

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan

for Fiscal Year: 2004

PHA Name: Housing Authority City of Opp, Alabama (AL112)

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Housing Authority City of Opp PHA Number: AL112

PHA Fiscal Year Beginning: (mm/yyyy) 07/2004

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
 Number of public housing units:170 Number of S8 units: Number of public housing units:
 Number of S8 units:100

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Mr. Quinion Kelley
 TDD: NA

Phone: 334-493-9741
 Email: oha@oppcatv.com

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

Main administrative office of the PHA
 PHA development management offices
 Main administrative office of the local, county or 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)

Streamlined Annual PHA Plan Fiscal Year 2004

[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

A. PHA PLAN COMPONENTS

1. Agency Identification (Page 2)
2. Table of Contents (Page 3)
3. Site-Based Waiting List Policies (Page 4)
- 903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
4. Capital Improvement Needs(Page 5)
- 903.7(g) Statement of Capital Improvements Needed**
5. Section 8(y) Homeownership(Page 6)
- 903.7(k)(1)(i) Statement of Homeownership Programs**
6. Project-Based Voucher Programs (Page 7)
7. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan. (Page 8)
8. Supporting Documents Available for Review (Pages 9, 10, 11)
9. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report (Pages 12, 13, 14, 15, 16, 17,18,19,20,21,22,23)
10. Capital Fund Program 5-Year Action Plan(Pages 24,25,26,27,)
11. Executive Summary (Page 28)
12. Other Information (Substantial Deviation(Page 29))

ATTACHMENTS

- (A)Supporting Documents Available for Review (PAGES 9, 10, 11)
- (B)Capital Fund Program Annual Statements(PAGES 12 - 23)
- © Capital Fund Program 5-Year Action Plan(PAGES 24 - 27)
- (D)Resident Membership on PHA Board or Governing Body(PAGE 30)
- (E)Membership of Resident Advisory Board(PAGE 31)
- (F)Comments of Resident Advisory Board(PAGE 32)
- G)Organization Chart-Opp Housing Authority(PAGE 33)
- (H)Deconcentration and Income Mixing(PAGE34)
- (I)Voluntary Conversion Initial Assessment(PAGE 35)
- (J)Brief Summary of Progress (PAGE 36)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan* identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, *Certification for a Drug-Free Workplace*;

Form HUD-50071, *Certification of Payments to Influence Federal Transactions*; and

Form SF-LLL &SF-LLL a, *Disclosure of Lobbying Activities*.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

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 next component.

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

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: 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.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
 If yes, list development name(s) below:
4. Yes No: 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:
5. Yes No: 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:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
 (if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

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:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15] For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last annual Plan submission.

1. Consolidated Plan jurisdiction: City of Opp, Alabama (based on the State of Alabama Consolidated Plan.)
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 on its waiting lists 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)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
4. The Housing Authority will continue to modernize and maintain existing public housing units and continue to administer Section 8 Vouchers and Certificates as applicable. This will allow the Housing Authority to meet the needs of the jurisdiction's very low to moderate-income families that are distressed by housing problems and rent burdens. This will help the governmental goal of providing suitable housing for poverty stricken families. The Housing Authority activities and initiatives dealing with resident safety, crime prevention, and drug elimination are consistent with the goals of law enforcement and with the requirements of HUD to provide decent, safe and sanitary housing for persons of low income.
5. The Housing Authority has examined past census information, including ethnic and income level housing. The City of Opp and the Housing Authority have agreed that service will be provided to the Housing Authority residents and will cooperate in developing new programs, law enforcement and other items that will benefit the housing residents. The City of Opp will continue to maintain the utilities and streets owned by them and utilized by the Housing Authority.

Attachment "A"

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to 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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: 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	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and OverIncome Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> 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. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	infestation).	
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	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
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

Annual Statement / Performance and Evaluation Report Federal FY of Grant: Part: I, II, & III

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:Housing Authority City of Opp, Alabama			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$20,000.00			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$31,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$187,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$91,968.00			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$329,968.00			
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 Federal FY of Grant: Part: I, II, & III

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority City of Opp, Alabama			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
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	
ALL	Replace 40 Roofs	1460		\$98,000.00				
	Land Scaping	1460		\$9,000.00				
	Office Renovation Adding 800 sq. ft. and remodeling existing building	1470		\$91,968.00				
	Replace bathtubs and ceramic tile 40 units	1460		\$80,000.00				
	Operations	1406		\$20,000.00				
	Clerk of Works	1430		\$16,000.00				
	A & E Fees	1430		\$15,000.00				
	TOTAL			329,968.00				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority City of Opp, Alabama			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
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	
	INTENTIONAL LEFT BLANK							

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Housing Authority City of Opp, Alabama		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2002	
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	
ALL	12-31-02			12-31-05			

Annual Statement / Performance and Evaluation Report Federal FY of Grant: Part: I, II, & III

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority City of Opp, Alabama			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:			Federal FY of Grant: 2002	
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	
INTENTIONAL LEFT BLANK							

Annual Statement / Performance and Evaluation Report Federal FY of Grant: Part: I, II, & III

Annual Statement / Performance and Evaluation Report Federal FY of Grant: 2003 Part I: Summary

Annual Statement / Performance and Evaluation Report Federal FY of Grant: 2003
Part I: Summary

Housing Authority City of Opp	Program#	Federal FY of Grant: 2003	Original Amount	Obligated	Expended
Line NO.	Summary by Dev. Acct.	Original	Revised	Obligated	Expended
1.	Total non_CFP Funds				
2.	1406 Operations	\$5,400.00			
3.	1408				
4.	1410				
5.	1411				
6.	1415				
7.	1430 Fees & Costs	\$2,500.00			
8.	1440				
9.	1450				
10.	1460 Dwelling Structures	\$46,208.00			
11.	1465-1				
12.	1470 Non dwelling Structures				
13.	1475				
14.	1485				
15.	1490				
16.	1492				
17.	1495-1				
18.	Amount of Annual Grant	\$54,108.00			

19.

Annual Statement / Performance and Evaluation Report Federal FY of Grant: Part: I, II, & III

Annual Statement / Performance and Evaluation Report Part II: Supporting Pages

Federal FY of Grant: 2003

General Description of Work	Dev. Act. No.	Quantity	Original Cost	Revised Cost	Funds Obligated
Replace 25 units of floor tile	1460		\$46,208.00		
Operations	1406		\$5,400.00		
A&E Fees	1430		\$2,500.00		
TOTAL			\$54,108.00		

Annual Statement / Performance and Evaluation Report

Part III:

Implementation Schedule Federal FY of Grant: 2003

Development #	All Funds Obligated (Quarter Ending Date)	All Funds Expended(Quarter Ending Date)	
ALL PHA WIDE	12-31-02	03-31-06	

Annual Statement / Performance and Evaluation Report Federal FY of Grant: Part: I, II, & III

Annual Statement / Performance and Evaluation Report

Part I: Summary Federal FY of Grant: 2003

Line No.	Development #	Original	Revised	Obligated	Expended
1	Total Non CFP Funds				
2	1406 Operations	\$20,000.00			
3	1408				
4	1410				
5	1411				
6	1415				
7	1430 Fees & Cost	\$14,900.00			
8	1440				
9	1450				
10	1460 Dwelling Structure	\$236,593.00			
11	1465				
12	1470				
13	1475				
14	1485				
15	1490				
16	1492				
17	1495				
18	1499				
19	Total Amount of Grant	\$271,493.00			

Annual Statement / Performance and Evaluation Report Federal FY of Grant: Part: I, II, & III

Annual Statement / Performance and Evaluation Federal FY of Grant : 2003

Part II: Supporting Pages

Dev. No.	Descript. Of Work	Dev. Acct. No.	Quantity	Descrip. of Work	Dev. Act. No.	Cost	Funds Expended
ALL	Operations	1406	\$20,000.00	Replace Damaged window screens and exterior screen doors	1460	\$26,250.00	
	Replace Floor Tile	1430	\$63,594.00				
	A & E Fees	1430	\$14,900.00				
	Misc. Sheetrock & Plaster	1460	\$25,905.00				
	Replace 120 Interior Doors	1460	\$18,000.00				
	Replace 120 Door Locks	1460	\$3,000.00				
	Provide Blinds for 100 units	1460	\$8,844.00				
	Replace Kitchen Cabinets w/sink & valves	1460	\$61,000.00				
	Replace Window Screens	1460	\$30,000.00	TOTAL		\$271,493.00	

Annual Statement / Performance and Evaluation Report Federal FY of Grant: Part: I, II, & III

Development Number FY of Grant: 2003	All Funds Obligated (Quarter Ending Date)	All Funds Expended
ALL	12-31-03	12-31-06

Annual Statement / Performance and Evaluation Report Federal FY of Grant: Part: I, II, & III

Line No. Federal FY Grant: 2004	Summary by Dev. Acct.Part I: Summary	Original	Revised	Obligated	Federal FY of Grant : 2004
1	1406 Operations	\$20,000.00			
2	1408				
3	1410				
4	1411				
5	1415				
6	1430 Fees & Cost	\$29,743.00			
7	1440				
8	1450				
9	1460 Dwelling Structures	\$221,750.00			
10	1465.1				
11	1470 Non Dwelling Structures				
12	1475				
13	1485				
14	1490				
15	1492				
16	1495-1				
17	1498				
18	1502				
19	Amount of Annual Grant	\$271,493.00			
20					
21					

Annual Statement / Performance and Evaluation Report Federal FY of Grant: Part: I, II, & III

Dev. No. Grant YR: 2004	General Descript. Of Work	Quantity Part II: Supporting Pages	Original Cost	Revised Cost	Funds Obligated	Funds Expended	Status of Work	Federal Grant FY: 2004
1406	Operations		\$20,000.00					
1430	Fees & Cost		\$29,743.00					
1460	Dwelling Structures		\$221,750.00					
AL112-003	Total		\$271,493.00					
	Replace 48 units of floor tile		\$91,200.00					
	Replace 96 Interior Door Units		\$19,200.00					
	Replace 24 sets of kitchen sinks/cabinets/ and valves		\$96,000.00					
	Replace 24 stoves		\$15,350.00					
	Operations		\$20,000.00					
	Fees		\$29,743.00					
	Total		\$271,493.00					

Annual Statement / Performance and Evaluation Report Federal FY of Grant: Part: I, II, & III

Annual Statement / Performance and Evaluation Report Part III: Implementation Schedule:
Federal FY of Grant: 2004

Development Number	All Funds Obligated (Quarter Ending Date)/ All Funds Expended
ALL PHA WIDE	12-31-03 & 03-31-07

Annual Statement / Performance and Evaluation Report Federal FY of Grant: Part: I, II, & III

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 2004	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant:2005 PHA FY:7-1-05 - 6-30-06	FFY Grant: 2006 PHA FY:7-1-06 – 6-30-07	FFY Grant: 2007 PHA FY: 7-1-07-6-30-08	FFY Grant: 2008 PHA FY: 7-1-08-6-30-09
<i>PHA WIDE</i>	Annual Statement				
1460	221,750.00	221,993.00	220,493.00	221,793.00	221,493.00
1430	29,743.00	29,500.00	31,000.00	29,700.00	30,000.00
1406	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00
CFP Funds Listed for 5-year planning	\$271,493.00	\$271,493.00	\$271,493.00	\$271,493.00	\$271,493.00
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :2005 FFY Grant: PHA FY:			Activities for Year: 2006 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<i>PHA WIDE 1406 Operations</i>	<i>Replace 20 units of floor tile</i>	\$45,000.00	<i>PHA WIDE 1406</i>	<i>Replace 58 commodes</i>	\$8,700.00
Annual	<i>PHA WIDE 1430 Fees & Cost</i>	<i>Replace ceramic tile walls around bath tubs 20 units</i>	\$40,000.00	<i>PHA WIDE 1430</i>	<i>Replace 25 hot water heaters</i>	\$5,000.00
Statement	<i>PHA WIDE 1460 Dwelling Structures</i>	<i>Repair plaster work & repaint walls in 20 units</i>	\$136,993.00	<i>PHA WIDE 1460</i>	<i>Repair-Replace all damaged sheetrock in 50 units</i>	\$12,500.00
2004		<i>Operations</i>	\$20,000.00		<i>Replace Central P.O. Box System,</i>	\$10,000.00
		<i>Fees</i>	\$29,500.00		<i>Replace 58 lavatories</i>	\$14,000.00
					<i>Replace 50 kitchen cabinets</i>	\$125,293.00
					<i>Operations</i>	\$20,000.00
					<i>Fees</i>	\$31,000.00
					<i>Repaint 50 interior units</i>	\$45,000.00
		Total	\$271,493.00		Total	\$271,493.00

Annual Statement / Performance and Evaluation Report Federal FY of Grant: Part: I, II, & III

Total CFP Estimated Cost			\$		\$

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :2007			Activities for Year: 2008		
FFY Grant:			FFY Grant:		
PHA FY:			PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>PHA WIDE 1406</i>	<i>OPERATIONS</i>	\$20,000.00	<i>PHA WIDE 1460</i>	<i>DWELLING STRUCTURES</i>	\$221,493.00
<i>PHA WIDE 1430</i>	<i>Fees & Costs</i>	\$29,700.00	<i>PHA WIDE 1430</i>	<i>Fees & Costs</i>	\$30,000.00
<i>PHA WIDE 1460</i>	<i>Dwelling Structures</i>	\$221,793.00	<i>PHA WIDE 1406</i>	<i>OPERATIONS</i>	\$20,000.00
	Total	\$271,493.00		Total	\$271,493.00
	<i>Replace 80 security screen doors</i>	\$26,000.00		<i>Replace Kitchen Cabinets in 32 units</i>	\$80,000.00
	<i>Replace/Repair plaster work behind washing machines & tubs</i>	\$71,949.00		<i>Replace commodes & lavatories 32 units</i>	\$83,893.00

Executive Summary (Optional)

IN accordance with the Rules and Regulations issued by HUD, the Opp Housing Authority developed the following Streamlined Annual Plan.

The goals and objectives of the OHA are contained in the Five-Year Plan and the ACOP/Section 8 Administrative Plan. These were written to comply with the HUD guidelines, rules, regulations and Federal Law. The basic goals and objectives are as follows:

- 1. To increase the availability of decent, safe and affordable housing in Opp, Alabama;*
- 2. To insure equal opportunity to all Americans for housing;*
- 3. To promote self-sufficiency and assist the development of families as well as individuals;*
- 4. To help improve community quality of life and economic vitality.*

The PHA Plans to make as many affordable housing units, suitable for habitation and that meet the economic needs of families, available to as many families as possible in the jurisdiction it serves. We intend to make capital improvements to our existing housing communities with available funds to improve living conditions. We further plan to reduce our vacancies by improving our turn around time for vacant units and lease up capability to ensue more tenants in occupancy.

We plan to follow the deconcentration and income mixing policies, follow information taken from the developments analysis, to ensure a balance of income levels and income mix in each community.

The OHA has set a discretionary minimum rent for housing and Section 8 rental assistance, and has adopted a minimum rent hardship policy.

Other Information:

Substantial Deviation from the 5-year plan:

Definition of “Substantial Deviation” and “Significant Amendment or Modification” (903.7 HUD’s Interim Rule sought public comment on how the regulation should define “Substantial Deviation” of Annual Plans from the 5-Year Plan and “Significant Amendment or Modification” of the Annual Plan. The statute required that PHA’s may change or modify their plans or policies described in them, any “Significant Amendment or Modification” to the plan would require PHA’s to submit a revised PHA Plan that has met public process requirements. In response to the range of comments received, the Final Rule provides that PHA’s must define the terms “Substantial Deviation” and “Significant Amendment or Modification” for themselves, by stating the basic criteria for such definition in an annual plan that has met full public process requirements, including Resident Advisory Board review. Neither January nor April PHA’s will be required to include these descriptions in their first PHA Plans; however, they may wish to do so. (Until a January or April PHA has met the requirements to define “Significant Amendment or Modification,” in the PHA Plan, HUD will consider the following to be significant amendments or modifications:

- 1. Changes to rent or admissions policies or organization of the waiting list;***
- 2. Additions of non-emergency work items (items not included in the current Annual Statement of the 5-Year Action Plan) or change in the use of replacement reserve funds under the Capital Fund;***
- 3. Additions of new activities not included in the current PHDEP plan;***
- 4. And any change with regard to demolition or disposition, homeownership programs or conversion activities;***

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD. The PHA Plan Template issued pursuant to the Interim Rule does not include a space for the required definitions. Therefore, PHA’s choosing to do so must submit these definitions as an attachment to the PHA Plan.

Annual Statement / Performance and Evaluation Report Federal FY of Grant: Part: I, II, & III

Required Attachment "D": Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year?
(If no, skip to #2.)
2. Name of resident member(s) on the governing board;
3. How was the resident board member selected (select one)

Elected

Appointed

4. The term of appointment is (include the date term expires)
1 year appointment to expire on 12/31/2004

5. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

The PHA is located in a State that requires the member of a governing board to be salaried and serve on a full time basis;

The PHA has less than 300 public housing units, has provided reasonable notice to The Resident Advisory Board of the opportunity to serve on the governing board, and had not been notified by any resident of their interest to participate on the Board;

Other(explain)

5. Date of next term expiration of a governing board member: 12/15/2004
6. Name and title of appointing official for governing board(including official for the next position)

Jerry Boothe, Mayor of the City of Opp, Alabama.

Attachment "E" Membership of Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards:

1. Louise Lacey

*Apt.#112 Carver Court
Opp, AL. 36467
334-493-4873*

2. Mollie Bozeman

*Apt.#136 209 MLK Drive
Opp, AL. 36467
334-493-2584*

3. Ruth Edgar

*Apt.#78 Lakeview Drive
Opp, AL. 36467
334-493-6484*

4. Bessie Washington

*Apt.#94 Carver Court
Opp, AL. 36467
334-493-9462*

Annual Statement / Performance and Evaluation Report Federal FY of Grant: Part: I, II, & III

Attachment “F” Comments of Resident Advisory Board or Boards & Explanation of PHA Response:

On April 6, 2004 the Executive Director of the Housing Authority City of Opp, Alabama meet with the Advisory Board to discuss the Streamline Annual Plan. The Director presented the Advisory Board with the following items:

- 1. Monies from the CFI Plan for the remaining 2004 PYE and proposed work items;***
- 2. The Director also discussed with the Board the funds for the (Police) Drug Officers. He reminded the Board that the Drug Grants are no longer available for salaries for the officer. It is the Directors intention to maintain (Police) Officers for our communities. We currently have no Drug (Police) Officers due to a shortage of certified officers with the local police department, however we expect to have additional officers after July 1, 2004.***
- 3. The Director also discussed the Youth Summer Program with the Board. The Director explained how difficult it is to find someone for just a short period of time to come and instruct the youth. They were contacts made with two (2) individuals regarding them coming and instructing our youth, however they had prior commitments or a full time job that would not meet our schedule. The Director also advised the Board that parents/guardians or other adults were not volunteering any of there time toward this program and all help is needed at functions like this. Also no monies are available from drug grants.***

The Advisory Board was in agreement with this plan.

Annual Statement / Performance and Evaluation Report Federal FY of Grant: Part: I, II, & III

Attachment "G"
Opp Housing Authority Organization Chart

BOARD OF COMMISSIONERS

EXECUTIVE DIRECTOR

Administrative Assistant
Public Housing Clerk
Section 8 Clerk

Annual Statement / Performance and Evaluation Report Federal FY of Grant: Part: I, II, & III

Attachment "H:"

Deconcentration and Income Mixing

A. ____Yes XNo: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next questions.

B. ____YesXNo: Do any of these covered developments have a average income above 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Development Name

Number of Units

Explanation(if any)

Deconcentration Policy(If no explanation) See step 5 at 903.2

Annual Statement / Performance and Evaluation Report Federal FY of Grant: Part: I, II, & III

Attachment "I"

Voluntary Conversion Initial Assessment

A. How many of the PHA's developments are not subject to the Required Initial Assessment?

(5) Five

B. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions(e.g., elderly and/or disabled developments not general occupancy projects)? (5) Five

C. How many Assessments were conducted for the PHA's covered developments? (1) One

***D. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:
None***

<i>Development Name</i>	<i>Number of Units</i>
<i>AL112-001 Hardage Circle</i>	<i>40</i>
<i>AL112-002 Carver Court</i>	<i>20 gas units</i>
<i>AL112-003 Everette & Lakeview Drive</i>	<i>48</i>
<i>AL112-004 Carver Court</i>	<i>12 electric units</i>
<i>AL112-005 Martin Luther King Drive</i>	<i>50</i>

A. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: Compared operating cost to operate as a public housing community to operating as a Section 8 Community-----Section 8 cost were higher.

Annual Statement / Performance and Evaluation Report Federal FY of Grant: Part: I, II, & III

Attachment "J"

Brief Statement of Progress:

At the time of the submission of the Streamline Annual PHA Plan, the Opp Housing Authority is on track with completion of previously set goals.

Annual Statement / Performance and Evaluation Report Federal FY of Grant: _____ Part: I, II, & III

Other Information

A. Resident Advisory Board (RAB) Recommendation and PHA Response

1X Yes _____ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board?

3. If yes, the comments are attached as Attachment "F"

4. IN what manner did the PHA address to those comments?

_____ The PHA changed portion of the PHA Plan in response to comments;

_____ A list of these changes is included;

_____ Or is at the end of the RAB Comments in Attachment _____.

5X Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment "F".

6. Other (list)