic	57	2.97%	
Race/ethnicity White	6	.30%	
Race/ethnicity Other	0	.00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	938	48.83%	
2 BR	589	30.66%	
3 BR	301	15.66%	
4 BR	60	3.12%	
5 BR	0	0.00%	
5+ BR	33	1.71%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Currently HABD Section 8 Housing Choice Voucher Program has over 90 to 125 families out searching for housing during any given time of the month. Currently there are a total of 2,305 families on the Section 8 waiting list. 78% of our waiting list population consists of families with children, 2% are elderly applicants, and 11% are families with disabilities. We've selected over 654 applicants from the waiting list from July 1, 2013 to present. HABD's Section 8 Tenant Based waiting list was last opened in September of 2012.

Based on our current program attrition, lease-up and success rate, it is anticipated that HABD may reopen the waiting list during the mid to latter part of 2015 calendar year. 90% of the people on the current waiting list are at the extremely low income limit (under 30% of the AMI).

One of the largest needs that HABD can address on a limited basis is to provide better affording housing options in some of the higher rents areas within Jefferson County. Affordable large units that meet minimum inspection standards are not readily available in all areas of Jefferson County.

HABD will continue to partner with the Department of Veterans Affairs (VA) to implement the Housing First model. HABD staff will continue to work with local landlords within the community to expand housing opportunities for both veterans and other program

	<p>participants. We still need more landlords willing to participate in the VASH program.</p> <p>HABD published a Request for Proposal (RFP) to procure a developer to build 75 project based vouchers from HABD's allocation. HABD is now working with Family Endeavors who was awarded \$2,000,000 in funding from the Department of Veterans Affairs to provide supportive services to assist very low income Veteran Families who are homeless or on the verge of homelessness in the state of Alabama.</p> <p>Family Endeavors also help qualified Veterans and their families temporarily cover rent payments, utility payments, deposits, transportation and moving costs.</p> <p>Based on current funding levels and program attrition rate, HABD plans to issue around 550 vouchers from the current waiting list during the 2014 – 2015 calendar years. HABD opened the YWCA Project-Based Section 8 waiting list August of 2014 and it will remain open until further notice.</p> <p>HABD received 35 new VASH vouchers October of 2014 and 6 vouchers November 2014 with a total of 41 vouchers received. We will also apply for additional funding if funding announcements become available.</p>
<p>9.1</p>	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Public Housing: As of 12/31/14 the Housing Authority's adjusted occupancy percentage rate was 95.20%. The Authority's strategy for increasing its occupancy percentage will include:</p> <ol style="list-style-type: none"> 1. Implement Marketing Plan 2. Under Asset Management, the Authority expanded the number of on-site offices where applicants can place an application for housing 3. The Authority is undertaking lead abatement activities through its Modernization program. <p>Section 8:</p> <ol style="list-style-type: none"> 1. Maintain full utilization in HCVP within budget authority. 2. Apply for additional vouchers if any NOFA's are available. 3. Partner with landlords and other service agencies to provide and expand housing opportunities for veterans on the VASH program. 4. Effectively market the program to increase owner acceptance of the program, particularly those outside of areas of minority and poverty concentration. 5. Work with banks and other lending institutions to expand the homeownership program. 6. Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction. 7. Continue to do aggressive landlord outreach to attract more landlords to program. 8. Sponsor more Rental Fairs, Landlord Lunch and Learns and other marketing ideas to attract more landlords. 9. Try to expand our project based voucher program.
<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p style="text-align: center;">HOUSING AUTHORITY OF THE BIRMINGHAM DISTRICT</p> <p style="text-align: center;">FIVE YEAR PLAN PROGRESS REPORT 2015</p> <p>INCREASE THE AVAILABILTIY OF DECENT, SAFE AND AFFORDABLE HOUSING</p> <p>HABD continues to implement measures for increasing available housing for eligible families. This is being done through several methods. The multifamily public housing stock that was due for substantial completion of lead abatement was completed and unit restoration is complete. Completion of restoration of the apartments will offer approximately 250 additional units for public housing families. Comprehensive modernization is engaged at the Elyton Village community. Completed work, at this site, based on availability of capital funding, resulted in approximately 48 apartments, with incremental additions over the course of five years. Other revenue sourcing,</p>

specifically the operating fund loan, secured by reserves, added an additional 40 units plus beginning restoration of the community center/gym at that site. Cooper Green Homes is now on line with 227 apartment homes.

HOPE VI Programs provide additional housing for eligible families. Park Place remains a model for available housing in the City; 320 affordable housing units have been added Oxmoor Valley provides 100 units and Tuxedo Court provides 220 units. Twenty five single family homes at Fountain Heights are complete. Closings are continuing and all homes are expected to be occupied during this year. The national economic situation affecting the mortgage has impacted closings. In addition, HABD has completed construction of twenty single family homes as housing replacement in the Mason City community. These units are substantially occupied and are anticipated for completed sales to occupants. Other replacement housing units are also anticipated. Construction was completed for twenty one single family housing units at the Tuxedo community to be followed by planned construction of an additional sixty five single family homes. An additional twenty one single family homes are anticipated to be completed during this period.

The Rental Assistance Demonstration Program (RAD) has been introduced in the public housing communities. A portfolio application to HUD has been submitted requesting RAD participation for all public housing sites. This is likely to result in increased housing when effectively implemented. HUD issued approval for Loveman Village for RAD participation. A developer has been procured to submit a tax credit financing application and proceed with compete demolition and reconstruction of the site.

HABD has acquired the premises previously owned by the developer on Lakeshore at Oxmoor Valley. This site will be proposed for new construction under the RAD Program, or another available funding source, as affordable housing. We are also considering redevelopment of Block A at Park Place.

IMPROVE THE QUALITY OF ASSISTED HOUSING

HABD is committed to improving the quality of assisted housing within its jurisdiction. Improving housing quality requires, at minimum, a three-pronged approach. Promotion of quality uniform physical living conditions is primary. HABD has demonstrated an overall improvement in REAC performance. During this Plan year, HABD will continue to focus on identification of housing quality needs and restoration of apartments for quality living. This will include moving forward with adjustment of environmental situations such as lead abatement. Fully addressing accessibility needs at the various sites is also expected. Energy efficiencies and energy performance contracting will offer significant assistance with life quality improvements for each housing community. When these measures are effectively combined with the RAD approach, a significant improvement in housing quality is expected.

HABD fully supported some of its communities having full computer internet access through a partnership with the City of Birmingham and One Economy, a private entity. These internet systems were effective and have been continued through HABD resources in the instance of expiration of the agreements.

The second prong is promotion of pleasant and enjoyable experiences within the community setting. This will initiate with various community service programs through strong resident organizations. The third prong is improving the overall economic sufficiency and economic opportunities in the community. HABD will move forward with its Section 3 centers within its resident community centers. This will allow full recreational and training programs with a focus on developing business, employment, training and other economic activities. HABD will partner with residents and others for appropriate grant opportunities. The centers are taking a broader approach to sporting and recreational activities to encourage health and wellness for youth and adults.

Mixed finance developments will offer improved quality of assisted housing. The developments at Park Place, Oxmoor and Tuxedo Court fit this model and purpose squarely. Moreover, HABD's renovation and restoration efforts also support this approach. Single family home development will likewise contribute to improving the quality of assisted housing. HABD will continue to work toward funding for the full revitalization of Loveman Village, Marks Village, Morton Simpson, Elyton Village and North Birmingham Homes. Addressing environmental needs at North Birmingham Homes and Collegeville are at the forefront of areas that require financial assistance. HABD has submitted capital needs applications for choice neighborhoods for both planning and implementation without positive outcomes. Despite the competitive nature of this process, HABD will continue to engage the prospect of these possibilities for supporting the development of quality housing. In the meantime, HABD fully utilizes its available resources to maintain quality properties.

Marks Village is scheduled for specific improvement in the quality of housing. There are anticipated roofing improvements; community center and overall aesthetics of the property. The two apartments in building twenty that were destroyed by the explosion will be restored.

PROMOTE SELF SUFFICIENCY AND ASSET DEVELOPMENT OF FAMILIES AND INDIVIDUALS

HABD's most significant assets include its Family Self Sufficiency Program and Section Three Program. These programs have retained priority despite the decrease in funding for tenant services. There are currently forty six participants from the section 8 Voucher Program. There are one hundred and thirty five participants from the HABD public housing program. The Family Self Sufficiency Coordinators, site Property Managers and Resident Services staff will continue to identify residents for enrollment in the Program to reach full capacity.

HABD also promotes economic self sufficiency through its Section 3 Program. During this Plan period, several events are scheduled to promote self sufficiency and improve employment through HABD Section 3 requirements. HABD has also established a Scholarship Foundation to support educational and training needs for residents of public housing and the Family Self Sufficiency Program (Section 8). HABD plans to enter an arrangement for early childhood development training for ages 0-3. This program will also offer training for child care staff through certification programs. HABD promotes youth academic bowls, literacy education and mathematics training through community center programs.

Broad band access was made available for 560 units at no cost to the family for a period continuing beyond one year. This is expected to increase educational and training opportunities for promotion of self sufficiency and family development. HABD will establish a Resident Business Resource Center to assist residents to work through a centralized data base for employment, educational/training and resident owned business opportunities. This center will be initially housed in the HABD central office building. Residents will also be able to participate in exciting and productive Section Three activities through the HABD Community Centers that will offer significant employment and educational economic empowerment opportunities within a recreational and social development environment. HABD will also set up early childhood education programs that form the basis for Section Three economic and community development through early head start and head start programs within its communities. HABD will enter partnerships to effectively achieve this result. For reasons associated with the proposed partnership entity, HABD was required to seek other sources. This approach is being addressed and is expected to move forward during the Plan period. HABD has submitted a grant funding application to support the development of a workforce development program at the Elyton site.

ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING OBJECTIVES

It is the policy of HABD to comply with all applicable laws and regulations governing equal opportunity and fair housing. This policy is applicable to all HABD programs, services and activities, including, without limitation, admissions and continuing occupancy provisions as well as to all Section 8 participants. HABD continues to provide accessible programs, services and apartments for the disabled. Physical and sensory accessible units are available. There are anticipated to be at least 5% accessible apartments in planned facilities, including Park Place, Oxmoor Valley and Tuxedo Court. The most recent audited availability of accessible units is 131 of the 4,776 available apartments at HABD. The completion of accessibility at the Marks Village management office was completed during the immediately preceding plan period. This is significant in that it improves the convenience and availability of access for disabled residents and employees at this site. Due to the age of this property, additional work is needed. Capital fund plans will also include meeting additional accessibility needs at various locations during the plan period, subject to availability and proration of funds. HABD has also furthered fair housing through its Home Ownership Program, in which accommodations have been made for home buyers, such as ramps, meeting visitability standards, flooring and other adjustments to serve the needs of home buyers who requested accommodations. HABD also makes reasonable accommodations for public housing and Section 8 families, upon request or identification of need.

TAKE A LEADERSHIP ROLE IN THE CREATION OF SIGNIFICANT ADDITIONAL ORGANIZATIONAL CAPACITY TO PROVIDE AND MAINTAIN QUALITY AFFORDABLE HOUSING IN BIRMINGHAM AND THE REGION

HABD has established as a part of its policy and mission a leadership role in promoting and furthering affordable housing in the City and region. Toward this end, HABD has entered formal and informal partnerships with public and

	<p>private entities that target affordable housing. In addition to promoting effective relationships with the City of Birmingham and Jefferson County, HABD also partners with neighborhoods, faith based and community based organizations. HABD utilizes its resources to build alignments that promote affordable housing in the City and region and has set goals and plans through its five year strategic business plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <ul style="list-style-type: none"> <input type="checkbox"/> Major changes to rent, admissions policies as required by HUD. <input type="checkbox"/> Addition of non-emergency large capital work items exceeding \$500,000 (not included in the current Annual Statement of Five Year Action Plan) or changes in the use of replacement reserve funds under the Capital Fund <input type="checkbox"/> Reallocation of funds that exceed 7% of the annual funding to a development that is not included in the Annual Statement or Five Year Action Plan, and <input type="checkbox"/> Changes that would affect 10% or more than 25 units of the total units initially involved, whichever is higher, for demolition, disposition, housing designation, homeownership or conversion
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p style="text-align: center;">The required forms below, as applicable, will be submitted to the local HUD 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. <p>HABD met with CPAB on March 14, 2014. Questions and comments along with the Authority's response is attached. The group provided the Authority a letter indicating the group's full support and endorsement of HABD's 2014 Annual Plan update. (A copy of the letter has been transmitted to the HUD FO with other required documents)</p> <ul style="list-style-type: none"> (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)