

2023 ANNUAL PLAN PUBLIC HEARING

ANNUAL PLAN FYB 2023 FY24 OPERATING BUDGET

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HIGH PERFORMER STATUS

SYLACAUGA HOUSING AUTHORITY ATTAINED A SCORE OF 93 OUT OF 100 ON OUR PUBLIC HOUSING ASSESSMENT SYSTEM SCORE (PHAS) WHICH PUTUS IN THE HIGH PERFORMER STATUS! THE REWARDS FOR THIS ACCOMPLISHMENT ARE:

- A STREAMLINED ANNUAL PLAN SUBMISSION
- INCREASED CAPITAL FUND PROGRAM FUNDING
- BRAGGING RIGHTS!



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2023 ANNUAL 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, including changes to these policies, 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.
- The plans will be made available at the Central Office, Sylavon Court Office, Drew Court Office, and Sylavon Towers Office.

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SUMMA	$RV \cap F$	HIID	FORM	500	75-HF
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A. PHAINFORMATION: SYLACAUGA HOUSING AUTHORITY (AL057)
 HIGH PERFORMER

PLAN FOR FISCAL YEAR BEGINNING07/2023 INVENTORY--626UNITS

- B. PLAN ELEMENTS:
 - B. PLAN ELEMENTS:

 B. 2 SHAH AN AMDE NO CHANGESTO THE ROLLOWING PLANEL BMENTS:

 Statement of Housing Needs and Stategy for Aidressing Housing Needs.

 Deconcent at alons and Other Philose that Givern Blightilty, Selection, and Admissions.

 Hamacial Resources

 Homeowners with finding and the Philose that Givern Blightilty, Selection, and Admissions.

 Homeowners with finding arms.

 Safety and Crime Pewention

 Pet Policy

 Substantial Deviation

 Significant Amendment And distation

- PLAN ELEMENTS:
 - B.2 NEW ACTIVITIES:
 - Units with Approved Vacancies for Modernization—SHA will continue with the plan to renovate Project 57:10 at Drew Court.
 - Verlie Collins Recreation Center
 - B.3 PROGRESS;

 - Appliances updated
 - Renovation started on Drew Court 57-10
 - New flooring, paint, lighting, and trim at Sylavon Towers
 - B.4 CAPITAL IMPROVEMENTS

 - B.5 MOST RECENT FISCAL YEAR AUDIT

BUDGET

- GRANT NUMBER: AL09P0570123 • GRANT AMOUNT: \$1,532,879.00
- PLANNED USES OF GRANT:

AMP21-Drew Court—Windows, doors, and screens for Project 57-10—
Cabinets and countertops— HVAC replacements—Replace sinks and vanities in bathrooms in Project 57-4 (86 units)—Trees cut—Repair broken sidewalks—
Change light fixtures to LED—Replace gas water heaters with electric

➤ AMP22-Sylavon Court—New alarms—Replace all window screens—Replace cabinets and countertops in Project 57-2—Renovate 4 units—LED lights in kitchens—Replace screen doors in Project 57-9—Windows, doors, and facia in Projects 57-2 and 57-3—Replace HVAC units in 15 units

-Replace wood swings with metal	swings—WiFi acces	is
	Replace wood swings with metal Install security cameras at Drew C	ylavon Towers—Replace all window screens—Install 81 Replace wood swings with metalswings—WFI acce- n-thsall security cameras at Drew Court and Sylavic LLINS REC. CENTER—Roof—HVAC—Paint—Professional

OPERATING						i
ne venue	Amount	Amust	Amount	Amount	Amount	
DwellingRent	1,920,0000		#20,000@	790,00000	310,0000	
Utilities (Boes)	140,0000		105,0000	35,00000	0.00	i
Non-Owelling Rents (SWI, Daycee, etc)	71.40000		20,40001	51,00000		
In we stone n't Income	1,104.00	200.00	450.00	403.00	51.00	
Other income, (Security Deposits, et)	20,82500	5,000.00	20,000.00	5,100.00	525.00	
Non-Tenant Income	10,60000		500.00	2,200.00	7,700.00	
Subsidy	1,959,3600		1.121.0050	550,509@	286,9960	
CARISAG	0.00		0.00		0.00	
Property M.g. Ree Income	450,0000	450,0000				
Bookke eping feehoome	55.50000	55,50000				
CIP Mgt. Reelincome	76,58150	155,000@				
IT fee in come	0.00	0.00				
CIP Operations Relincome	310,000@		60,00000	20,00000	230,0000	i
Asset Mgt. Fee income	30,04800	10,04800				
Tan sfer from Resmes	0.00	0.00				
Total Revenue	\$ 5.120.00	5 69674800	\$2,14828500	5 145451200	5 852000	

Expenses						
		4770	200.00	100.7 0	891	
Mesonator Sales						
Ministrator Seedin		5276	30,50	E13	471	
Performance Invention		17.8	8.200	590	299	
and .			4,530		2,000	
Property Mgs. Fee			20.12	7042	6,83	
			200	210	8.70	
Soldinging For						
Transp. Superur		2000	1130	920	690	
Travel Susman		9600	250			
		1200	2.90	2000		
legal Squeeze		12.00	2,500	2,000		
Secondolos		13,60	21,05	2.00	510	
Marian.		1500	2,000	1000	40	
and the same of th						
Ministration Other		4180	45.50	410	36,400	
Total Administrative	22999	6103	8279	279.6	2956	
	gan m		200	700	20,000	
Water Committee of the			50,00	200		
Serve .	6100		2000	28.00	12000	
	600		mon	300		
den .						
Other/Server	109.000		500	200	2,00	
Total Utilities	magnd		457.00	27,000	15500	

	-				
Expenses	Amount	Amount	Amount	Amount	Amount
Main tenance Salaries	510562		265,827	21.01	71.703
Maintenance Benefit	2309		88.772	63.229	21.019
Materials	29.700.0		90,000	40,000	42,000
PC Monitaling	5000		2500	1700	4.00
Safe by Equip /M orditating	1680		1800	5000	10,000
Diserminating Contract	2600		8000	12.000	6000
Gabage/Itah Removal	5700	Central Office	44.000 Drew Court	6000	7,000 Stage Towers
	Totals	Centra Omice	DiswCoan	Maco Court	34301 10WH
Plumbing / Betriol Sevice	7600		5000	1500	1100
HVAC Service	40.500		25,000	5.00	15,000
Maintenance Rud	2800		15,000	10,000	2000
Vehide Mint	2420		9000	15.000	2200
Main tenance Other On tracts	2150		74.250	28.500	88.900
Bevator Contract	1000				10,000
Annual UP G Impetions					
Total Maintenance	1,209,28		629.149	206.050	28.29

Spenses	Totals	Control Office	Draw Court	Sylanon Court	Sylano Towers
Insurance	18600	21000	3000	65/00	3000
PILOT	25500		9500	12/00	400
Interest on Notes	140%		2000	3700	7.0
Collection Losses	16000		2000	500	190
Total General Openses	20150	21000	109,520	81,800	615
Land Purchase					
Website					
Vehide purchase-Admin	75000		27500	37500	
Replace Non-Expend EquipMaintenance Casualty Loss or Gain					
Total Nonroutine Spenses	75@0		W500	37.500	
Total Dipenses, excl. Asset Management	2,577,90	21000	2,05024	115,91	78.77
Asset Management	70.6		WEE	105.00	
Asset Management	204		212	25.6	40
Total Expenses	2.50.51	21000	2.065770	112.61	74.4
Cash Row from Operations		1112	E512	2410	924
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