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

PHA Plans

5 Year Plan for Fiscal Years 2001 - 2005
Annual Plan for Fiscal Year 2001

Housing Authority of the City of Oakdale, Louisiana

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

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PHA Plan
Agency Identification

PHA Name: *Housing Authority of the City of Oakdale*

PHA Number: *LA033*

PHA Fiscal Year Beginning: (mm/yyyy) *10/2001*

Public Access to Information

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

☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices
☐ Main administrative office of the local government
☐ Main administrative office of the County government
☐ Main administrative office of the State government
☐ Public library
☐ PHA website
☐ Other (list below)

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

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

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Annual PHA Plan
PHA Fiscal Year 2001
[24 CFR Part 903.7]

i. Annual Plan Type:
Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Oakdale Housing Authority (OHA) is a small, top-performing agency that is submitting the 2001 Annual Plan Update. The OHA PHAS score FY 2000 was 91.1 which included a two point deduction for late submission of the Financial Report from the accountants, which was due to circumstances beyond the control of the OHA. The SEMAP score FY 2000 was 79%.

The OHA has not deviated from its Five-Year Plan Mission and Goals. Progress in meeting the Five-Year Plan Mission and Goals is available as supporting document to this update.

The OHA will administer its public housing and Section 8 programs in a manner that provides equal opportunities for everyone and will affirmatively further fair housing.

An analysis of OHA public housing and section 8 waiting lists in February 2001 revealed the following:

1. *PHA: no applicants with incomes < 30% Area Median Income (AMI), but 63% of OHA residents had incomes > 30% AMI.*
   Conclusion: OHA exceeded HUD admission requirements of 40%
2. *Section 8: 76% of applicants have incomes <30% AMI*
   Conclusion: OHA exceeded HUD admission requirements of 75%

In order to comply with the deconcentration of poverty and income mixing in public housing requirements, the OHA conducted a deconcentration study in February 2001. Based on HUD guidelines and PHA tenant income data in February 2001, the Established Income Range (EIR) for the OHA was calculated. The Pear Orchard Development is within the EIR, the Bowman Hicks development is below the EIR, and the Claudia Circle Development is above the EIR. A comparison with data from the 2000 deconcentration study revealed that the Pear Orchard Development was a low income development the previous year and is now within the EIR. Analysis of the income data also revealed more income mixing in the Claudia Circle development as compared to the previous year. Although the OHA has adopted rent incentives addressed in the FY 2000 Plan and targeted 1999

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Capital Improvements toward the Bowman Hicks Development, the OHA has been unable to attract families above the EIR to Bowman Hicks Development.

The OHA will take the following actions to promote deconcentration of poverty and income mixing in public housing:

1. *Target capital improvement toward developments at or below the EIR to encourage families above the EIR to accept units in these developments.*
2. *Affirmative marketing of ceiling rents and other rent incentives to attract families above the EIR to developments at or below the EIR.*
3. *Skip a family on waiting list in order to reach another family to promote deconcentration and income mixing.*
4. *Encourage families below the EIR to accept units in developments above the EIR.*

The OHA has developed and will implement a policy for the administration of the community service requirement. The community service requirement with relevant exceptions for admissions and occupancy in public housing has also been addressed in the ACOP manual and lease.

The OHA will continue to take action to ensure the safety of public housing residents and to promote a safe living environment. The OHA has implemented an effective screening and eviction strategy regarding drug/criminal activities of applicants and residents of public housing that includes applicants to the Section 8 Program.

The OHA has implemented a follow up plan in response to the FY 2000 Resident Survey. It can be reviewed as a supporting document to this update.

An Independent Public Audit (IPA) for FY 2000 was conducted by Mike Estes & Associates. The sole finding was that Section 8 Housing is reinspected by the initial inspector. The OHA response was as follows: Section 8 Housing will be reinspected by the Executive Director.

The OHA views monitoring of all aspects of its Agency Plan as an ongoing process. The goal of monitoring will be to identify deficiencies and promote corrections to improve and reinforce performance.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]
Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

☒ Admissions Policy for Deconcentration – *Attachment A* 46
☒ FY 2001 Capital Fund Program Annual Statement – *Attachment G* *51*
☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

☐ PHA Management Organizational Chart
☒ FY 2001 Capital Fund Program 5-Year Action Plan – *Attachment H* *55*
☐ Public Housing Drug Elimination Program (PHDEP) Plan
☐ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
☒ Other (List below, providing each attachment name)
Attachment B: Implementation of Public Housing Resident Community Service Policy *46*
Attachment C: Pet Policy *47*
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Attachment E: Membership of Resident Advisory Board *50*
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Supporting Documents Available for Review

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

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List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy	Annual Plan: Operations

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List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	and Maintenance
X	Public housing grievance procedures ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program ☐ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	*Progress Report for Five-Year Plan*	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	*317*	*4*	*3*	*2*	*1*	*2*	*1*
Income >30% but <=50% of AMI	*233*	*4*	*3*	*2*	*1*	*2*	*1*
Income >50% but <80% of AMI	*106*	*4*	*3*	*2*	*1*	*2*	*1*
Elderly	*118*	*4*	*3*	*2*	*2*	*2*	*1*
Families with Disabilities	*405*	*4*	*3*	*2*	*3*	*2*	*1*
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

☒ Consolidated Plan of the Jurisdiction/s
Indicate year: *2000 - 2004*

☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

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☐ American Housing Survey data
Indicate year:
☐ Other housing market study
Indicate year:
☒ Other sources: (list and indicate year of information)
1990 U.S. Census Bureau Data

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

State the housing needs of the families on the PHA's waiting list/s**. Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☒ Public Housing ☐ Combined Section 8 and Public Housing ☐ 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	*62*	*100*	*79*
Extremely low income <=30% AMI	*5*	*8%*	
Very low income (>30% but <=50% AMI)	*9*	*15%*	
Low income (>50% but <80% AMI)	*48*	*77%*	
Families with children	*14*	*23%*	
Elderly families	*4*	*6%*	
Families with Disabilities	*11*	*18%*	
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			

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Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	*36*	*58%*	
2 BR	*18*	*29%*	
3 BR	*7*	*11%*	
4 BR	*1*	*2%*	
5 BR			
5+ BR			

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☒ Section 8 tenant-based assistance ☐ Public Housing ☐ Combined Section 8 and Public Housing ☐ 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	*108*	*100*	*50*
Extremely low income <=30% AMI	*82*	*76%*	
Very low income (>30% but <=50% AMI)	*20*	*19%*	

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Housing Needs of Families on the Waiting List			
Low income (>50% but <80% AMI)	*6*	*5%*	
Families with children	*76*	*70%*	
Elderly families	*4*	*4%*	
Families with Disabilities	*3*	*3%*	
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

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☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
☒ Reduce turnover time for vacated public housing units
☒ Reduce time to renovate public housing units
☐ Seek replacement of public housing units lost to the inventory through mixed finance development
☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:
Select all that apply

☒ Apply for additional section 8 units should they become available
☐ Leverage affordable housing resources in the community through the creation of mixed - finance housing
☐ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
☒ Other: (list below)
Increase outreach efforts to potential landlords

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
☒ Employ admissions preferences aimed at families with economic hardships
☒ Adopt rent policies to support and encourage work
☐ Other: (list below)

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Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

☒ Employ admissions preferences aimed at families who are working
☒ Adopt rent policies to support and encourage work
☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

☐ Seek designation of public housing for the elderly
☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
☒ Other: (list below)
Employ admission preference aimed at the elderly.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

☐ Seek designation of public housing for families with disabilities
☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
☐ Affirmatively market to local non-profit agencies that assist families with disabilities
☒ Other: (list below)
Employ admissions preferences aimed at families with disabilities.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
Select if applicable

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☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies
Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

☒ Funding constraints
☒ Staffing constraints
☒ Limited availability of sites for assisted housing
☒ Extent to which particular housing needs are met by other organizations in the community
☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
☒ Influence of the housing market on PHA programs
☐ Community priorities regarding housing assistance
☒ Results of consultation with local or state government
☒ Results of consultation with residents and the Resident Advisory Board
☐ Results of consultation with advocacy groups
☐ Other: (list below)

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2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2001 grants)**		
a) Public Housing Operating Fund	*$126,781.00*	
b) Public Housing Capital Fund	*$306,132.00*	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	*$316,627.00*	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2000 Capital Funds	*$300,046.00*	*Capital Fund Projects*
3. Public Housing Dwelling Rental Income	*$227,170.00*	*Public Housing Operations*
4. Other income (list below)		

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Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
Interest	*$20,820.00*	*PH Operations – Administrative costs*
Late fees, maintenance charges	*$7,000.00*	*Energy Costs*
4. Non-federal sources (list below)		
Reserves	*$345,786.00*	*Emergency funds*
Total resources	***$1,650,362.00***	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

☐ When families are within a certain number of being offered a unit: (state number)

☐ When families are within a certain time of being offered a unit: (state time)

☒ Other: (describe)

When interviewed after completion of application. When offered a dwelling unit.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

☒ Criminal or Drug-related activity

☒ Rental history

☒ Housekeeping

☒ Other (describe)

Applicant family must qualify as a family as defined in B 1.0 of ACOP Manual.

Applicant family must conform to the occupancy standards regarding unit size and type.

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

☒ Community-wide list
☐ Sub-jurisdictional lists
☐ Site-based waiting lists
☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

☒ PHA main administrative office
☐ PHA development site management office
☐ Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

☐ PHA main administrative office
☐ All PHA development management offices

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☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

☐ One
☒ Two
☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

☐ Emergencies
☐ Overhoused
☐ Underhoused
☐ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☒ Other: (list below)

Medical justification, underhoused and overhoused transfers shall be mixed with new admissions in a ratio of 1 transfer to 5 new move ins.

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

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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:

☐ 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)

Other preferences: (select below)

☒ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☒ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☒ Households that contribute to meeting income goals (broad range of incomes)
☒ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

☒ *1* Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☒ *1* Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs

☒ *2* Households that contribute to meeting income goals (broad range of incomes)
☒ *2* Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:
☐ The PHA applies preferences within income tiers
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)
☒ The PHA-resident lease
☒ The PHA's Admissions and (Continued) Occupancy policy
☒ PHA briefing seminars or written materials
☒ Other source (list)
Resident Newsletters

b. How often must residents notify the PHA of changes in family composition? (select all that apply)
☐ At an annual reexamination and lease renewal
☒ Any time family composition changes
☐ At family request for revision
☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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b. ☒ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐ Adoption of site based waiting lists
If selected, list targeted developments below:

☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☒ Other (list policies and developments targeted below)
PHA Wide local preferences re: income requirements and income goals.

d. ☒ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

☐ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments
☒ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

☐ Not applicable: results of analysis did not indicate a need for such efforts
☒ List (any applicable) developments below:
Bowman Hicks

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

☐ Not applicable: results of analysis did not indicate a need for such efforts
☒ List (any applicable) developments below:
Claudia Circle

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

☒ Criminal or drug-related activity only to the extent required by law or regulation

☐ Criminal and drug-related activity, more extensively than required by law or regulation

☐ More general screening than criminal and drug-related activity (list factors below)

☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

☐ Criminal or drug-related activity

☒ Other (describe below)

Rental history if previous public housing tenant.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

☒ None

☐ Federal public housing

☐ Federal moderate rehabilitation

☐ Federal project-based certificate program

☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

☒ PHA main administrative office
☐ Other (list below)

(3) Search Time

a. ☐ Yes ☒ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

☐ 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)

Other preferences (select all that apply)

☒ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families

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☒ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☒ Households that contribute to meeting income goals (broad range of incomes)
☒ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

☒ *1* Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☒ *1* Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☒ *2* Households that contribute to meeting income goals (broad range of incomes)
☒ *2* Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

☒ Date and time of application
☐ Drawing (lottery) or other random choice technique

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5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

☒ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

☐ The PHA applies preferences within income tiers
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

☐ The Section 8 Administrative Plan
☐ Briefing sessions and written materials
☒ Other (list below)
The OHA has no special-purpose Section 8 Programs

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

☐ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

☐ $0
☐ $1-$25
☒ $26-$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below: *Refer to page 96 in ACOP manual*

c. Rents set at less than 30% than adjusted income

1. ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Minimum rent = $50.00
Ceiling Rents: 1 br = $195.00; 2 br = $229.00; 3 br = $286.00; 4 br = $321.00

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☒ For the earned income of a previously unemployed household member
☐ For increases in earned income

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☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

☐ For household heads
☐ For other family members
☐ For transportation expenses
☒ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

☒ Yes for all developments
☐ Yes but only for some developments
☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

☒ For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion
☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

☒ Market comparability study
☐ Fair market rents (FMR)
☒ 95th percentile rents
☐ 75 percent of operating costs
☐ 100 percent of operating costs for general occupancy (family) developments
☒ Operating costs plus debt service

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☐ The "rental value" of the unit
☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

☐ Never
☐ At family option
☒ Any time the family experiences an income increase
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
☐ Other (list below)

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

☒ The section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☐ Survey of similar unassisted units in the neighborhood
☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

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

☐ At or above 90% but below100% 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)

d. How often are payment standards reevaluated for adequacy? (select one)

☒ Annually
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

☒ Success rates of assisted families
☒ Rent burdens of assisted families
☒ Other (list below)
Actual contract rents for specific bedroom size.
Actual rent increases for participating households.

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

☐ $0

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☐ $1-$25
☒ $26-$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)
See page 21 / 46 of the Admin Plan

5. Operations and Management

NOT REQUIRED

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☐ An organization chart showing the PHA's management structure and organization is attached.

☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

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C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures NOT REQUIRED

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

☐ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

☐ PHA main administrative office

☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) *Attachment G*

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name *Attachment H)*

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

☐ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition ☐ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) ☐ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one)

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☐ Part of the development ☐ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY)

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☐ Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

☐ Units addressed in a pending or approved demolition application (date submitted or approved:

☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)

☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)

☐ Requirements no longer applicable: vacancy rates are less than 10 percent

☐ Requirements no longer applicable: site now has less than 300 units

☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) ☐ Part of the development ☐ Total development

B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

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If the answer to the question above was yes, which statement best describes the number of participants? (select one)

☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

NOT REQUIRED

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☐ Yes ☐ No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

☐ Client referrals
☐ Information sharing regarding mutual clients (for rent determinations and otherwise)
☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
☐ Jointly administer programs
☐ Partner to administer a HUD Welfare-to-Work voucher program
☐ Joint administration of other demonstration program
☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies
Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

☐ Public housing rent determination policies
☐ Public housing admissions policies
☐ Section 8 admissions policies
☐ Preference in admission to section 8 for certain public housing families
☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
☐ Preference/eligibility for public housing homeownership option participation
☐ Preference/eligibility for section 8 homeownership option participation
☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

☐ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

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(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
☐ Informing residents of new policy on admission and reexamination
☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

NOT APPLICABLE

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☐ Resident reports
- ☐ PHA employee reports
- ☐ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
☐ Crime Prevention Through Environmental Design
☐ Activities targeted to at-risk youth, adults, or seniors
☐ Volunteer Resident Patrol/Block Watchers Program
☐ Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
☐ Police provide crime data to housing authority staff for analysis and action
☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
☐ Police regularly testify in and otherwise support eviction cases
☐ Police regularly meet with the PHA management and residents
☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
☐ Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
☐ Yes ☒ No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

14. RESERVED FOR PET POLICY

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[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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))? (If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☒ Yes ☐ No: Were there any findings as the result of that audit?
4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain?____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

NOT REQUIRED

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

☐ Not applicable
☐ Private management
☐ Development-based accounting
☐ Comprehensive stock assessment
☐ Other: (list below)

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3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

☐ Attached at Attachment (File name)

☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

☐ Considered comments, but determined that no changes to the PHA Plan were necessary.

☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☒ Yes ☐ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☐ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

☐ Candidates were nominated by resident and assisted family organizations

☐ Candidates could be nominated by any adult recipient of PHA assistance

☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot

☐ Other: (describe)

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b. Eligible candidates: (select one)

☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance
☐ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☐ Other (list)

c. Eligible voters: (select all that apply)

☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
☐ Representatives of all PHA resident and assisted family organizations
☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: *State of Louisiana*

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

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

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
Like the Louisiana Consolidated Plan, the OHA Agency Plan provides a planning mechanism by which the OHA can examine its long-range and short-range needs, specifically, the needs of the families it serves, and design both long-term and short-tem strategies to address these needs. Like the Louisiana Consolidated Plan, the PHA Agency Plan involves the opportunity for consultation with affected groups in the development of the plan via the public hearing process and RAB meetings.

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The Oakdale Housing Authority will continue to strive to meet the goals and objectives outlined in the Louisiana Consolidated Plan by addressing the needs of the very low and low-income families within its jurisdiction.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Criteria for Substantial Deviation and Significant Amendments

Any action taken by the OHA to better serve the needs of families identified in the Plan or to comply with new HUD regulations not in effect when the plan was developed is excluded in the definition of a "substantial deviation" from its 5-Year Plan.

The definition of a "substantial deviation" from OHA's 5-Year Plan is one that requires a "significant amendment" due to activity that does not support OHA's endeavors to accomplish its mission and to meet the goals and objectives specified in the plan. Any deviation that is the result of circumstances beyond the control of the OHA due to changes in social, political, or economic conditions are excluded in this definition.

A "significant amendment" to OHA's 5-Year and/or its Annual Plan is one that substantially alters the basic principles of the plans. Any changes made as a result of new HUD regulations not in effect when the Plans were developed are excluded in this definition.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment A: Deconcentration Policy

It is the policy of the Oakdale Housing Authority (OHA) to house families in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development or in its Section 8 Program.

Objectives: *To house no less than 40% of its units with families that have income at or below 30% of the area Median Income (AMI).*

To house no less than 75% of its Section 8 inventory with families that have income at or below 30% of the Area Median Income (AMI).

To take actions to insure that no individual development or the Section 8 program has a concentration of higher income families.

Strategies: *1. At the beginning of each fiscal year, the Oakdale Housing Authority will establish a goal for housing 40% of its new admissions and 75% of its new admissions to the Section 8 Program with families whose incomes are at or below the Area Median Income. The annual goal will be calculated by taking 40% of the total move-ins into the OHA and 75% of the new admissions in the Section 8 Program from the previous fiscal year.*

2. To insure that the OHA and its Section 8 Program do not concentrate families with higher income level, it is the goal of the OHA no to house more than 60% of its units in any one development and 25% of its Section 8 Program with families whose income exceeds 30% of the Area Median Income.

3. The OHA will track the status of family income, by development and Section 8 Program, on a quarterly basis by utilizing income reports generated by the OHA>

Attachment B: Implementation of Public Housing Resident Community Service Requirement

To implement the Public Housing Resident Community Service Requirement, the OHA has taken the administrative steps specified in its Community Service Requirement Policy and has employed a Community Service Coordinator to administer the programmatic aspects of the program. The Community Service Coordinator provides guidance to affected residents regarding the type of activities that fulfill their obligations and informs them which community service entities offer opportunity to fulfill their obligation.

Pursuant to 24CFR Part 960, Subpart F, the Oakdale Housing Authority (OHA) has developed a policy to comply with HUD regulations regarding community service of public housing residents.

Each adult resident of the OHA must participate in eight hours of community service and/or economic self-suffiency activities per month unless they meet the criteria for exemption.

Criteria for exemption from community service and/or economic self-suffiency activities are as follows: Exemptions for any family member who is:

1. *62 years of age or older.*
2. *Is blind or disabled and is unable to comply or is a primary caretaker of such an individual.*
3. *Any adult in a family receiving TANF or other state welfare assistance, including a state welfare to-work program.*
4. *Any adult who meets a state welfare program's criterion for exemption from work requirements.*

The OHA will administer the community service requirements program.

Administrative steps to implement the community service requirements:

1. *Changes to lease and ACOP policies.*
2. *Written description of the requirements (ACOP manual)*
3. *Written notification to residents regarding requirements or exempt status of each adult family member.*
4. *Enter into cooperative agreement with Allen Parish Office of Family services to assist OHA in verifying residents' status.*

Programmatic aspects of the requirements:

5. *Types of activities that fulfill community service obligations:*
   a. *Neighborhood watch*
   b. *Volunteering at community service entities*
   c. *Supervision of child recreation activities*
   d. *Janitorial service for community service entities*
   e. *Litter patrol in OHA & other community facilities*

6. *Entities that offer residents opportunity to fulfill obligations:*
   a. *Local Food Bank*
   b. *Allen Parish Health Unit*
   c. *Oakdale Police Department*
   d. *Oakdale City Hall*
   e. *Oakdale Community Center*
   f. *Allen Oaks Nursing Home*
   g. *Oakdale Community Hospital*
   h. *Allen Parish Library*
   i. *Oakdale Housing Authority*

7. *Process to cure non-compliance:*
   a. *Penalty to be determined by Executive Director*
   b. *Eviction after reasonable opportunity given to fulfill obligations*

Attachment C: Pet Policy

In compliance with Section 526 of the Quality Housing and Work Responsibility Act of 1998, OHA residents shall be permitted to own and keep common household pets. Animals that are an auxiliary for persons with a disability are excluded from this policy. The ownership of common household pets are subject to the following rules and limitations:

2. *Common household pets shall be defined as "domesticated animals" such as a dog, cat, bird, rodent, fish or turtle. Common household pets are defined as follows:*
   a. *Bird – Includes canary, parakeet, finch and other species that are normally kept caged; birds of prey are not permitted.*

b. *Fish – In tanks or aquariums, not to exceed 20 gallons in capacity: poisonous or dangerous fish are not permitted.*
c. *Dogs – Not to exceed 25 lbs. Weight, or 15 inches in height at full growth. Dogs must be spayed or neutered. Veterinarian's recommended / suggested types of dogs are as follows:*

Chihuahua	*Pekingese*	*Poodle*	*Schnauzer*
Cocker Spaniel	*Dachshund*	*Terriers*	

NO PIT BULLS OR ROCKWEILLERS WILL BE PERMITTED.

d. *Cats– Cats must be spayed or neutered and be declawed or have a scratching post, and should not exceed 15 lbs. In weight.*
e. *Rodents – Rodents other than hamsters, gerbils, white rats or mice are not considered common household pets. These animals must be kept in appropriate cages.*
f. *Reptiles – Reptiles other than turtles or small lizards such as chameleons are not considered common household pets.*
g. *Exotic Pets – At no time will the OHA approve of exotic pets, such as snakes, monkeys, game pets, etc.*

3. *No more than one dog or cat shall be permitted in a household. In the case of birds, a maximum of two birds may be permitted. There shall be no limit as to the number of fish, but no more than one aquarium with a maximum capacity of 20 gallons shall be permitted. A resident with a dog or cat may also have other categories of "common household pets" as defined above.*
4. *Pets other than a dog or cat shall be confined to an appropriate cage or container. Such a pet may be removed from its cage while inside the owner's apartment for the purpose of handling, but shall not generally be unrestrained.*
5. *Only one dog or cat is allowed per household. NO PIT BULLS or ROCKWEILLERS WILL BE PERMITTED. All dogs and cats will need to be on a leash, tied up, or otherwise restrained at all times when they are outside. Neither dogs nor cats shall be permitted to run loose. Leash must be no longer than six (6) feet.*
6. *No dog houses will be allowed by the OHA.*
7. *Pet owner's shall maintain their pet in such a manner as to prevent any damage to their unit, yard or common areas of the community in which they live. The animal shall be maintained so as not to be a nuisance or a threat to the health or safety of neighbors, OHA employees, or the public, by reason of noise, unpleasant odors or other objectionable situations.*
    a. *Litter boxes must be provided for cats.*
    b. *Dogs must be provided with a pet bed or box to avoid wear and tear on apartment.*
    c. *All fur bearing pets must be flea free at all times. This rule must be adhered to for the protection of non-pet residents.*
    d. *At no time will pets be allowed in lobbies except when leaving or entering the building.*
8. *If a pet poses a nuisance, such as excessive noise, barking, or whining which disrupts the peace of the complex; the owner shall remove the pet from the premises if management so requests within fourteen (14) days.*
9. *Each pet owner shall be fully responsible for the care of the pet, including proper disposal of pet wastes in a safe and sanitary manner. Improper disposal of pet waste is a lease violation and may be grounds for termination.*
    a. *Waste must be placed in a plastic bag, tied securely, and deposited in specially marked pet waste receptacles. Poorly disposed of waste will not be tolerated.*
    b. *A resident owning a cat must provide a litter box for their cat and it should, and must, be cleaned on a daily basis, disposing of feces in the proper manner.*

c. AT NOT TIME WILL PET WASTE BE PLACED IN GARBAGE CANS.

10. *All pets shall be inoculated and licensed in accordance with applicable state and local laws. All cats or dogs shall be neutered or spayed, unless a veterinarian certifies that the spaying or neutering would be inappropriate or unnecessary (because of health, age, etc.)*
11. *Every pet must be registered annually with the Oakdale Housing Authority's management office or within ten (10) days of their introduced to the community. Registration requires the following:*
    - *a. Basic information about the pet (type, name, age description, ect.)*
    - *b. Proof of current license*
    - *c. Proof of inoculations: Rabies, DHL, Parvo virus, Distemper and Heartworms*
    - *d. Identification tag*
    - *e. Proof of spaying or neutering*
    - *f. Photograph of pet (no smaller than 3 x 5)*
    - *g. All cats must be declawed or have a scratching post*
    - *h. A yearly Health Certificate will be required*
12. *No guest will be allowed to bring pets on the premises*
    - *a. No resident will be allowed to "pet sit" or house a pet without fully complying with this policy.*
13. *Every dog must wear a City Animal License, a valid rabies tag, and a tag bearing the owner's name, address and phone number.*
14. *Payment of an additional security deposit of $100.00 to be paid in full, to defray the cost of potential damage done by the pet to the unit or to common areas of the community. There shall be no additional security deposit for pets other than dogs or cats. The additional security deposit shall not preclude charges to a resident for repair or damages done on an ongoing basis by a pet. The resident is responsible for all damages caused by the pet and will reimburse the Authority for all costs it incurs in repairing such damages. The deposit is refundable, plus interest, if no damage is identified at the move-out inspection.*
15. *If a resident cannot care for their pet due to an illness, absence, or death, and no other person can be found to care for the pet, after 24 hours have lapsed, the tenant hereby gives permission for the pet to be released to the Humane Society/Animal Control, in accordance with their procedures. In no case shall OHA incur any costs or liability for the care of the pet placed in the care of another individual or agency under this procedure.*
16. *Provide the name, address and phone number of one or more persons who will care for the pet if you are unable to do so. This information will be updated annually.*
17. *Any litigation resulting from the actions by pets shall be the sole responsibility of the pet owner. The pet owner agrees to indemnify and hold harmless the OHA from all claims, causes of action, damages or expenses, including attorney's fees, resulting from the action or the activities of his or her pet.*

Attachment D: Resident Membership of PHA Governing Board

The OHA is governed by a five-member Board of Commissioners whose members are appointed by the Mayor of Oakdale for five-year rotating terms. All seats of the OHA Board of Commissioners are currently filled. The next available seat will be September 11, 2001. The OHA has notified the Resident Advisory Board of the opportunity for a resident to serve on the Board of Commissioners when the term of a current Board member expires. In the event of an open seat on the Board of Commissioners before September 11, 2001, the OHA will take action to afford a resident the opportunity to serve on the Board of Commissioners.

The OHA will provide reasonable notice, seventy-five (75) days, to the RAB of the opportunity for a resident to serve on the Board before the term of a Board member expires. The OHA will wait a reasonable time, sixty (60) days, after the advisory board has received this notice, to be notified of the intention of any resident to participate on the governing Board of Commissioners.

Attachment E: Membership of Resident Advisory Board

Eloise Hinton *Genora Laird* *Mary Willis* *Georgia Hobson*

Attachment F: Progress Report

The Oakdale Housing Authority has not deviated from its Five-Year Mission and Goals. A progress report in meeting its Five-Year Mission and Goals has been prepared as statements to the OHA Mission and Goals and can be reviewed as a supporting document.

Attachment G: FY 2001 Capital Fund Program Annual Statement

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: *Oakdale Housing Authority*	Grant Type and Number Capital Fund Program Grant No: *LA48P03350101* Replacement Housing Factor Grant No:	Federal FY of Grant: *2001*

☒ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	*$1,132.00*			
3	1408 Management Improvements				
4	1410 Administration	*$1,000.00*			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	*$21,500.00*			
8	1440 Site Acquisition				
9	1450 Site Improvement	*$7,000.00*			
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	*$270,000.00*			
13	1475 Nondwelling Equipment	*$4,500.00*			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	*$1,000.00*			
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	***$306,132.00***			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: *Oakdale Housing Authority*	Grant Type and Number Capital Fund Program Grant No: *LA48P03350101* Replacement Housing Factor Grant No:	Federal FY of Grant: *2001*

☒ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: *Oakdale Housing Authority*		**Grant Type and Number** Capital Fund Program Grant No: *LA48P03350101* Replacement Housing Factor Grant No:				**Federal FY of Grant:** *2001*		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	*General Operating Fund*	*1406*		*$1,132.00*				
	Hire Modernization Coordinator	*1410*		*$1,000.00*				
	Hire Architect to prepare plans, specs, provide inspection of work and project closeout	*1430*		*$21,500.00*				
	Additional parking	*1450*		*$7,000.00*				
	Expansion and renovation of existing Management and Maintenance Facilities	*1470*		*$270,000.00*				
	Purchase new office furniture and equipment for new expansion	*1460*		*$4,500.00*				
	Relocation costs: temporarily relocate offices for management and maintenance	*1495.1*		*$1,000.00*				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: *Oakdale Housing Authority*	**Grant Type and Number** Capital Fund Program No: *LA48P03350101* Replacement Housing Factor No:	**Federal FY of Grant:** *2001*

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	*06/30/2002*			*12/31/2003*			

Attachment H: FY 2001 Five-Year Capital Fund Program Action Plan

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: *Oakdale Housing Authority*				☒ **Original 5-Year Plan** ☐ **Revision No:**	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: *2002* PHA FY: *2002*	Work Statement for Year 3 FFY Grant: *2003* PHA FY: *2003*	Work Statement for Year 4 FFY Grant: *2004* PHA FY: *2004*	Work Statement for Year 5 FFY Grant: *2005* PHA FY: *2005*
	Annual Statement				
PHA WIDE		*$312,250.00*	*$318,500.00*	*$315,350.00*	*$310,000.00*
CFP Funds Listed for 5-year planning	***$306,132.00***	***$312,250.00***	***$318,500.00***	***$315,350.00***	***$310,000.00***
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2002 PHA FY: 2002			Activities for Year: 3 FFY Grant: 2003 PHA FY: 2003		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	*PHA Wide*	*Management Improvements – new computer & new copier*	*$10,000.00*	*PHA Wide*	*Management Improvements – new copier*	*$3,000.00*
Annual	*PHA Wide*	*Operations*	*$16,000.00*	*PHA Wide*	*Operations*	*$10,000.00*
Statement	*PHA Wide*	*Administration*	*$1,000.00*	*PHA Wide*	*Administration*	*$1,000.00*
	PHA Wide	*A/E Fees and costs*	*$21,000.00*	*PHA Wide*	*A/E Fees and costs*	*$21,000.00*
	PHA Wide	*Purchase new truck*	*$15,250.00*	*PHA Wide*	*Purchase new ranges and refrigerators: 25 units @ $600.00*	*$15,000.00*
	LA033-3, Site A	*Site Improvements: parking, landscaping, drainage & concrete repair*	*$15,000.00*	*PHA Wide*	*Purchase new truck*	*$17,500.00*
	LA033-3, Site A	*Construct laundry/storage room – 20 units*	*$160,000.00*	*LA033-3, Site A*	*Site Improvement: concrete walk repair, landscaping and additional parking*	*$7,500.00*
	LA033-3, Site A	*New security screens – 20 units*	*$10,000.00*	*LA033-3, Site A*	*Construct laundry/storage rooms – 11 units*	*$94,600.00*
	LA033-3, Site A	*Remove floors/install new – 20 units*	*$10,000.00*	*LA033-3, Site A*	*New security screens – 11 units*	*$6,050.00*
	LA033-3, Site A	*Paint interior of 20 units*	*$12,000.00*	*LA033-3, Site A*	*Remove/replace floors – 11 units*	*$6,600.00*
	LA033-3, Site A	*Electrical upgrade to 220V in bedrooms of 20 units*	*$10,000.00*	*LA033-3, Site A*	*Paint interior of 11 units*	*$5,500.00*
	LA033-3, Site A	*New kitchen cabinets, remove/replace vent hoods – 20 units*	*$12,000.00*	*LA033-3, Site A*	*Electrical upgrade to 220V in bedrooms and new smoke detectors - 11 units*	*$6,050.00*
	LA033-3, Site A	*Purchase 20 stoves/refrigerators @ $600.00 ea.*	*$12,000.00*	*LA033-3, Site A*	*New kitchen cabinets, remove/replace vent hoods – 11 units*	*$6,600.00*

	LA033-3, Site A	*Relocate 20 families @ $400.00 ea.*	*$8,000.00*	*LA033-3, Site A*	*Relocate 11 families @ $400.00 ea.*	*$4,400.00*
				LA033-3, Site B	*Site Improvement: additional parking, landscaping & concrete walk repair*	*$7,500.00*
				LA033-3, Site B	*Construct laundry/storage room in 9 units*	*$77,400.00*
				LA033-3, Site B	*New security screens, 9 units*	*$4,950.00*
				LA033-3, Site B	*Remove/replace floors – 9 units*	*$5,400.00*
				LA033-3, Site B	*Paint interior of 9 units*	*$4,500.00*
				LA033-3, Site B	*Electrical upgrade to 220V in bedrooms & smoke detectors in 9 units*	*$4,950.00*
				LA033-3, Site B	*New kitchen cabinets and remove/replace vent hoods in 9 units*	*$5,400.00*
				LA033-3, Site B	*Relocate 9 families @ $400.00 ea.*	*$3,600.00*
Total CFP Estimated Cost			***$312,250.00***			***$318,500.00***

Table Library

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year: *4* FFY Grant: *2004* PHA FY: *2004*			Activities for Year: *5* FFY Grant: *2005* PHA FY: *2005*		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
PHA Wide	*Management Improvements: Computer software upgrade*	*$1,500.00*	*PHA Wide*	*Management Improvements: Employee computer training*	*$4,000.00*
PHA Wide	*Operating Fund*	*$8,350.00*	*PHA Wide*	*Operating Fund*	*$8,500.00*
PHA Wide	*Administration*	*$1,500.00*	*PHA Wide*	*Administration*	*$1,500.00*
PHA Wide	*A/E Fees and costs*	*$21,000.00*	*PHA Wide*	*A/E Fees and costs*	*$21,000.00*
PHA Wide	*Purchase new stoves/refrigerators – 25 @ $600.00*	*$15,000.00*	*PHA Wide*	*Install central heating and air conditioning in all 1 bedroom units – 3 sites = 53 units @ $2,500.00*	*$133,000.00*
PHA Wide	*Purchase new truck*	*$17,000.00*	*PHA Wide*	*Purchase new stoves/refrigerators – 30 @ $600.00*	*$18,000.00*
LA033-3, Site B	*Site Improvement: concrete walk repair, landscaping & additional parking*	*$15,000.00*	*PHA Wide*	*Construct 1300 sq. ft. community services bldg. 1300 sq. ft. @ $72.25/sq. ft.*	*$94,000.00*
LA033-3, Site B	*Construct new laundry/storage rooms – 20 units*	*$172,000.00*	*PHA Wide*	*Purchase new truck*	*$20,000.00*
LA033-3, Site B	*New security screens – 20 units*	*$11,000.00*	*PHA Wide*	*Purchase furnishings for new community services building*	*$10,000.00*
LA033-3, Site B	*Remove/Replace floors – 20 units*	*$12,000.00*			
LA033-3, Site B	*Paint interior of 20 units*	*$10,000.00*			
LA033-3, Site B	*Electrical upgrade to 220V in bedrooms and new smoke detectors in 20 units*	*$11,000.00*			
LA033-3, Site B	*New kitchen cabinets, remove/replace vent hoods in 20 units*	*$12,000.00*			
LA033-3, Site B	*Relocate 20 families @ $400.00 ea.*	*$8,000.00*			
Total CFP Estimated Cost		***$315,350.00***			***$310,000.00***

Attachment I: Performance and Evaluation Report for 1999 and 2000 Capital Fund Programs

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: *Oakdale Housing Authority*	**Grant Type and Number** Capital Fund Program Grant No: *LA48P03391299* Replacement Housing Factor Grant No:	**Federal FY of Grant:** *1999*

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending:** *03/31/2001* ☐ **Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	*$121,566.00*	*$121,566.00*	*$121,566.00*	*$121,566.00*
3	1408 Management Improvements				
4	1410 Administration	*$600.00*	*$600.00*	*$600.00*	*$600.00*
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	*$11,500.00*	*$14,655.00*	*$14,655.00*	*$14,655.00*
8	1440 Site Acquisition				
9	1450 Site Improvement		*$24,095.00*	*$24,095.00*	*$23,671.80*
10	1460 Dwelling Structures	*$127,716.00*	*$102,403.00*	*$102,403.00*	*$89,211.74*
11	1465.1 Dwelling Equipment—Nonexpendable	*$3,600.00*	*$3,963.00*	*$3,963.00*	*$3,963.00*
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	*$13,000.00*	*$13,795.00*	*$13,795.00*	*$13,795.00*
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	*$3,500.00*	*$405.00*	*$405.00*	*$405.00*
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	***$281,482.00***	***$281,482.00***	***$281,482.00***	***$267,867.54***

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: *Oakdale Housing Authority*	Grant Type and Number Capital Fund Program Grant No: *LA48P03391299* Replacement Housing Factor Grant No:	Federal FY of Grant: *1999*

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: *03/31/2001* ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: *Oakdale Housing Authority*		**Grant Type and Number** Capital Fund Program Grant No: *LA48P03391299* Replacement Housing Factor Grant No:				**Federal FY of Grant:** *1999*		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	*Operations*	*1406*		*$121,566.00*	*$121,566.00*	*$121,566.00*	*$121,566.00*	*Completed*
PHA Wide	*Administration*	*1410*		*$600.00*	*$600.00*	*$600.00*	*$600.00*	*Completed*
LA033-2	*A/E Fees and costs*	*1430*		*$11,500.00*	*$14,655.00*	*$14,655.00*	*$14,655.00*	*Completed*
PHA Wide	*Site Improvement: Additional Parking elderly*	*1450*		*$0.00*	*$16,077.00*	*$16,077.00*	*$16,077.00*	*Completed*
PHA Wide	*Site Improvement: Additional parking handicapped, s/w repairs*	*1450*		*$0.00*	*$8,018.00*	*$8,018.00*	*$7,594.80*	*In Progress*
LA033-3	*Dwelling Structures:* *Remove and replace exterior doors & door hardware: $1,350.00 remaining;* *Remove existing/install new light fixtures: $2,400.00 remaining;* *Remove existing electrical panels in 6 units: $1,341.26 remaining;* *Contractor's overhead/profit: $8,100.00 remaining*	*1460*		*$127,716.00*	*$102,403.00*	*$102,403.00*	*$89,211.74*	*In Progress*
LA033-3	*Dwelling equipment*	*1465.1*		*$3,600.00*	*$3,963.00*	*$3,963.00*	*$3,963.00*	*Completed*
LA033-3	*Non-dwelling equipment*	*1475*		*$13,000.00*	*$13,795.00*	*$13,795.00*	*$13,795.00*	*Completed*
LA033-3	*Relocation Costs*	*1495.1*		*$3,500.00*	*$405.00*	*$405.00*	*$405.00*	*Completed*
				$281,482.00	***$281,482.00***	***$281,482.00***	***$267,867.54***	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: *Oakdale Housing Authority*	**Grant Type and Number** Capital Fund Program No: *LA48P03391299* Replacement Housing Factor No:	**Federal FY of Grant:** *1999*

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	*03/31/2001*		*03/31/2001*	*09/30/2001*			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: *Oakdale Housing Authority*	Grant Type and Number Capital Fund Program Grant No: *LA48P03350100* Replacement Housing Factor Grant No:	Federal FY of Grant: *2000*

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: *03/31/2001* ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	*$8,296.00*		*$0.00*	*$0.00*
3	1408 Management Improvements				
4	1410 Administration	*$1,000.00*		*$0.00*	*$0.00*
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	*$11,900.00*		*$0.00*	*$0.00*
8	1440 Site Acquisition				
9	1450 Site Improvement	*$39,000.00*		*$0.00*	*$0.00*
10	1460 Dwelling Structures	*$222,950.00*		*$0.00*	*$0.00*
11	1465.1 Dwelling Equipment—Nonexpendable	*$5,600.00*		*$0.00*	*$0.00*
12	1470 Nondwelling Structures	*$7,300.00*		*$0.00*	*$0.00*
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	*$4,000.00*		*$0.00*	*$0.00*
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	***$300,046.00***		***$0.00***	***$0.00***
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: *Oakdale Housing Authority*	Grant Type and Number Capital Fund Program Grant No: *LA48P03350100* Replacement Housing Factor Grant No:	Federal FY of Grant: *2000*

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: *03/31/2001* ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: *Oakdale Housing Authority*		**Grant Type and Number** Capital Fund Program Grant No: *LA48P03350100* Replacement Housing Factor Grant No:				**Federal FY of Grant:** *2000*		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	*Operations*	*1406*		*$8,296.00*				
	Administration	*1410*		*$1,000.00*				
	A/E Fees and costs	*1430*		*$11,900.00*				
	Site Improvement:	*1450*		*$39,000.00*				
	Dwelling Structures:	*1460*		*$222,950.00*				
	Dwelling Equipment:	*1465.1*		*$5,600.00*				
	Nondwelling structures:	*1470*		*$7,300.00*				
	Relocation costs:	*1495.1*		*$4,000.00*				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: *Oakdale Housing Authority*	**Grant Type and Number** Capital Fund Program No: *LA48P03350100* Replacement Housing Factor No:	**Federal FY of Grant:** *2000*

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	*03/31/2002*			*06/30/2002*			