

+ PHA Plans

Streamlined 5-Year/Annual Version

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

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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 to certain 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 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

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. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Housing Authority City of Opp **PHA Number:** AL 112

PHA Fiscal Year Beginning: (mm/yyyy) 07/2005

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:				

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 and attachments (if any) 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)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
Our goal is to provide drug free, decent, safe, and sanitary housing for eligible families and to provide opportunities and promote self-sufficiency and economic independence for residents.

In order to achieve this mission, we will:

1. Recognize residents as our ultimate customer;
2. Improve Public Housing Authority management and service delivery efforts through effective and efficient management of HA staff;
3. Seek problem-solving partnerships with residents, community, and government leadership;
4. Apply HA resources, to the effective and efficient management and operation of public housing programs, taking into account changes in Federal Funding.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAs scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
- Reduce public housing vacancies: Reduce vacancy rate to 5% turnaround time to turnaround time to 25 days.
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) Maintain a high PHAS score
 - Improve voucher management: (SEMAP score) SEMAP score was at 100
 - Increase customer satisfaction: Improve living conditions and services
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units: continue with ongoing projects as funded by HUD.
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below) Continue to provide housing, both Section 8 and Public Housing for low income persons and continue deconcentration efforts.

- PHA Goal: Increase assisted housing choices
Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords. Try to increase number of Landlords.
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: Measures have been implemented to deconcentrate poverty through a Deconcentration Rule contained in the Admissions and Continued Occupancy Policy.
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: Measures have been implemented to deconcentrate poverty through a Deconcentration Rule contained in the Admissions and Continued Occupancy Policy.
 - Implement public housing security improvements: Increase lighting; Continue and improve neighborhood watch programs, maintain good Relationship with the Opp Police Department.
 - Designate developments or buildings for particular resident groups (elderly,

- persons with disabilities)
- Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families: Increase by one percent. Increase the employment of public housing residents On TANF by one percent per year.
 - Provide or attract supportive services to improve assistance recipients' employability: Increase as much as possible the number of outside agencies providing education, services and training for residents and programs.
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities. To provide programs for elderly and disabled persons. Also implement new programs with outside agencies for residents.
 - Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:Affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability are contained in the Objectives and the Fair Housing Policy of the PHA. These can also been found in ACOP.
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: Affirmative measures to provide a suitable living environment for families living in assisted housing are specifically addressed in the PHA's ACOP.
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Provide wheelchair ramps, pull bars, showers and other aids to make units as accessible as feasible.
 - Other: (list below)Maintain a practice of accepting housing discrimination complaints and forward these complaints to the proper investigative unit. Also discrimination laws at least once per year.

Other PHA Goals and Objectives: (list below)

Continue to maintain compliance with HUD Rules and Regulations, maintain policies to assure compliance with law, continue to practice nondiscrimination and deconcentration In all arrears of our housing and administrative areas.

Streamlined 5-Year PHA Plan

PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

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Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

The PHA Plans are to make as many affordable housing units, that are suitable for living, and that will meet the economic need of families, available to as many families as possible in the jurisdiction it serves. We intend to make capital Improvements to our existing housing stock with available funds to improve living conditions. We further plan to improve our vacancies by improving our turn-around time for vacant units, and lease up capability to ensure more families in occupancy. SEE ATTACHMENT 'B'

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. 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 PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	7		
Extremely low income <=30% AMI	0		
Very low income (>30% but <=50% AMI)	1		
Low income (>50% but <80% AMI)	6		
Families with children	6		
Elderly families	0		
Families with Disabilities	0		
Race/ethnicity	7		
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1		
2 BR	2		
3 BR	4		
4 BR	0		
5 BR	0		
5+ BR	0		

Housing Needs of Families on the PHA's Waiting Lists	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)?	
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?	
<input type="checkbox"/> No <input type="checkbox"/> Yes	

Housing Need of Families on The PHA's Waiting List

Waiting List type <u> X </u> Public Housing			
	#of families	% of total families	Annual Turnover
Waiting list total	7		
Extremely low income <=30%AMI	1		
Very low income >30% by <=50% AMI	1		
Low income >50% but >80% AMI	5		
Families with children	6		
Elderly families	0		
Families with disabilities	1		
Race/ethnicity	2		
Race/ethnicity	5		
Characteristics by bedroom size (Public Housing Only)			
1br	30		
2br	88		
3br	46		
4br	6		
Is the waiting list closed? NO			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

The Housing Authority City of Opp will continue to provide housing for low income families, both public housing and Section 8. The goal is to house as many approved applicants/families as necessary. We will continue to make improvements to all public housing units as funds are made available.

(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

- 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 the turn over time to the shortest possible time so that units can be made to reduce this time.
- 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. We will solicit new landlords for the program by outreach and publicity. Our hope is to add new landlords.
- 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)

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)

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)

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)

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

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
This will be done based upon studies to be done and after evaluation and strategy planning.
- 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)

1. Statement of Financial Resources

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

List on the following table 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 2005 grants)		
a) Public Housing Operating Fund	NA	
b) Public Housing Capital Fund	NA	
c) HOPE VI Revitalization	NA	
d) HOPE VI Demolition	NA	
e) Annual Contributions for Section 8 Tenant-Based Assistance	HUD PROVIDED FEES ONLY	
f) Resident Opportunity and Self-Sufficiency Grants	NA	
g) Community Development Block Grant	NA	
h) HOME	NA	
Other Federal Grants (list below)	NA	
CFP	\$314,416	
2. Prior Year Federal Grants (unobligated funds only) (list below)	\$	
3. Public Housing Dwelling Rental Income	\$247,494.47	
4. Other income (list below)		
Ex. Utilities, Late fees, Etc.	\$46,289.69	
Interest on General Fund Investments	\$9,824.08	
4. Non-federal sources (list below)		
***See statement below		
Total resources		
Total Subsidy \$ was for 2004; not included in this calculation for 2005	\$324,066	

***Planned Users

To provide for maintenance of units, salaries, insurance, appliance and other necessary expenses incurred in day to day operation by PHA. A copy of budget is available for review.

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

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) Within fifteen days of accepting application, except when fingerprinting is required for NCIC checks.

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) Credit Check

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. 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 d.

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:

d. 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 subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 0

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)

(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
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

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**)

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)

- 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)

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)

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

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

DECONCENTRATION RULE

1. **Objective:** The objective of the Deconcentration Rule for public housing units is to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the housing authority is to house no less than 40% of its public housing inventory with families that have income at or below 30% of the area median income by public housing developments. Also the housing authority will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments. To insure that the housing authority does not concentrate families with higher income levels, it is the goal of the housing authority not to house more than 60% of its units

in any one development with families whose income exceeds 30% of the area median income. The housing authority will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the housing authority's computer system.

2. **Actions:** To accomplish the deconcentration goals, the housing authority will take the following actions:
 - A. At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose income are at or below the area median income. The annual goal will be calculate by taking 40% of the total number of move-ins from the previous housing authority fiscal year.
 - B. To accomplish the goals of:
 - (1) Housing not less than 40% of its public housing inventory on an annual basis with families that have incomes at or below 30% of area median income, and
 - (2) Not housing families with incomes that exceed 30% of the area median income developments that have 60% or more of the total household living in the developments that have 60% or more of the total household living in the development with incomes that exceed 30% of the area median income, the housing authority's Tenant Selection and Assignment Plan, which is a part of this policy, provides for skipping families on the waiting list to accomplish these goals.

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):
 - 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)

(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:

1. Extenuating circumstances such as hospitalization or a family emergency which has affected the family's ability to find a suitable unit during initial 60-day time period;
2. The family has evidence that they have made a consistent effort to locate a unit and request support services from PHA throughout the initial 60-day period with regard to their inability to locate a unit;
3. The family has turned in a Request for Lease Approval prior to the expiration of the 60-day time period, but unit has not passed HQS;

(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
- 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)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 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)

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

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)

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 903.12(b), 903.7(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 of the following two)

- 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))
 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: Minimum rent hardship policies found in ACOP and resident's lease

c. Rents set at less than 30% of 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:

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
 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
- 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)As specified in the lease and CFR's

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

a. 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) Telephone calls to landlords and surveys.

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.

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

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

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

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

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

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

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

- Annually
- Other (list below) When FMR is changed by agencies.

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)

(2) Minimum Rent

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

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below) This is found in the Section 8 Administrative Plan.

5. Capital Improvement Needs

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

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

See attachments

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

See attachments

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. 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 of sub-component 5B: 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) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:
Development (project) number:
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

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

- d. 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:

- e. 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:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: (DD/MM/YY)</p>
<p>5. Number of units affected:</p> <p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity:</p> <p>b. Projected end date of activity:</p>

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 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 below:

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):

- a. 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.

- b. 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.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents. *All hard copies were forwarded to Michelle Green on March 25, 2005 at HUD Office in Birmingham, AL. Civil Rights Certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.*

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous

5-Year Plan for the period FY 2005 - 2009. In accordance with the Rules and Regulations issued by HUD, the Opp Housing Authority developed the following 5 Year and 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 ensure more tenants in occupancy.

We plan to follow the deconcentration and income mixing policies, follow information taken from the development analysis, to ensure a balance of income levels and income mixing 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.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

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 requirements, including Resident Advisory Board review. Neither January nor April PHA’s will re required to include these descriptions in their first PHA Plans; however, hey 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.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

- a. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below: **See attachment “D”**

- b. 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)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:

Appointment

The term of appointment is (include the date term expires):

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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)

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)

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)

b. 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 members 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 has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member: **12/15/2005**

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): **H.D. Edgar, Mayor of the City of Opp, Alabama**

(3) 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).

Consolidated Plan jurisdiction: (provide name here) City of Opp, Alabama (based on the State of Alabama Consolidated Plan.)

a. 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 list 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)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

1.) The Housing Authority will continue to modernize and maintain existing public housing units and continue to administer Section 8 Vouchers 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.

2.) 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. The City of Opp will continue to maintain the utilities and streets owned by them and utilized by the Housing Authority.

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. 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:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans Attachment “A”

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>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year 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
X	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
	Any policy governing occupancy of Police Officers and Over-Income 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 checked="" 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 infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	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
X	Any policies governing any Section 8 special housing types	Annual Plan: Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<input type="checkbox"/> check here if included in Section 8 Administrative Plan	and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> 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
	Public Housing Community Service Policy/Programs <input 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 checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	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
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: 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 PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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		Grant Type and NumberAL09P112501-02 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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$20,000			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$31,000	\$5,077.12		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$187,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$91,968			
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			
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				

13. Capital Fund Program Five-Year Action Plan

Annual Statement / Performance and Evaluation	Federal FY of Grant: 2003	Grant No:# AL09P112502- 03			
Line #	Summary by Dev. Acct. No.	Original	Revised	Obligated	Expended
1	1406 Operations	\$5,400			
2	1408				
3	1410				
4	1411				
5	1415				
6	1430 Fees & Costs	\$2,500	\$2,500		
7	1440				
8	1450				
9	1460 Dwelling Structures				
10	1465-1				
11	1470 Non Dwelling Structures	\$46,208	\$46,208		
12	1475				
13	1485				
14	1490				
15	1492				
16	1495-1				
17					
18					
19					
20					
21	Amount of Annual Grant	\$54,108			
22	Available Balance		\$48,708		

13. Capital Fund Program Five-Year Action Plan

**Annual Statement / Performance and Evaluation Report
Part II: Supporting Pages
Federal FY of Grant:2003**

Annual Statement / Performance and Evaluation Report Part II: Supporting Pages	Federal FY of Grant:2003	Grant No.#AL09P112502-03			
General Description of Work	Dev. Acct. No.	Quantity	Original Cost	Revised Cost	Funds Obligated
Office Renovations	1470		\$46,208	\$46,208	
Operations	1406		\$5,400		
A & E Fees	1430		\$2,500	\$2,500	
			Authorized	Available Balance	
			\$54,108	\$48,708	

**Annual Statement / Performance and Evaluation Report
Part III: Implementation Schedule
Federal FY of Grant :2003**

Annual Statement / Performance and Evaluation Report Part III: Implementation Schedule	Federal FY of Grant :2003	Grant No.#AL09P112502-03		
ALL PHA WIDE	12-21-02	03-31-06		

13. Capital Fund Program Five-Year Action Plan

**Annual Statement / Performance and Evaluation Report
Part I: Summary Federal FY of Grant:2003
Grant No: AL09P112501-03**

Line No.	Development#	Original	Revised	Obligated	Expended
1	Total Non CFP Funds				
2	1406 Operations	\$20,000			
3	1408				
4	1410				
5	1411				
6	1415				
7	1430 Fees & Cost	\$14,900	\$13,656.51		
8	1440				
9	1450				
10	1460 Dwelling Structure	\$236,593			
11	1465				
12	1470 Office		\$54,023		
13	1475				
14	1485				
15	1490				
16	1492				
17	1495				
18	1499				
19					
20					
21					
22	Total Amount of Grant	\$271,493			
23	Available Balance		\$67,679.51		

13. Capital Fund Program Five-Year Action Plan

**Annual Statement / Performance and Evaluation Federal FY of Grant :2003
Grant No.#AL09P112501-03
Part II: Supporting Pages**

Dev. No.#	Descrip. Of Work	Dec. Acct. No.	Quantity	Descrip. Of Work	Dev. Acct. No.	Revised
ALL	Operations	1406	\$20,000		1470 Office Renovations	\$54,023
	Replace Floor tile	1430	\$63,594		1430 A & E fees	\$13,656.51
	A & E Fees	1430	\$14,900			
	Misc. Sheetrock & Plaster	1460	\$25,905			
	Replace 120 Interior Doors	1460	\$18,000			
	Replace 120 door locks	1460	\$3,000			
	Provide Blinds 100 units	1460	\$8,844			
	Replace Kitchen Cabinets w/sinks & Valves	1460	\$61,000			
	Replace Window Screens	1460	\$30,000			
	Replace Bathroom Medicine Cabinets 24 units	1460	\$26,250			Available Balance \$67,679.51
			Authorized Balance \$271,493			

13. Capital Fund Program Five-Year Action Plan

Annual Statement / Performance and Evaluation Report

Part III: Supporting Pages

Federal FY of Grant : 2003

Grant NO: AL09P112501-03

Develop. #	All Funds Obligated(Quarter Ending Date)	All Funds Expended (Quarter Ending Date)		
ALL	12-31-03	12-31-06		

13. Capital Fund Program Five-Year Action Plan

**Annual Statement / Performance and Evaluation Report
Federal FY Of Grant :2004
Part I: Summary Federal FY of Grant :2004**

Line No.	Summary by Dev. Acc.t	Original Grant	Revised	Obligated	
1	1406 Operations	\$30,000	\$15,843		
2	1408				
3	1410				
4	1411				
5	1415				
6	1430 Fees & Cost	\$31,450	\$15,844		
7	1440				
8	1450				
9	1460 Dwelling Structures	\$230,400	\$182,729		
10	1465.1	\$22,566			
11	1470 Non Dwelling Structures		\$100,000		
12	1475				
13	1485				
14	1490				
15	1492				
16	1495-1				
17	1498				
18		Amount of Grant \$314,416	Available Balance \$314,416		

13. Capital Fund Program Five-Year Action Plan

**Annual Statement /Performance and Evaluation Report
Part II: Supporting Pages
Federal FY Of Grant :2004
Grant No.#AL98P112501-04**

Dev. No.	General Descrip. of Work	Quantity	Original Cost	Revised Cost	Funds Obligated	Funds Expended	Status of Work
1406	Operations		\$15,843				
1430	Fees & Cost		\$15,844				
1460	Dwelling Structures		\$182,729				
1470	Non Dwelling Structures		\$100,000				
Total amount of Grant			\$314,416				
	Replace 48 units floor tile		\$91,200				
	Paint & refurbish 32 units		\$31,529				
	60 units of attic insulation		\$60,000				
	Operations		\$15,843				
	Fees		\$15,844				
	Office Renovations		\$100,000				

13. Capital Fund Program Five-Year Action Plan

Annual Statement / Performance and Evaluation Report Federal FY of Grant :2004

Part III: Implementation Schedule

Grant NO.#AL09P112501-04

Dev. #	All Funds Obligated	All Funds Expended	(Quarter ending date)
ALL	9-31-07	9-31-08	

13. Capital Fund Program Five-Year Action Plan

Annual Statement / Performance and Evaluation Report Federal FY of Grant :2005

Part I: Summary

Line No.	Summary by Development Acct.	Total Estimated Cost	Revised	Total Actual Cost Obligated	Expended
1	1406 Operations	\$20,000			
2	1408				
3	1410				
4	1411				
5	1430 Fees & Cost	\$31,000			
6	1460 Dwelling Structures	\$263,416			
7	1470 Non Dwelling Structures				
8	1485 Demolition				
9	1475 Non dwelling Structures				
10					
11					
12	Amount of Annual Grant	\$314,416			

13. Capital Fund Program Five-Year Action Plan

Annual Statement / Performance and Evaluation Report Federal FY of Grant:2005
Part II: Supporting Pages

Dev. #	General Descrip. of Work	Dev. Acct. No.	Quantity	Total Estimated Coast	Status of work
PHA Wide	Provide 170 Medicine Cabinets	1460		\$25,500	
	Provide Mini Blinds	1460		\$23,416	
	Replace 30 units of kitchen cabinets w/sinks & faucets	1460		\$120,000	
	Replace 60 lavatories w/faucets	1460		\$67,500	
	Operations	1406		\$20,000	
	Clerk of Works	1460		\$16,000	
	A & E Fees	1430		\$15,000	
	Replace 30 kitchen counter tops w/ sinks & faucets	1460		\$27,000	
	TOTAL			\$314,416	

13. Capital Fund Program Five-Year Action Plan

**Annual Statement / Performance and Evaluation Report Federal FY of Grant :2005
Part III: Implementation Schedule**

Dev.#	All funds obligated	All funds expended	Quarter ending date	
PHA WIDE	12-31-06	09-30-09		

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Housing Authority City of Opp				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 2005	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 7-1-06 – 6-30-07	Work Statement for Year 3 FFY Grant: 2007 PHA FY:7-1-07 – 6-30-08	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 7-1-08 – 6-30-09	Work Statement for Year 5 FFY Grant: 2009 PHA FY:7-1-09 – 6-30-10
PHA WIDE	Annual Statement				
1460	\$264,416	\$263,416	\$263,416	\$263,416	\$263,416
1430	\$30,000	\$ 31,000	\$ 31,000	\$ 31,000	\$ 31,000
1406	\$20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
CFP Funds Listed for 5-year planning	\$314,416	\$ 314,416	\$ 314,416	\$ 314,416	\$ 314,416
Replacement Housing Factor Funds					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2006 FFY Grant: PHA FY:			Activities for Year: 2007 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	1406 Operations	Replace 58 commodes	\$8,700	1406 Operations	Replace 80 Security Screen Doors	\$26,000
Annual	1430 Fees & Cost	Replace 25 hot water heaters	\$5,000	1430 Fees & Costs	Repair / Plaster behind washing machines	\$92,322
Statement	1460 Dwelling Structures	Repaint & refurbish interior units	\$50,000	1460 Dwelling Structures	Replace 30 Interior doors, frames & Hardware	\$18,000
		Operations	\$20,000		Replace Ceramic Tile 5' above bathtubs	\$60,000
		Fees	\$31,000		Replace 40 refrigerators	\$16,000
		Replace Central P O Boxes	\$10,000		Replace 40 gas stoves	\$24,000
		Replace 58 Lavatories	\$14,000		Replace exterior locks(dead bolts)	\$21,250
		Replace 50 Kitchen cabinets w/sinks & faucets	\$130,716		Replace 40 units Light Fixtures	\$5,844
		Replace 20 units of floor tile	\$45,000		Operations	\$20,000
					Fees & Costs	\$31,000
		TOTAL	\$314,416		TOTAL	\$314,416

13. Capital Fund Program Five-Year Action Plan

EXECUTIVE SUMMARY **Attachment “B”**

In accordance with the Rules and Regulations issued by the HUD, The Opp Housing Authority developed the following Streamlined 5-Year/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 made 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 ensure 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.

13. Capital Fund Program Five-Year Action Plan

**Attachment “C”
Members of the Resident Advisory Board**

**Mollie Bozeman
Apt.#136 209 MLK Drive
Opp, AL. 36467**

**Charles McPherson
Apt.#4 Hardage Circle
Opp, AL. 36467**

**Bessie Washington, Chairman
Apt.#94 Carver Court
Opp, AL. 36467**

**Carmela Germany
Apt.#81 Lakeview Drive
Opp, AL. 36467**

**Ruth Edgar, Vice-Chairman
Apt.#78 Lakeview Drive
Opp, AL. 36467**

13. Capital Fund Program Five-Year Action Plan

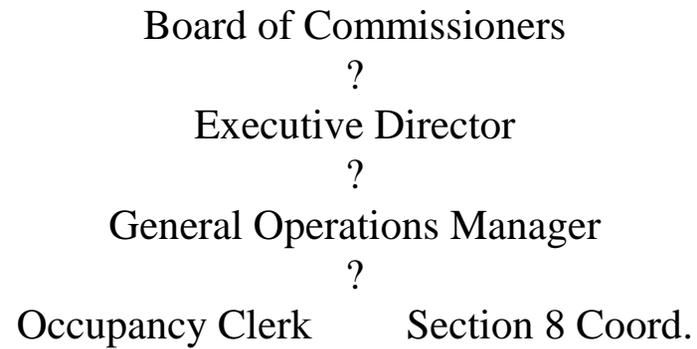
Attachment ‘D’ Comments of Resident Advisory Board

On April 5, 2005 the Executive Director of The Housing Authority City of Opp, Alabama meet with the Advisory Board to discuss the 5Year Streamline Annual Plan. The Director presented the Advisory Board with the following items:

- 1. Monies from the CFP Plan for the remaining 2004 PYE and proposed work items;**
- 2. Chairman, Bessie Washington questioned the Director regarding the proposed work items, as when would the CFP work would begin and what projects would be affected by this work? The Director informed the Advisory Board that he anticipated the start date of July 2005 and would consist of projects 1, 2,3 & 4.**
- 3. The Director discussed with the Board Elder Appreciation Day which was scheduled for May 26, 2005. The Director informed the Board that everyone 62 years of age or older would be invited to attend. The Director encouraged the Board to invite there elder tenants that lived in there community.**

13. Capital Fund Program Five-Year Action Plan

Attachment "E"
Opp Housing Authority Organization Chart



13. Capital Fund Program Five-Year Action Plan

Attachment “F” 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(elderly and/or disabled developments not general occupancy projects? (5) Five

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

Identify PHA developments that may be appropriate for conversion based on the Required initial Assessments:
None

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

If the PHA has not completed the Required Initial Assessments, described 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.

13. Capital Fund Program Five-Year Action Plan

Attachment “G”

Resident Advisory Board (RAB) Recommendation and PHA Response

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

1. If yes, the comments are attached as Attachment “D”.

2. In what matter 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_____.**

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 “D”.

Other (List)