

# PHA Plans

## Streamlined Annual Version

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

OMB No. 2577-0226  
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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.

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## Annual Plan for Fiscal Year 2007

### Opelousas Housing Authority

**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 Annual PHA Plan

## PHA Fiscal Year 2007

[24 CFR Part 903.12(b)]

### Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

#### A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
  - a. PHA Progress on Meeting 5-Year Mission and Goals
  - b. Criteria for Substantial Deviations and Significant Amendments
  - c. Other Information Requested by HUD
    - i. Resident Advisory Board Membership and Consultation Process
    - ii. Resident Membership on the PHA Governing Board
    - iii. PHA Statement of Consistency with Consolidated Plan
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- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2007 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)
  - CFP 2005 P & E Report period ending 12/31/2006
  - CFP 2006 P & E Report period ending 12/31/2006

#### 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 Plans; Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.**  
For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:  
**Form HUD-50070, Certification for a Drug-Free Workplace;**  
**Form HUD-50071, Certification of Payments to Influence Federal Transactions;**  
**Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.**

**Executive Summary (optional)**

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

This PHA chooses not to provide an Executive Summary.

**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.

<b>Housing Needs of Families on the PHA’s Waiting Lists</b>			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input 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	148		
Extremely low income <=30% AMI	30	20%	
Very low income (>30% but <=50% AMI)	30	20%	
Low income (>50% but <80% AMI)	88	60%	
Families with children	99	67%	
Elderly families	1	1%	
Families with Disabilities	3	1%	
Race/ethnicity – Black	147	99%	
Race/ethnicity – White	1	1%	
Race/ethnicity - Hispanic	0	0%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	70	47%	3
2 BR	54	36%	5
3 BR	24	17%	1
4 BR	0	0%	0
5 BR	0	0%	0
5+ BR			

**Housing Needs of Families on the PHA's Waiting Lists**

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

If yes:

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

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No  Yes

**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.

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

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based

- assistance.  
 Other: (list below)

**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  
 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)

**2. 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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2006 grants)</b>		
a) Public Housing Operating Fund	1,400,000	
b) Public Housing Capital Fund	1,081,727	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	1,116,000	
<b>4. Other income (list below)</b>		
Excess Utilities	300,000	
<b>Interest</b>	20,000	
<b>4. Non-federal sources (list below)</b>		
<b>Misc.</b>	20,000	
<b>Total resources</b>	3,937,727	

### **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 – First 5 families)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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)

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?

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)  
40% of families with 30% of median income; 30% of families with 50% of median income; and 30% of families with 80% of median income will have first priority.

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)  
40% of families with 30% of median income; 30% of families with 50% of median income; and 30% of families with 80% of median income will have first priority.

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:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>
LA 55 – 1	140	Average development income of \$6,103 is 93% of PHA-wide average income of \$6,539	
LA 55 – 2	40	Average development income of \$6,102 is 93% of PHA-wide average income of \$6,539	
LA 55 – 3	60	Average development income of \$7,318 is 111% of PHA-wide average income of \$6,539	
LA 55 – 4	100	Average development income of \$5,924 is 90% of PHA-wide average income of \$6,539	
LA 55 – 5	86	Average development income of \$4,380 is 67% of PHA-wide income of \$6,539	OHA will implement deconcentration by skipping on the waiting list, implement family preferences, provide capital improvements with different amenities such as ceiling fans, garbage disposals, carpeting, and rent incentives to attract higher income families
LA 55 – 6	214	Average development income of \$5,108 is 78% of PHA-wide average income of \$6,539	OHA will implement deconcentration by skipping on the waiting list, implement family preferences, provide capital improvements with different amenities such as ceiling fans, garbage disposals, carpeting, and rent incentives to attract higher income families
LA 55 – 9	50	Average development income of	OHA will implement

		\$12,066 is 184% of PHA-wide average income of \$6,539	deconcentration by skipping on the waiting list to bring in lower income families, and provide capital fund improvements to attract these families.
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## 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:

**(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 – PHA minimum rent is \$50.00

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

3. If yes to question 2, list these policies below:

All policies contained in Admissions and Continued Occupancy Policy.

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)

95<sup>th</sup> 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) \$40.00 per month
- Other (list below)

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

**(2) Flat Rents**

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)

**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)

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)

## **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.

### **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.

#### **(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.)

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

## **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.

**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 2000 - 2004.)*

This PHA has met all of the stated goals as described originally.

**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.

a. Substantial Deviation from the 5-Year Plan

The Opelousas Housing Authority has revised its mission as follows: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination and provide Homeownership training. The Opelousas Housing Authority has accomplished the objective set forth to reduce the percentage of vacancies in the public housing by two percent. We retain this objective by reacting quickly and effectively on the turn-around and vacancy units in each development. The Opelousas Housing Authority has a Homeownership Training Program which is on-going and we provide the community with this training also. Tax Credits application was coordinated with the Housing Authority. This process included the housing of hurricane Katrina and Rita evacuees through the close coordination with management and the maintenance department. The residents of the Opelousas Housing Authority were made award of opportunities offered by the resident Initiative Program funded through the Capital Fund Program.

b. Significant Amendment or Modification to the Annual Plan

We have no significant modifications to the Annual 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:

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:

None

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:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

**(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)**

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)  
Reduction of vacancy rate; improved management functions; provision of home buyer counseling; renovation of public housing; provision of supportive services for families, elderly and persons with disabilities; increased employment for persons living in public housing; deconcentration of poverty and provision of income mixing.
- Other: (list below)

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

The State of Louisiana has provided us with a certification that our PHA Plan is consistent with that of the State's Consolidated Plan and is maintained in the Administrative Office.

**(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

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
X	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
	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 checked="" 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 checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
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
	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
	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
	Section 8 informal review and hearing procedures. <input 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
	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
X	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
X	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
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)

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

<b>PHA Name: Opelousas</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: LA48P05550106 Replacement Housing Factor Grant No:	<b>Federal FY of Grant: 2006</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2006  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	181,125.00	181,125.00	181,125.00	8,000.39
3	1408 Management Improvements – Soft Costs	212,245.00	212,245.00	212,245.00	21,010.34
	Management Improvements – Hard Costs	1,500.00	1,500.00	1,500.00	0
4	1410 Administration	58,755.00	58,755.00	58,755.00	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000.00	40,000.00	40,000.00	0
8	1440 Site Acquisition				
9	1450 Site Improvement	198,602.00	198,602.00	0	0
10	1460 Dwelling Structures	359,700.00	359,200	133,800.00	0
11	1465.1 Dwelling Equipment—Nonexpendable	19,800.00	19,800.00	0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	41,959.00	41,959.00	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	500.00	500.00	500.00	0
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,113,686.00	1,113,686.00	567,925.00	29,010.73
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	45,000.00	45,000.00	45,000.00	0
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Opelousas		Grant Type and Number Capital Fund Program Grant No: LA48P05550106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations: Insurance @ 107,125; BGA @ 7,000; Consultant @ 15,000; Employee part time @ 15,000; Resident Initiatives Worker V @ 30,000; Employee Work Orders P @ 22,000	14 06	6	181,125	181,125	181,125	8,999	In progress
PHA Wide	Management Improvements: Security Patrol @ 160,000; Staff/Resident Training @ 2,000; Security Equipment/Office @ 1,000; Resident Programs Transportation @ 2,000; Resident tutoring Program @ 12,000; Resident Work Program @ 12,000; Initiatives Supplies @ 16,000; Banquet @ 4,000; Service Program Staff Poppa's @ 12,000; Fringe Benefits Taxes @ 3,500; Computer/Office Equip/Supplies @ 1,500	14 08	11	213,745	213,745	213,745	21,010.34	In progress
PHA Wide	Admin. Costs: CFP Admin Coordinator (Inc. FICA, ETC)	14 10	1	58,755	58,755	58,755	0	Not started
PHA Wide	Site Improvements: Install Cabinets @ 0; Landscaping @ 170,000; Misc. Site Work for Bldgs. @ 0; Plants Entrance Landscape @ 8,602; Utility System Improvements @ 20,000	14 50	5	198,602	198,602	133,800	0	Not started

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

PHA Name: Opelousas		Grant Type and Number Capital Fund Program Grant No: LA48P05550106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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	
INA CLAIRE	Dwelling Structures: Paint 30 units @ 30,000; Replace 24 Hot Water Tanks @ 280 Each = 8,000; Replace 40 Washer Drains & 40 under sink drains @ 12,000; Replace 20 Handicap Commode & 40 Grab Bars/Bath Sink Faucets @ 10,000; Replace 5 floor tile @ 15,000; Paint 30 units @ 35,000; Replace 45 Hot Water tanks @ 280 each = 18,000; Replace 40 Washer Drains & 40 under sink drains @ 12,000;	14 60	17	359,200	359,200	0	0	Not started
New Site Oil Mill Site	Replace 40 bath heaters, 30 Handicap Commode & Grab Bars @ 30,000; misc. Shade/Sink Drain Stoppers @ 3,000							
Nicole Lane	Paint 50 units @ 48,500; Replace 40 Hot Water tanks @ 280 each = 15,000; Replace 40 Washer Drains & 50 under sink drains @ 9,000; Replace 40 bath heaters, 30 Handicap Commode & Grab Bars @ 30,000; Replace 50 interior doors @ 15,000; Misc. Shades/Sink Drain Stoppers @ 3,000							
Hill								
PHA Wide	A/C Drain repair/Upgrade @ 49,700	14 60						
	Dwelling Equipment: Appliances @ 18,000; Fire Extinguishers @ 1,800	14 65		19,800	19,800	0	0	Not started
	Nondwelling Equipment: Maintenance Trucks @ 0 & Lawn Equipment @ 10,000; Office space @ 31,959	14 75	2	41,959	41,959	0	0	Not started
	Relocation Costs:	14 95	1	500	500	500	0	Not started





## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name Opleousas		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: LA48P05550106 PHA FY: 7/2006	Work Statement for Year 3 FFY Grant: LA48P05550107 PHA FY: 7/2007	Work Statement for Year 4 FFY Grant: LA48P05550108 PHA FY: 7/2008	Work Statement for Year 5 FFY Grant: LA48P05550109 PHA FY: 7/2009
	Annual Statement	Operations @ 181,125	Operations @ 181,125	Operations @ 181,125	Operations @ 181,125
		Management Improvements @ 213,745	Management Improvements @ 213,745	Management Improvements @ 213,745	Management Improvements @ 213,745
		Administrations @ 58,755	Administrations @ 58,755	Administrations @ 58,755	Administrations @ 58,755
		Fees & Costs @ 40,000	Fees & Costs @ 40,000	Fees & Costs @ 40,000	Fees & Costs @ 40,000
		Site Improvements @ 198,602	Site Improvements @ 198,602	Site Improvements @ 198,602	Site Improvements @ 198,602
		Dwelling Structures @ 359,200	Dwelling Structures @ 307,200	Dwelling Structures @ 307,200	Dwelling Structures @ 307,200
		NonDwelling Equipment @ 41,959	Dwelling Equipment @ 19,800	Dwelling Equipment @ 19,800	Dwelling Equipment @ 19,800
		Dwelling mEquipment @ 19,800	Nondwelling Structures @ 24,000	Nondwelling Structures @ 24,000	Nondwelling Structures @ 24,000
		Relocation @ 500	NonDwelling Equipment @ 25,000	NonDwelling Equipment @ 25,000	nonDwelling Equipment @ 25,000
			Relocation @ 500	Relocation @ 500	Relocation @ 500
CFP Funds Listed for 5-year planning		1,113,686	1,068,727	1,068,727	1,068,727
Replacement Housing Factor Funds					

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : 2 FFY Grant: LA48P05550106 PHA FY: 7/2006			Activities for Year: 3 FFY Grant: LA48P05550107 PHA FY: 7/2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	HA Wide			HA Wide		
<b>Annual</b>		Insurance; Resident Tutoring; Consultant; Employee part time; Resident Initiatives Worker V; Employee Work Orders P	181,125		Insurance; Resident Tutoring; Consultant; Employee part time; Resident Initiatives Worker V; Employee Work Orders P	181,125
<b>Statement</b>		Security Patrol; Staff/Resident Training; Security Equipment/Office; Resident Programs Transportation; Resident tutoring Program; Resident Work Program; Initiatives Supplies; Banquet; Service Program Staff Poppa's; Fringe Benefits Taxes; Computer Office Equipment Supplies	213,745		Security Patrol; Staff/Resident Training; Security Equipment/Office; Resident Programs Transportation; Resident tutoring Program; Resident Work Program; Initiatives Supplies; Banquet; Service Program Staff Poppa's; Fringe Benefits Taxes; Computer Office Equipment Supplies	213,745
		CFP Admin Coordinator	58,755		CFP Admin Coordinator	58,755
		Install Cabinets; Landscaping; Misc. Site Work for Bldgs; Plants Entrance Landscape; Utility System Improvements	198,602		Install Cabinets; Landscaping; Misc. Site Work for Bldgs; Plants Entrance Landscape; Utility System Improvements	198,602

	Paint 30 units; Replace 24 Hot Water Tanks; Replace 40 Washer Drains & 40 under sink drains; Replace 20 Handicap Commode & 40 Grab Bars/Bath Sink Faucets; Replace 5 floor tile; Paint 50 units; Replace 45 Hot Water tanks; Replace 40 Washer Drains & 40 under sink drains; Replace 40 bath heaters, 30 Handicap Commode & Grab Bars; misc. Shade/Sink Drain Stoppers; Paint 50 units; Replace 40 Hot Water tanks; Replace 40 Washer Drains & 50 under sink drains; Replace 40 bath heaters, 30 Handicap Commode & Grab Bars; Replace 50 interior doors; Misc. Shades/Sink Drain Stoppers	359,200		Paint 30 units; Replace 24 Hot Water Tanks; Replace 40 Washer Drains & 40 under sink drains; Replace 20 Handicap Commode & 40 Grab Bars/Bath Sink Faucets; Replace 5 floor tile; Paint 50 units; Replace 45 Hot Water tanks; Replace 40 Washer Drains & 40 under sink drains; Replace 40 bath heaters, 30 Handicap Commode & Grab Bars; misc. Shade/Sink Drain Stoppers; Paint 50 units; Replace 40 Hot Water tanks; Replace 40 Washer Drains & 50 under sink drains; Replace 40 bath heaters, 30 Handicap Commode & Grab Bars; Replace 50 interior doors; Misc. Shades/Sink Drain Stoppers	307,200	
	A/C Drain repair/Upgrade			A/C Drain repair/Upgrade		
	Appliances; Fire Extinguishers	19,800		Appliances; Fire Extinguishers	19,800	
	Maintenance Trucks; Lawn Equipment; office space	41,959		Maintenance Trucks; Lawn Equipment	25,000	
	Relocation Costs:	500		Relocation Costs:	500	
	A/E Fees; Contract Accounting ; CFP Annual Statement; Print Plans; Advertise Misc Costs	40,000		A/E Fees; Contract Accounting ; CFP Annual Statement; Print Plans; Advertise Misc Costs	40,000	
Total CFP Estimated Cost		\$1,113,686			\$1,081,727	

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year : 4 FFY Grant: LA48P05550108 PHA FY: 7/2008			Activities for Year: 5 FFY Grant: LA48P05550109 PHA FY: 7/2009		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
HA Wide	Insurance; Resident Tutoring; Consultant; Employee part time; Resident Initiatives Worker V; Employee Work Orders P	181,125		Insurance; Resident Tutoring; Consultant; Employee part time; Resident Initiatives Worker V; Employee Work Orders P	181,125
	Security Patrol; Staff/Resident Training; Security Equipment/Office; Resident Programs Transportation; Resident tutoring Program; Resident Work Program; Initiatives Supplies; Banquet; Service Program Staff Poppa's; Fringe Benefits Taxes; Computer Office Equipment Supplies	213,7450		Security Patrol; Staff/Resident Training; Security Equipment/Office; Resident Programs Transportation; Resident tutoring Program; Resident Work Program; Initiatives Supplies; Banquet; Service Program Staff Poppa's; Fringe Benefits Taxes; Computer Office Equipment Supplies	213,745
	CFP Admin Coordinator	58,755		CFP Admin Coordinator	58,755
	Install Cabinets; Landscaping; Misc. Site Work for Bldgs; Plants Entrance Landscape; Utility System Improvements	198,602		Install Cabinets; Landscaping; Misc. Site Work for Bldgs; Plants Entrance Landscape; Utility System Improvements	198,602



**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Opelousas	Grant Type and Number Capital Fund Program Grant No: LA48P05550105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement 
  Reserve for Disasters/ Emergencies 
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2006 
  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	176,125.00		176,125.00	176,125.00
3	1408 Management Improvements	216,000.00		216,000.00	216,000.00
4	1410 Administration	45,000.00		45,000.00	45,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	46,000.00		46,000.00	7,214.33
8	1440 Site Acquisition				
9	1450 Site Improvement	248,000.00		248,000.00	248,000.00
10	1460 Dwelling Structures	312,000.00		312,000.00	301,645.18
11	1465.1 Dwelling Equipment-Nonexpendable	10,000.00		10,000.00	10,125.75
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	53,000.00		53,000.00	51,723.45
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	500.00		500.00	58.66
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,106,625.00		1,106,625.00	1,055,892.35
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Opelousas		<b>Grant Type and Number</b> Capital Fund Program Grant No: LA48P05550105 Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations: Insurance @ 102,125; Resident Tutoring @ 12,000; Consultant @ 15,000; Employee @ 15,000; Resident Initiatives Worker V @ 15,000; Employee Work Orders P @ 17,000	14 06	6	176,125		176,125	176,125	Completed
PHA Wide	Management Improvements: Security Patrol @ 168,000; Staff/Resident Training @ 2,000; Security Equipment/Office @ 1,000; Resident Programs Transportation @ 4,000; Resident tutoring Program @ 0; Resident Work Program @ 12,000; Initiatives Supplies @ 4,000; Banquet @ 6,000; Service Program Staff Poppa's @ 14,000; Fringe Benefits Taxes @ 3,500; Computer Office Equipment Supplies @ 1,500	14 08	11	216,000		216,000	216,000	Completed
	Admin. Costs: CFP Admin Coordinator (Inc. FICA, ETC)	14 10	1	45,000		45,000	45,000	Completed
	Site Improvements: Install Cleanouts @ 0; Landscaping @ 168,000; Misc. Site Work for Bldgs. @ 0; Plants Entrance Landscape 20,000; Address Lights @60,000	14 50	5	248,000		248,000	248,000	Completed

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

PHA Name: Opelousas		<b>Grant Type and Number</b> Capital Fund Program Grant No: LA48P05550105 Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2005</b>		
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	
Ina Claire	Dwelling Structures: Repair Kitchen Cabinets & Paint 40 kitchens @ 40,000; Replace 40 Hot Water Tanks @ 280 Each = 112,000; Replace 40 Washer Drains @ 4,000	14 60	6	312,000		312,000	301,645.16	In progress
Oil Mill Site	: Repair Kitchen Cabinets & Paint 40 kitchens @ 40,000; Replace 40 Hot Water Tanks @ 280 Each = 112,000; Replace 40 Washer Drains @ 4,000							
	Dwelling Equipment: Appliances & Fire Extinguishers	14 65	2	10,000	10,125.75	10,125.75	10,125.75	Completed
	Nondwelling Equipment: Maintenance Trucks & Lawn Equipment	14 75	2	53,000		53,000	51,723.45	In progress
	Relocation Costs:	14 95	1	500		500	58.66	In progress
	Fees & Costs: A/E Fees @ 36,000; Contract Accounting @ 6,000; CFP Annual Statement @ 2,500; Print Plans @ 1,000; Advertise Misc Costs @ 500	14 30	5	46,000		46,000	7,214.33	In progress
				1,106,625		1,106,625	1,055,892.35	



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

PHA Name: Opelousas	Grant Type and Number Capital Fund Program Grant No: LA48P05550107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	181,125.00			
3	1408 Management Improvements	213,745.00			
4	1410 Administration	58,755.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	198,602.00			
10	1460 Dwelling Structures	307,200.00			
11	1465.1 Dwelling Equipment—Nonexpendable	19,800.00			
12	1470 Nondwelling Structures	24,000.00			
13	1475 Nondwelling Equipment	25,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	500.00			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,068,727.00			
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**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Opelousas		<b>Grant Type and Number</b> Capital Fund Program Grant No: LA48P05550107 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2007</b>			
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	
	Operations: Insurance @ 107,125; Resident Tutoring @ 0; Consultant @ 32,000; Employee @ 10,500; Resident Initiatives Worker V @ 30,000; Employee Work Orders P @ 1,500	14 06		181,125				
	Management Improvements: Security Patrol @ 160,000; Staff/Resident Training @ 2,000; Security Equipment/Office @ 1,000; Resident Programs Transportation @ 4,000; Resident tutoring Program @ 14,500; Resident Work Program @ 15,000; Initiatives Supplies @ 4,000; Banquet @ 8,000; Service Program Staff Poppa's @ 14,000; Fringe Benefits Taxes @ 3,500; Computer/Office Equip/Supplies @ 1,500	14 08		213,745				
	Admin. Costs: CFP Admin Coordinator (inc FICA, Etc)	14 10		58,755				
PHA Wide	Fees and Costs: A/E @ 30,000; Contract Accounting @ 6,000; CFP Annual Statement @ 2,500; Print Plans @ 1,000; Advertise Misc Costs @ 500	14 30		40,000				
PHA Wide	Site Improvements: Install Cleanouts @ 0; Landscaping @ 168,000; Misc. Site Work for Bldgs. @ 10,000; Plants Entrance Landscape 20,000; Utility System Improvements @ 0	14 50		198,000				

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

PHA Name: Opelousas		Grant Type and Number Capital Fund Program Grant No: LA48P05550107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
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	
	Dwelling Structures: Paint 30 units @ 30,000; Replace 24 Hot Water Tanks @ 280 Each = 8,000; Replace 40 Washer Drains & 40 under sink drains @ 12,000; Replace 20 Handicap Commode & 40 Grab Bars/Bath Sink Faucets @ 10,000; Replace 5 floor tile @ 15,000; Paint 50 units @ 40,000; Replace 45 Hot Water tanks @ 280 each = 18,000; Replace 40 Washer Drains & 40 under sink drains @ 12,000; Replace 40 bath heaters, 30 Handicap Commode & Grab Bars @ 25,000; misc. Shade/Sink Drain Stoppers @ 3,000 Paint 50 units @ 40,000; Replace 40 Hot Water tanks @ 280 each = 15,000; Replace 40 Washer Drains & 50 under sink drains @ 9,000; Replace 40 bath heaters, 30 Handicap Commode & Grab Bars @ 30,000; Replace 50 interior doors @ 15,000; Misc. Shades/Sink Drain Stoppers @ 3,000	14	60	307,200				
	A/C Drain repair/Upgrade @ 27,200	14	60					
	Dwelling Equipment: Appliances @ 18,000; Fire Extinguishers @ 1,800	14	65	19,800				
	Non-Dwelling Structures: Office Update Space	14	70	24,000				
	Non-Dwelling Equipment: Maintenance Trucks	14	75	25,000				
	Relocation	14	95	500				



OPELOUSAS HOUSING AUTHORITY  
VIOLENCE AGAINST WOMEN AND JUSTICE DEPARTMENT REAUTHORIZATION ACT 2005  
POLICY STATEMENT

**PURPOSE:** The purpose of this policy is to assure that the Opelousas Housing Authority is in compliance with Notice PIH 2006-23 dated June 23, 2006, entitled, "Violence Against Women and Justice Department Reauthorization Act 2005".

**POLICY:** The Opelousas Housing Authority shall support or assist victims of domestic violence, dating violence, sexual assault, or stalking in its Public Housing Program. The Opelousas Housing Authority shall prohibit the eviction of, and removal of assistance from certain persons living in public housing if the asserted ground for such action is domestic violence, dating violence, sexual assault, or stalking.

**PROCEDURE:** The Executive Director shall have ultimate responsibility to enforce this policy. The Executive Director shall delegate responsibility to the Public Housing Managers to ensure that this policy is enforced.