

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The following PHA Plan elements marked 'X' have been revised since the last Annual Plan submission by the Opelika Housing Authority. 'N/C' denotes NO CHANGE and N/A denotes NOT APPLICABLE:

- N/C 903.7(1) Eligibility, Selection and Admissions Policies, including
Deconcentration and Wait List Procedures
- X 903.7(2) Financial Resources
- N/C 903.7(3) Rent Determination
- X 903.7(4) Operation and Management
- N/C 903.7(5) Grievance Procedures
- N/A 903.7(6) Designated Housing for Elderly and Disabled Families
- X 903.7(7) Community Service and Self-Sufficiency
- X 903.7(8) Safety and Crime Prevention
- N/C 903.7(9) Pets
- N/C 903.7(10) Civil Rights Certification
- X 903.7(11) Fiscal Year Audit
- X 903.7(12) Asset Management
- N/C 903.7(13) Violence Against Women Act (VAWA)

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The following are the specific locations where the public may obtain copies of the 2009 Annual Plan:

- Central Office – 1706 Toomer Street, Opelika, AL
- Pleasant Area Office – 316 Pleasant Drive, Opelika, AL
- Samford Area Office – 1202 Samford Place, Opelika, AL
- Resident Services Building – 500 Raintree Street, Opelika, AL
- Camp Hill Office – 125 Henderson Drive, Camp Hill, AL

6.0 PHA Plan Elements changed since last submission.

903.7(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Fund	2,748,571.00	
b) Public Housing Capital Fund	1,047,217.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,892,960.00	
f) Resident Opportunity and Self- Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2009 ARRA	1,325,570.00	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
	0.00	
3. Public Housing Dwelling Rental Income	559,031.00	<i>Public housing operations</i>
4. Other income (list below)	180,140.00	<i>Public housing operations</i>
Interest income	92,769.00	
Excess utilities	10,943.00	
Non-dwelling rental income	2,100.00	
Other misc. charges	74,328.00	
5. Non-federal sources (list below)		
Total resources	\$8,753,489.00	

6.0 903.7(4) Operation and Management

▪ HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	633	197
Section 8 Vouchers	490	49
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

▪ Management and Maintenance Policies

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

- Admissions and Continued Occupancy Policy
- Rent Collection Policy
- Drug and Alcohol Policy
- Prevention and Eradication of Pest Infestation Policy
- Deconcentration Policy
- Pet Policy
- One Strike Policy
- Preventive Maintenance Plan
- HA Management Policy Handbook
- OSHA Rules and Regulations
- Community Service Policy

(2) Section 8 Management: (list below)

- Administrative Plan

6.0

903.7(7) Community Service and Self-Sufficiency

(1) Services and programs offered to residents and participants by the Opelika Housing Authority are as follows:

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/PHA main office/other provider name)	Eligibility (public housing or section 8 participants or both)
Section 8 Homeownership Program	503	See Administrative Plan	PHA Main Office	Section 8 Participants
Public Housing Homeownership Program	633	See FSS Action Plan	PHA Main Office	Public Housing Participants
After School Tutorial Program	40	Waiting List	Resident Services Building	Public Housing Children
Senior Program	70	Specific Criteria	Resident Services Building	Public Housing Senior Citizens
Computer Classes	14	Waiting List	Resident Services Building	Public Housing Residents

(2) Policies or programs for the enhancement of the economic and social self-sufficiency of assisted families.

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 12/04/08)
Public Housing	0	13
Section 8	0	19

(3) PHA will comply with requirements of community service identifying number of tenants required to perform community service, number of tenants granted exemptions, number of tenants in non-compliance, and number of tenants terminated/evicted due to non-compliance.

- Community Service Implementation Report
 - a. Number of tenants performing community service: 214
 - b. Number of tenants granted exemptions: 1,197
 - c. Number of tenants in non-compliance: 160
 - d. Number of tenants terminated/evicted due to non-compliance: 0

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

- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.

6.

- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies

903.7(8) Safety and Crime Prevention

- (i) Description of the need for measures to ensure the safety of public housing residents.
– NO CHANGE
- (ii) Description of crime prevention activities conducted by the PHA.
Revised List:
 - Field Trips
 - After school tutorial programs
 - Computer labs/skills training
 - Contract the employment of two (2) Police Officers from the City of Opelika and a part time Police Officer in the City of Camp Hill
 - Installation of eight (8) ft. security fence
 - Installation of security cameras
 - Installation of flood lighting
 - Patrol services
- (iii) Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. - NO CHANGE

903.7(11) Fiscal Year Audit

The FY2008 Audit has been submitted to HUD and there were no findings.

903.7(12) Asset Management

The PHA will conduct a Physical Needs Assessment (PNA) of all AMP's within the next fiscal year. The needs of the projects will be prioritized, not only based upon the PNA, but also upon needs identified during inspections performed by PHA staff and HUD REAC and during Energy Audits. A combination of these methods will determine the agency's long- term operating goals and serve as a guide in handling the agency's capital investments. The needs, as determined, will serve as the agency's guide towards developing a plan of action with regards to rehabilitation, demolition/disposition. The current plans for modernization activities are included in the agency's Annual Statement and Five-Year Action Plan.

The PHA will proceed to allocate funds, based upon funds availability, to the projects identified as a result of those efforts previously described and also based upon other current available project information pertaining to occupancy, vacancies, expenses, prior improvements and other project data.

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>N/A - There were no changes to any of the above programs.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Required reports are included as following attachments:</p> <ul style="list-style-type: none"> ▪ 2009 Capital Fund Program Annual Statement - attachment al061a01 ▪ 2008 Performance and Evaluation Report - attachment al061b01 ▪ 2007 Performance and Evaluation Report - attachment al061c01 ▪ 2009 ARRA Annual Statement – attachment al061f01
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Required report is included as following attachment:</p> <ul style="list-style-type: none"> ▪ FY 2009 Capital Fund Program 5 Year Action Plan - attachment al061d01
8.3	<p>Capital Fund Financing Program (CFFP). <i>N/A</i></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>N/A- High Performer</p>

9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. N/A – High Performer
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10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested. N/A – High Performer</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5- Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. Provided as attachment al061e01</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) Provided as attachment al061a01</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) Provided as attachment al061d01</p>
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Attachment al061a01

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Opelika Housing Authority		Grant Type and Number: Capital Fund Program Grant No: AL09P061501-09 Date of CFFP: _____		Replacement Housing Factor Grant No: FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____ <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	104,721.00			
3	1408 Management Improvements	209,443.00			
4	1410 Administration (may not exceed 10% of line 20)	104,721.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	35,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	100,000.00			
10	1460 Dwelling Structures	180,912.19			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities 4	0.00			
18a	1501 Collateralization or Debt Service paid by the PHA	312,419.81			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	\$ 1,047,217.00			
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	0.00			
23	Amount of Line 20 Related to Security - Soft Costs	10,000.00			
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			
Signature of Executive Director <i>Akirols Popo</i>		Signature of Public Housing Director		Date	
Date 03-23-2009					

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
 4 RHF funds shall be included here.

Part II: Supporting Pages									
PHA Name: Opelika Housing Authority			Grant Type and Number: Capital Fund Program Grant No: AL09P061501-09 Replacement Housing Factor Grant No.				CFFP (Yes/ No): No		Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
HA - Wide	Operations:	1406		104,721.00					
	Management Improvements: (20% limit)								
HA - Wide	Resident Initiatives/salaries	1408		162,443.00					
HA - Wide	Summer Youth Program	1408		37,000.00					
62-11 - Pleasant Homes	Security Patrol	1408		10,000.00					
HA - Wide	Administration: Management fees (Limited to 10% of grant)	1410		104,721.00					
	Fees and Costs:	1430		35,000.00					
	Architectural fees, Annual/5 Year PHA Plan Update								
	Site Improvement:								
61-13 Hyatt Homes	Fruitwood Cameras	1450	32 ea.	90,000.00					
61-12 Hardaway Homes	Samford Fence	1450	350 ft.	10,000.00					
	Dwelling Structures:								
61-11 Pleasant Homes	Electric Conversion	1460	15 apts.	100,000.00					
61-13 Hyatt Homes	Remodel: Remove all interior material and replace/paint	1460	2 apts.	80,912.19					
	Collateralization or Debt Service	1501		312,419.81					
TOTAL CAPITAL FUNDS FOR 2009					\$1,047,217.00				

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

CAPITAL FUND PROGRAM TABLES START HERE

Attachment a1061b01

2/11/2009

Annual Statement /Performance and Evaluation Report

Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <p style="text-align: center;">Opelika Housing Authority</p>	Grant Type and Number: Capital Fund Program No: AL09P061501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2008</p>
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- Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number 1
 Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	209,443.00	104,721.00	104,721.00	0.00
3	1408 Management Improvements	104,721.00	209,443.00	209,443.00	170.00
4	1410 Administration	104,721.00	104,721.00	104,721.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	30,000.00	13,252.19	13,252.19	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	40,000.00	102,500.00	102,500.00	0.00
10	1460 Dwelling Structures	245,912.19	100,000.00	100,000.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	100,160.00	100,160.00	51,500.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	312,419.81	312,419.81	312,419.81	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$1,047,217.00	\$1,047,217.00	\$1,047,217.00	\$51,670.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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

Part II: Supporting Pages

2/11/2009

PHA Name: Opelika Housing Authority		Grant Type and Number: Capital Fund Program No: AL09P061501-08 Replacement Housing Factor Grant No:						Federal FY of Grant: 2008
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	
HA - Wide	Operations:	1406		209,443.00	104,721.00	104,721.00	0.00	
	Management Improvements: (20% limit)	1408		104,721.00	0.00	0.00	0.00	Provided details by
HA - Wide	Resident Initiatives/Salaries			0.00	162,443.00	162,443.00	0.00	work item
HA - Wide	Summer Youth Program			0.00	37,000.00	37,000.00	0.00	
61-11	Security Patrol			0.00	10,000.00	10,000.00	170.00	
HA - Wide	Administration:	1410		104,721.00	104,721.00	104,721.00	0.00	
	Management Fee (10%)							
HA - Wide	Fees and Costs:	1430		30,000.00	13,252.19	13,252.19	0.00	
	Advertising							
	Grant Applications							
	Engineering/Inspection Services							
	Site Improvement:	1450		40,000.00	0.00	0.00	0.00	Increased amount and
61-13	Cameras		32 Each	0.00	89,000.00	89,000.00	0.00	provided details by
61-12	Security Fencing		220 Feet	0.00	8,000.00	8,000.00	0.00	work item
HA - Wide	Sidewalk Improvements/Replacements			0.00	5,500.00	5,500.00	0.00	
HA - Wide	Dwelling Structures:	1460						
61-13	Maintenance Building			245,912.19	0.00	0.00	0.00	Corrected account #
61-11	Electrical Conversion		15 Buildings	0.00	100,000.00	100,000.00	0.00	Added
	Non-Dwelling Structures:	1470						
61-12	Attached Maintenance Building			0.00	100,160.00	100,160.00	51,500.00	Corrected account #

CAPITAL FUND PROGRAM TABLES START HERE

Attachment a1061c01

2/13/2009

Annual Statement /Performance and Evaluation Report

Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Opelika Housing Authority	Grant Type and Number: Capital Fund Program No: AL09P061501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending **12/31/08**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	102,062.00		102,062.00	102,062.00
3	1408 Management Improvements	204,120.00		204,120.00	124,784.21
4	1410 Administration	102,062.00		102,062.00	55,171.12
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	2,500.00		2,500.00	835.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	15,000.00		15,000.00	112,944.77
10	1460 Dwelling Structures	163,898.42		163,898.42	63,214.63
11	1465.1 Dwelling Equipment-Nonexpendable	50,000.00		50,000.00	40,703.96
12	1470 Nondwelling Structures	70,000.00		70,000.00	92,734.60
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	310,978.58		310,978.58	281,125.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$1,020,621.00		\$1,020,621.00	\$873,575.29
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00

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

2/13/2009

PHA Name:		Grant Type and Number:				Federal FY of Grant:		
Opelika Housing Authority		AL09P061501-07				2007		
		Capital Fund Program No:						
		Replacement Housing Factor Grant No:						
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	
HA - Wide	Operations:	1406		102,062.00		102,062.00	102,062.00	
	Management Improvements: (20% limit)	1408		204,120.00		204,120.00	124,784.21	
	Resident Initiatives/Salaries							
	Summer Youth Program							
61-11	Security Patrol							
HA - Wide	Administration: (10% limit)	1410		102,062.00		102,062.00	55,171.12	
	Director of Technical Services w/benefits							
	Travel and Sundry							
	Salary Allocation							
HA - Wide	Fees and Costs:	1430		2,500.00		2,500.00	835.00	
	Advertising							
	Grant Applications							
	Land Acquisition							
	Engineering/Inspection Services							
HA - Wide	Site Improvement:	1450		15,000.00		15,000.00	112,944.77	
61-11, 61-12	Security Fencing/Cameras		64					
	Sidewalk		12					
	Improvements/Replacements							
HA - Wide	Dwelling Structures:	1460		163,898.42		163,898.42	63,214.63	
61-13	Replace Kitchen Cabinets							
	Interior Improvements							
	Unit Repair (Contract Support)							

Attachment a1061d01

Capital Fund Program Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number		Locality (City/County& State)			<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
OPELIKA HOUSING AUTHORITY (AL 061)		City of Opelika/County of Lee/State of AL				
A.	Development Number and Name	Work Statement for Year 1 FFY 2009 _____	Work Statement for Year 2 FFY 2010 _____	Work Statement for Year 3 FFY 2011 _____	Work Statement for Year 4 FFY 2012 _____	Work Statement for Year 5 FFY 2013 _____
	61-11	Annual Statement	16,000.00	16,000.00	16,000.00	16,000.00
	61-12		25,000.00	25,000.00	25,000.00	25,000.00
	61-13		239,899.54	239,899.54	239,899.54	239,899.54
B.	Physical Improvements Subtotal		-	-	-	-
	HA-Wide		\$280,899.54	\$280,899.54	\$280,899.54	\$280,899.54
C.	Management Improvements		209,443.00	209,443.00	209,443.00	209,443.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00
			-	-	-	-
E.	Administration		104,721.00	104,721.00	104,721.00	104,721.00
F.	Other		35,000.00	35,000.00	35,000.00	35,000.00
G.	Operations		104,721.00	104,721.00	104,721.00	104,721.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing - Debt Service		0.00	0.00	0.00	0.00
			312,432.16	311,265.87	306,225.00	0.00
K.	Total CFP Funds		\$1,047,216.70	\$1,046,050.41	\$1,041,009.54	\$734,784.54
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		\$1,047,216.70	\$1,046,050.41	\$1,041,009.54	\$734,784.54

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2010</u> FFY <u>2010</u>			Work Statement for Year <u>2011</u> FFY <u>2011</u>		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
	See	61-11			61-11	
Annual Statement	Sidewalks/Fences	500 ft.	5,000.00	Tree planting	50 ea.	5,000.00
	61-12			61-12		
	Sidewalks/Fences	1000 ft.	10,000.00	Tree planting	100 ea.	10,000.00
	61-13			61-13		
	Sidewalks/Fences	1500 ft.	15,000.00	Tree planting	150 ea.	15,000.00
	61-11			61-11		
	Mold remediation, comprehensive modernization, HVAC	4 ea.	11,000.00	Mold remediation, comprehensive modernization, HVAC	4 ea.	11,000.00
	61-12			61-12		
	Mold remediation, comprehensive modernization	5 ea.	15,000.00	Mold remediation, comprehensive modernization	5 ea.	15,000.00
	61-13			61-13		
	Mold remediation, Bldg. 508-510 comprehensive modernization	6 apts.	224,899.54	Mold remediation, Bldg. 508-510 comprehensive modernization	6 apts.	226,066.13
		Subtotal	\$280,899.54		Subtotal	\$282,066.13

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

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Expires: 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2012</u> FFY <u>2012</u>			Work Statement for Year <u>2013</u> FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
	See	61-11			61-11	
Annual Statement	Tree planting	50 ra.	5,000.00	Tree planting	50 ea.	5,000.00
	61-12			61-12		
	Tree planting	100 ea.	10,000.00	Tree planting	100 ea.	10,000.00
	61-13			61-13		
	Tree planting	150 ea.	15,000.00	Tree planting	150 ea.	15,000.00
	61-11			61-11		
	Mold remediation, comprehensive modernization, HVAC	4 ea.	11,000.00	Mold remediation, comprehensive modernization, HVAC	4 ea.	11,000.00
	61-12			61-12		
	Mold remediation, comprehensive modernization	5 ea.	15,000.00	Mold remediation, comprehensive modernization	5 ea.	15,000.00
	61-13			61-13		
	Mold remediation, Bldg. 508-510 comprehensive modernization	6 apts.	231,107.00	Mold remediation, Bldg. 508-510 comprehensive modernization	6 apts.	537,332.00
		Subtotal	\$287,107.00		Subtotal	\$593,332.00

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

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Expires: 4/30/2011

Part III: Supporting Pages - Management Needs Work Statement(s)				
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2010</u> FFY <u>2010</u>		Work Statement for Year <u>2011</u> FFY <u>2011</u>	
	Development Number/Name General Description of Major Work Items	Estimated Cost	Development Number/Name General Description of Major Work Items	Estimated Cost
See	HA Wide:		HA Wide:	
Annual Statement	Operations	104,721.00	Operations	104,721.00
	Administrative Fees (10% for COCC)	104,721.00	Administrative Fees (10% for COCC)	104,721.00
	Management Improvements (training, software) (limited to 20%)	209,443.00	Management Improvements (training, software) (limited to 20%)	209,443.00
	61-13 Fees and Costs (A/E-Planning)	30,000.00	61-13 Fees and Costs (A/E-Planning)	30,000.00
	61-11 Relocation of tenants	1,000.00	61-11 Relocation of tenants	1,000.00
	61-12 Relocation of tenants	1,000.00	61-12 Relocation of tenants	1,000.00
	61-13 Relocation of tenants	3,000.00	61-13 Relocation of tenants	3,000.00
	HA-Wide Debt Service	312,432.16	HA-Wide Debt Service	311,265.87
	Subtotal	\$766,317.16	Subtotal	\$765,150.87

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part III: Supporting Pages - Management Needs Work Statement(s)				
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2012</u> FFY <u>2012</u>		Work Statement for Year <u>2013</u> FFY <u>2013</u>	
	Development Number/Name General Description of Major Work Items	Estimated Cost	Development Number/Name General Description of Major Work Items	Estimated Cost
See	HA Wide:		HA Wide:	
Annual Statement	Operations	104,721.00	Operations	104,721.00
	Administrative Fees (10% for COCC)	104,721.00	Administrative Fees (10% for COCC)	104,721.00
	Management Improvements (training, software) (limited to 20%)	209,443.00	Management Improvements (training, software) (limited to 20%)	209,443.00
	61-13 Fees and Costs (A/E-Planning)	30,000.00	61-13 Fees and Costs (A/E-Planning)	30,000.00
	61-11 Relocation of tenants	1,000.00	61-11 Relocation of tenants	1,000.00
	61-12 Relocation of tenants	1,000.00	61-12 Relocation of tenants	1,000.00
	61-13 Relocation of tenants	3,000.00	61-13 Relocation of tenants	3,000.00
	HA-Wide Debt Service	306,225.00		
	Subtotal	\$760,110.00	Subtotal	\$453,885.00

Attachment: al061e01
Opelika Housing Authority
Resident Advisory Board Consultation process

1. Resident notification of appointment to the Advisory Board

OHA has an ongoing Resident Advisory Board that meets quarterly.

2. Meeting Organization
Schedule date to meet with Resident Advisory Board for input to PHA Plan – 2/4/09

Notify Resident Advisory Board of scheduled meeting – 2/4/09

Hold Resident Advisory Board meeting – 2/11/09

3. Notification of Public Hearing

Schedule date for Public Hearing and place ad – 12/4/08

Notify Resident Advisory Board – 2/11/09

Hold Public Hearing meeting – 3/2/09

4. Documentation of resident recommendations and PHA’s response to recommendations

Resident Advisory Meeting
February 11, 2009

The Opelika Housing Authority (OHA) met with the Resident Advisory Board on Wednesday, February 11, 2009 to discuss the proposed 2009/2010 PHA Plan. The purpose of the meeting was to explain and discuss the contents of the OHA Annual Plan and solicit comments, questions, and suggestions.

Each Resident Advisory Board member was provided a copy of the proposed PHA Plan. They were informed that OHA is required by law to bring the Annual Plan before them for review prior to being

approved by the Board of Commissioners. He stated that a copy of the PHA Annual Plan and all supporting documentation is also available for review at the OHA Administrative Office (61-12).

Executive Director Akinola Popoola reviewed OHA's mission and goals as well as the entire content of the PHA Plan. The floor was opened for questions, comments and suggestions from all RAB members. Comments and questions are listed below:

1. Eva Dallas – “Can tenants get trees for their yards?”

Response: Akinola Popoola, Executive Director, informed her that the OHA will strategically plant certain trees that will not affect the foundations of the units and won't cause crowds to hangout around/under them. He also went on to explain that OHA is trying to purchase an over grown property adjoining 61-13. If OHA purchases the land, the property will be cleaned off and this would provide additional safety to our residents. He also stated that in the future there would be security cameras in the area.

2. Camilla Murphy – “Can Resident Services Department get an ice maker?”

Response: Ice makers are expensive and if one development gets one the others would want to get one. The manager in the development will check on repairing the one that is already in the 61-13 office building and Resident Services can have access to it.

Attachment: a1061f01

Part I: Summary

PHA Name: <p style="text-align: center;">Opelika Housing Authority</p>	Grant Type and Number: Capital Fund Program Grant No: AL09S06150109 Date of CFFP: _____ Replacement Housing Factor Grant No: _____	FFY of Grant: <p style="text-align: center;">2009</p> FFY of Grant Approval: <p style="text-align: center;">2009</p>
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Type of Grant

Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	200,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,110,570.00			
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	15,000.00			
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sums of lines 2-19)	\$1,325,570.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director _____ Date _____	Signature of Public Housing Director _____ Date _____
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1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
 4 RHF funds shall be included here.

