

<b>PHA 5-Year and Annual Plan</b>		<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>			<b>OMB No. 2577-0226 Expires 4/30/2011</b>	
<b>1.0</b>	<b>PHA Information</b> PHA Name: Oakdale Housing Authority PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing PHA Fiscal Year Beginning: (MM/YYYY): 10/2010 PHA Code: LA033 <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8)					
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 156 Number of HCV units: 120					
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
<b>4.0</b>	<b>PHA Consortia (Not applicable)</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.					
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination for low-income, very low-income, and extremely low-income families.					
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <b>HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.</b> PHA Goal: Expand the supply of assisted housing Objectives: Reduce public housing vacancies: (MASS score) Reduce vacant unit turnaround time (MASS score) Reduce time to renovate public housing units (FASS score) PHA Goal: Improve the quality of assisted housing Objectives: Improve public housing management: (PHAS score) Improve voucher management: (SEMAP score) Increase customer satisfaction: (RASS score) Concentrate on efforts to improve specific management functions: Public housing finances (FASS score); voucher unit inspections (SEMAP score) Renovate or modernize public housing units: (PASS score) PHA Goal: Increase assisted housing choices Objectives: Conduct outreach efforts to potential voucher landlords (An increase in Section 8 landlords offering housing) Increase voucher payment standards (Annual adjustments to maintain payment standards at 110% of FMRs)  <b>HUD Strategic Goal: Improve community quality of life and economic vitality</b> PHA Goal: Provide an improved living environment Objectives: Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: (deconcentration of poverty reflected in annual analysis of tenant incomes) Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: (Income mixing in public housing reflected in annual analysis of tenant incomes) Implement public housing security improvements: (RASS score) Maintain public housing units in compliance with standards that meet or exceed HUD's Uniform Physical Condition Standards: (PASS score) Coordinate routine police patrol of public housing properties with local law enforcement agencies: (RASS score) Provide timely response to resident requests for maintenance and other resident concerns: (MASS score, RASS score)  <b>HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals</b> PHA Goal: Promote self-sufficiency and asset development of assisted households Objectives: Continue policies pertaining to minimum rents, exceptions to the payment of minimum rent due to financial hardship circumstances, flat/ceiling rents, resident choice of payment, and earned income disregards: (upward mobility of assisted families noted)  <b>HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans</b> PHA Goal: Ensure equal opportunity and affirmatively further fair housing					

Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: : (Provide equal opportunity to assisted housing without discrimination)  
Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: : (Provide a suitable living environment for families in assisted housing without discrimination)  
Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: (Provide accessible housing to persons with all varieties of disabilities regardless of unit size required)

**Other PHA Goals and Objectives:**

OHA Goal: To improve and/or maintain financial stability

Objectives:

Continue aggressive rent collections: (FASS score)  
Improve rent reserve: (FASS score)

OHA Goal: To address the housing needs of the community through collaboration with affected groups and other interested citizens of the community

Objectives:

Afford residents and other citizens of the community to become more involved in management and other activities of the OHA: (resident newsletters, notice of public meetings and publishing of minutes of meetings in local newspaper)  
Encourage resident involvement and participation in the development of the OHA Agency Plan: (RAB meetings, public hearing to receive comment on Draft Plan)  
Continue cooperative agreements with the Allen Parish Office of Family Services, the Allen Parish Sheriff's Office, and the Oakdale Police Department to better serve the needs and concerns of public housing residents and assisted Section 8 families: (RASS score, documentation of cooperative agreements signed 8-30-99 with Allen Parish Sheriff's Office and 8-26-99 with Oakdale Police Department and Allen Parish Office of Family Support,)

OHA Goal: To enhance the security and safety of its residents

Objectives:

To install surveillance cameras at its developments (RASS score, budget for additional surveillance cameras at all developments)  
To allow occupancy of Police Officers in public housing (RASS score)

OHA Goal: To address the needs of victims of domestic violence, dating violence, sexual assault, or stalking

Objectives:

To implement VAWA 2005 amendments of the U.S.Housing Act of 1937 that apply to OHA public housing and Section 8 programs (To amend the following: 5-Year Plan FY 2006-2009, 2007 Annual Plan, ACOP Manual, and Section 8 Administration Plan)  
To provide information of services offered by local victim service providers and facilitate acquisition of these services by child or adult victims of domestic violence, dating violence, sexual assault, or stalking (Place pamphlets in lobby of Main Office, make available lists of providers when requested)  
To assist victims of domestic violence, dating violence, sexual assault, or stalking obtain or maintain housing (To implement changes to the Oakdale Housing Authority ACOP Manual and Section 8 Administrative Plan regarding admission and continued occupancy in its programs)  
To reduce violence against women and to protect, or increase the protection of, the safety and confidentiality of women who are the victims of abuse in assisted families (Promote zero tolerance to violence among assisted families and ensure that all information provided to the OHA will be retained in confidence)  
To notify tenants assisted under section 8 of the U.S. Housing Act of 1937 of their rights in regard to the VAWA amendments  
To notify public housing residents of their rights under section 6 of the U.S. Housing Act of 1937 in regard to the VAWA amendments  
To notify owners participating in Section 8 program of their rights and obligations in regard to the VAWA amendments (The Oakdale Housing Authority posted the following Notice in the lobby of the Main Administrative Office to serve notice to assisted families and Section 8 landlords :)

**NOTICE**

**VIOLENCE AGAINST WOMEN ACT IMPLEMENTED CHANGES**

*November 8, 2007*

The Oakdale Housing Authority (OHA) in response to the Violence Against Women Act (VAWA 2005) amendments to the U.S Housing Act of 1937 has implemented changes to support or assist child or adult victims of domestic violence, dating violence, sexual assault, or stalking. The primary objectives of VAWA 2005 are to reduce violence against women and to protect, or increase the protection of, the safety and confidentiality of women who are victims of abuse. Provisions of VAWA 2005 are applicable to both public housing and Section 8 programs and to owners renting to families under the Section 8 program.

1. Provisions governing HUD's section 8 assisted programs and HUD's public housing program, respectively, as noted below.

A. Admission, Occupancy, and Termination of Assistance Policies.

- Being a victim of domestic violence, dating violence, or stalking, as these terms are defined in the law (hereafter collectively referred to as "abuse"), is not a basis for denial of assistance or admission to public or assisted housing if the applicant otherwise qualifies for assistance or admission;

- Incidents or threats of abuse will not be construed as serious or repeated violations of the lease or other “good cause” for termination of the assistance, tenancy, or occupancy rights of a victim of abuse; and
- Criminal activity directly relating to abuse, engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant’s family is the victim or threatened victim of that abuse.
- Vouchers shall not be cancelled for a member or members of a family who move out in violation of the lease due to a threat or perceived threat of domestic violence dating violence or stalking. Portability benefits remain unaffected.

**B. Rights and Responsibilities of OHA and Owners**

- The OHA or Owner may bifurcate a lease for victims of domestic violence, dating violence, sexual assault or stalking.
- The OHA retains the authority to terminate voucher assistance for certain family members while permitting other members of a participant family to continue receiving assistance (provided the culpable family member will no longer reside in the unit).
- Restrictions that VAWA places on admission, occupancy, and termination of occupancy (1) may not be construed to limit the authority of the OHA or Owner to terminate the assistance of, or evict, any occupant who can be demonstrated to pose an actual or imminent threat to other tenants or the property’s employees; (2) may not be construed to limit a PHA, owner, or manager from honoring various court orders issued to either protect the victim or address the distribution of property in case a family breaks up; (3) does not limit any otherwise available authority of a PHA, owner, or manager to terminate assistance or evict due to any lease violation not premised on the act of violence in question against the tenant or member of the tenant’s household, provided that the owner or manager does not subject an individual who is or has been a victim of domestic violence, dating violence, or stalking to a more demanding standard than other tenants in determining whether to evict or terminate assistance; (4) may not be construed to limit the authority of a PHA, owner, or manager to terminate the assistance of, or evict, any occupant who can be demonstrated to pose an actual or imminent threat to other tenants or the property’s employees; and (5) Shall not be construed to supersede any provisions of federal, state, or local laws that provide greater protection for victims of abuse.

**C. Certification of Abuse and Confidentiality**

- Certification of abuse. VAWA includes provisions that allow for a PHA or owner to request an individual to certify that the individual is a victim of abuse and that the incidences of abuse are bona fide. Certification of abuse must include two elements:
  1. A signed statement by the victim that provides the name of the perpetrator and certifies that the incidents in question are bona fide incidents of actual or threatened domestic violence, dating violence, or stalking; and
  2. One of the following: documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence, or stalking or the effects of the abuse in which the professional attests under penalty of perjury (28 U.S.C. 1746) to the professional’s belief that the incident or incidents in question are bona fide incidents of abuse, and the victim of domestic violence, dating violence, or stalking has signed or attested to the documentation. The statute also allows for the certification requirement to be satisfied by producing a federal, state, tribal, territorial, or local police or court record.

The victim must provide the certification within 14 business days after the individual receives a request for such certification from the PHA, owner, or manager. Without the certification, a PHA, owner, or manager may terminate assistance
- Notice of the right to confidentiality and the limits thereof. All information provided to the OHA regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, will be retained in confidence and may neither be entered into any shared database nor provided to any related entity, except to the extent that the disclosure
  - (a) is requested or consented to by the individual in writing,
  - (b) is required for use in an eviction proceeding, or
  - (c) is otherwise required by applicable law.

Notice of these rights must be given to tenants.

**PHA Plan Update**

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:  
The Admission and Continued Occupancy Manual was revised to address occupancy of police officers in public housing on November 17, 2009.
- (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.

Main Administrative Office

**PHA Plan Elements**

- 1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures  
Addressed in ACOP Manual and Section 8 Administrative Plan
- 2. Financial Resources: FY beginning 10-01-2010

<b>Financial Resources: Planned Sources and Uses FY beginning 10/2010</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2010 grants)</b>		
a) Public Housing Operating Fund	372,547.00	Public Housing Operations
b) Public Housing Capital Fund	307,900.00	PH Capital Improvement
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	351,733.00	Section 8 Operations
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below): Capital Fund Grant Program</b>		
LA48P03350108 ( 100% obligated)	0.00	
LA48P03350109 ( 0% obligated)	215,801.00	PH Capital Improvement
LA48S03350109 ( 100% obligated)	0.00	
<b>3. Public Housing Dwelling Rental Income</b>	<b>283,200.00</b>	Public Housing Operations
<b>4. Other income (list below)</b>		
Interest income	3,100.00	Public Housing Operations
Late fees, maintenance charges	17,000.00	Public Housing Operations
Misc. income	1,000.00	Public Housing Operations
Capital Fund Program - 1406	19,000.00	Public Housing Operations
<b>5. Non-federal sources (list below)</b>		
Reserves	233,745.00	Contingency
<b>Total resources</b>		
	<b>1,805,026.00</b>	

6.0

- 3. Rent Determination  
Addressed in ACOP Manual and Section 8 Administrative Plan
- 4. Operations and Management  
Addressed in Policy Manual, ACOP Manual, Section 8 Administrative Plan, and Maintenance Plan
- 5. Grievance Procedures  
Addressed in ACOP Manual and Section 8 Administrative Plan
- 6. Designated Housing for Elderly and Disabled Families  
None
- 7. Community Service and Self-Sufficiency  
Addressed in Policy and ACOP Manuals
- 8. Safety and Crime Prevention  
Addressed in 5-Year Plan FY 2010-2014
- 9. Pets  
Addressed in ACOP Manual
- 10. Civil Rights Certification  
No impediments to fair housing choice in its public housing or Section 8 programs  
Included at the end of this document
- 11. Fiscal Year Audit  
No findings in independent audit for FYE 09-30-2009
- 12. Asset Management  
The OHA will manage its public housing inventory in the following manner:
  - a. Plan for long term operations within HUD guidelines and budget constraints
  - b. Maintain current capital investment procedures
  - c. Develop 5-Year Capital Fund Program Action Plan for the rehabilitation, modernization, and other needs of its public housing inventory

	<p>13. Violence Against Women Act (VAWA) Statement</p> <p>OHA Goal: To serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>Objectives:</p> <ol style="list-style-type: none"> <li>1. To provide information of services offered by local victim service providers and facilitate acquisition of these services by child or adult victims of domestic violence, dating violence, sexual assault, or stalking (Place pamphlets in lobby of Main Office, make available lists of providers when requested)</li> <li>2. To assist victims of domestic violence, dating violence, sexual assault, or stalking obtain or maintain housing (To implement changes to the Oakdale Housing Authority ACOP Manual and Section 8 Administrative Plan regarding admission and continued occupancy in its programs)</li> <li>3. To reduce violence against women and to protect, or increase the protection of, the safety and confidentiality of women who are the victims of abuse in assisted families (Promote zero tolerance to violence among assisted families and ensure that all information provided to the OHA will be retained in confidence)</li> <li>4. To notify public housing residents, tenants assisted under Section 8 of the U.S. Housing Act of 1937, and owners participating in the Section 8 program of their rights in regard to the VAWA amendments (post notice in lobby of Main Administrative Office of the OHA)</li> </ol>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p>None of these programs are applicable to the Oakdale Housing Authority</p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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><b>Included at the end of this document</b></p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> 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><b>Included at the end of this document</b></p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b></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. NO</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.

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	63	*4	3	*1	1	2	1
Income >30% but <=50% of AMI	126	3	3	1	1	2	1
Income >50% but <80% of AMI	110	3	3	1	1	2	1
Elderly	222	3	3	1	3	2	1
Families with Disabilities	285	3	3	1	3	2	1
Single Females with children	156	4	3	1	1	2	1
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

\* 1=least impact on housing needs, 4=most impact on housing needs

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

- Consolidated Plan of the Jurisdiction/s: State of Louisiana  
Indicate year: 2009
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- Other sources: (list and indicate year of information)  
National Low Income Housing Coalition 2000 data  
LHFA Housing Needs Assessment for Allen Parish 2009  
March 2010 Waiting Lists for public housing and Section 8 programs

9.0

Housing Needs of Families on the Waiting List: March 2010			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	<b>Public Housing</b>		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
	# of families	% of total families	Annual Turnover
Waiting list total	91		77
Extremely low income <=30% AMI	87	96%	
Very low income (>30% but <=50% AMI)	0		
Low income (>50% but <80% AMI)	4	4%	
Families with children	44	48%	
Elderly families	9	10%	
Families with Disabilities	25	27%	
Race/ethnicity (Black)	53	58%	
Race/ethnicity (White)	38	32%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	42	46%	
2 BR	28	31%	
3 BR	16	18%	
4 BR	5	5%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes: N/A			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List March 2010			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> <b>Section 8 tenant-based assistance</b>			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
	# of families	% of total families	Annual Turnover
Waiting list total	80		32
Extremely low income <=30% AMI	78	98%	
Very low income (>30% but <=50% AMI)	2	2%	
Low income (>50% but <80% AMI)	0		
Families with children	35	44%	
Elderly families	2	3%	
Families with disabilities	3	4%	
Race/ethnicity (Black)	37	46%	
Race/ethnicity (White)	43	54%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing only)	Not Applicable		
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes: N/A			
<b>HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?</b>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

**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.**

Need: Shortage of affordable housing for all populations

Strategies:

- Maximize the number of affordable units available to the OHA within its current resources by the following:
  - Employ effective maintenance and management policies to minimize the number of public housing units off-line
  - Reduce vacant unit turnover time
  - Reduce time to renovate public housing units
  - Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
  - Market Section 8 program to owners
  - Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Need: Specific Family Types: Families with incomes at or below 30% of the AMI

Strategies:

- Employ admission preferences aimed at families with incomes at or below 30% of the AMI
- Meet or exceed HUD Federal targeting requirements aimed at families with incomes at or below 30% of the AMI in public housing and Section 8 programs

Need: Specific Family Types: Families with special needs (ie. the elderly, families with disabilities, single parent families with children)

Strategy: Employ admission preferences aimed at families with special needs

**REASONS FOR SELECTING STRATEGIES**

- Funding constraints
- Housing needs identified in the Consolidated Plan
- Influence of the housing market on PHA program

<p><b>10.0</b></p>	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</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. The OHA accomplished its Mission and made acceptable progress in meeting goals and objectives specified in the 5-Year Plan FY 2005-2009</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>1. Substantial Deviation/Modification The definition of a “substantial deviation/modification” from the OHA’s 5-Year Plan is one that requires “significant amendment” due to any activity that does not support the OHA’s endeavors to accomplish its mission and to meet the goals and objectives specified in the Plan. Any deviation that is the result of circumstances beyond the control of the HA due to changes in social, political, or economic conditions are excluded in this definition.</p> <p>2. Significant Amendment A “significant amendment” to the OHA’s 5-Year and/or its Annual Plan is one that substantially alters the basic principles of the Plan. Any changes made as a result of new HUD regulations not in effect when the Plans were developed are excluded in this definition.</p>
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<p><b>11.0</b></p>	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p><a href="#">Items (a) through (g) and (j) through (k) are at the end of this document after items (h) and (i)</a></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) <b>Not Applicable</b></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.</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)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p>(j) Form HUD-50077-CR <i>Civil Rights Certification</i></p> <p>(k) Form HUD-50077-SL <i>Certification by State or Local Official of PHA Plans of Consistency with the Consolidated Plan</i></p>
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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, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide 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 is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidential

## ATTACHMENTS

- (1) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report
  - a. LA48P03350110 CFP Annual Statement FY 2010
  - b. LA48P03350108 CFP Performance and Evaluation Report FY 2008
  - c. LA48P03350109 CFP Performance and Evaluation Report FY 2009
  - d. LA48S03350109 CFP Performance and Evaluation Report FY 2009
- (2) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan
- (3) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations
- (4) Form HUD-50070, Certification for a Drug-Free Workplace
- (5) Form HUD-50071, Certification of Payments to Influence Federal Transactions
- (6) Form SF-LLL, Disclosure of Lobbying Activities
- (7) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet ([Not Applicable, no lobbying activities](#))
- (8) Resident Advisory Board (RAB) comments
- (9) Challenged Elements
- (10) Form HUD-50077-CR Civil Rights Certification
- (11) Form HUD-50077-SL Certification by State or Local Official of PHA Plans of Consistency with the Consolidated Plan

ATTACHMENT 1 CAPITAL FUND PROGRAM

Annual Statement for LA48P03350110

Performance & Evaluation Reports for LA48P03350108

LA48P03350109

LA48S03350109

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

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

<b>Part I: Summary</b>		
<b>PHA Name: Oakdale Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: LA48P03350110 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval: 2010</b>

<b>Type of Grant</b>		
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:            )</b>		
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>		

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$25,000.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$1,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$25,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$35,000.00			
10	1460 Dwelling Structures	\$186,900.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$15,000.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$20,000.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

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

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

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

<b>Part I: Summary</b>		
<b>PHA Name:</b> Oakdale Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: LA48P03350110 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:2010</b> <b>FFY of Grant Approval: 2010</b>

**Type of Grant**  
 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 <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	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:: (sum of lines 2 - 19)	\$307,900.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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				

<b>Signature of Executive Director</b> <i>[Signature]</i>	<b>Date</b> 4-19-10	<b>Signature of Public Housing Director</b>	<b>Date</b>
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
PHA WIDE		Operating fund	1406	1	25,000.00			
PHA WIDE		Administration	1410	1	1,000.00			
PHA WIDE		Fees and costs	1430	1	25,000.00			
PHA WIDE		Additional parking, concrete repairs	1450	1	35,000.00			
PHA WIDE		Roof replacement	1460	16 bldgs.	40,000.00			
PHA WIDE		Replace exterior window screens	1460	20 units	11,900.00			
PHA WIDE		Remove/replace floors	1460	20 units	26,000.00			
PHA WIDE		Refurbish kitchens	1460	20 units	50,000.00			
PHA WIDE		Sheetrock repairs	1460	20 units	15,000.00			
PHA WIDE		Replace interior doors	1460	20 units	8,000.00			
PHA WIDE		Refurbish bathrooms	1460	20 units	19,000.00			
PHA WIDE		Replace hot water heaters	1460	20 units	5,000.00			
PHA WIDE		Replace incandescent lighting with fluorescent per Energy Audit	1460	156 units	12,000.00			
PHA WIDE		Ranges and refrigerators	1465.1	20 units	15,000.00			
PHA WIDE		Truck	1475	1	20,000.00			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.







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

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

<b>Part I: Summary</b>		
<b>PHA Name: Oakdale Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: LA48P03350108 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval: 2008</b>

<b>Type of Grant</b>		
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: )
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03-31-2010		<input type="checkbox"/> Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$21,000.00		\$21,000.00	\$21,000.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$1,000.00		\$1,000.00	\$1,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$18,000.00		\$18,000.00	\$18,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$138,272.00		\$138,272.00	\$138,272.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$6,750.00		\$6,750.00	\$5,375.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$20,627.00		\$20,627.00	\$20,373.99
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

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

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

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

<b>Part I: Summary</b>		
<b>PHA Name:</b> Oakdale Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: LA48P03350108 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:2008</b> <b>FFY of Grant Approval: 2008</b>

**Type of Grant**  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 03-31-2010       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$11,285.00		\$11,285.00	\$4,931.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$216,934.00		\$216,934.00	\$208,951.99
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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				

<b>Signature of Executive Director</b> <i>[Signature]</i>	<b>Date</b> 4-19-10	<b>Signature of Public Housing Director</b>	<b>Date</b>
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Oakdale Housing Authority			Grant Type and Number Capital Fund Program Grant No: LA48P03350108 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA WIDE	Operating Fund	1406	1	21,000.00		21,000.00	21,000.00	Complete
PHA WIDE	Administration	1410	1	1,000.00		1,000.00	1,000.00	Complete
PHA WIDE	Fees and costs	1430	1	18,000.00		18,000.00	18,000.00	Complete
PHA WIDE	Security screens	1460	14	14,872.00		14,872.00	14,872.00	Complete
PHA WIDE	Replace hot water heaters	1460	32	35,600.00		35,600.00	35,600.00	Complete
PHA WIDE	Door hardware	1460	260	50,500.00		50,500.00	50,500.00	Complete
PHA WIDE	Vinyl siding repairs	1460	12	11,400.00		11,400.00	11,400.00	Complete
PHA WIDE	Stainless steel range hoods and back splashes	1460	58	25,900.00		25,900.00	25,900.00	Complete
PHA WIDE	Purchase new ranges and refrigerators	1465.1	10	6,750.00		6,750.00	5,375.00	80% complete
PHA WIDE	Purchase computers	1475	2	3,000.00		3,000.00	3,000.00	Complete
PHA WIDE	Purchase mower	1475	1	6,327.00		6,327.00	6,327.00	Complete
PHA WIDE	Purchase weed eater	1475	1	300.00		300.00	300.00	Complete
PHA WIDE	Purchase pumps and motors for lift stations	1475	1	11,000.00		11,000.00	10,746.99	98% complete
PHA WIDE	Contingency	1502		11,285.00		11,285.00	4,931.00	44% disbursed

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.







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

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

<b>Part I: Summary</b>		
<b>PHA Name: Oakdale Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: LA48P03350109 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval: 2009</b>

<b>Type of Grant</b>		
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: )
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03-31-2010		<input type="checkbox"/> Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$20,908.00		0.00	0.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$19,000.00		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	147,893.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$10,000.00		0.00	0.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$18,000.00		0.00	0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

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

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

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

<b>Part I: Summary</b>		
<b>PHA Name:</b> Oakdale Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: LA48P03350109 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:2009</b> <b>FFY of Grant Approval: 2009</b>

**Type of Grant**

Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )

Performance and Evaluation Report for Period Ending: 03-31-2010       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	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:: (sum of lines 2 - 19)	\$215,801.00		0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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				

<b>Signature of Executive Director</b> <i>[Signature]</i>	<b>Date</b> 4-19-10	<b>Signature of Public Housing Director</b>	<b>Date</b>
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Oakdale Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: LA48P03350109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2009</b>		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA-Wide	Operating fund	1406	1	20,908.00		0.00	0.00	Pending
PHA-Wide	A/E fees and costs	1430	1	19,000.00		0.00	0.00	Pending
PHA-Wide	Replace window screens	1460	4 units	3,330.00		0.00	0.00	Pending
PHA-Wide	Remove/replace floors	1460	4 units	9,169.00		0.00	0.00	Pending
PHA-Wide	Refurbish kitchens	1460	4 units	16,557.00		0.00	0.00	Pending
PHA-Wide	Sheetrock repairs	1460	4 units	16,491.00		0.00	0.00	Pending
PHA-Wide	Interior & exterior doors	1460	4 units	12,487.00		0.00	0.00	Pending
PHA-Wide	Refurbish bathrooms	1460	4 units	34,771.00		0.00	0.00	Pending
PHA-Wide	Replace hot water heaters	1460	4 units	7,911.00		0.00	0.00	Pending
PHA-Wide	Exterior windows	1460	4 units	6,660.00		0.00	0.00	Pending
PHA-Wide	Storm door replacement	1460	4 units	6,881.00		0.00	0.00	Pending
PHA-Wide	Door hardware replacement	1460	4 units	10,859.00		0.00	0.00	Pending
PHA-Wide	Electrical devices & fixtures	1460	4 units	14,555.00		0.00	0.00	Pending
PHA-Wide	Removal of existing materials	1460	4 units	8,222.00		0.00	0.00	Pending
PHA-Wide	Ranges & refrigerators	1465.1	25	10,000.00		0.00	0.00	Pending
PHA-Wide	Purchase truck	1475	1	18,000.00		0.00	0.00	Pending

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.







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

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

<b>Part I: Summary</b>		
PHA Name: Oakdale Housing Authority	Grant Type and Number Capital Fund Program Grant No: LA48S03350109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009

Type of Grant  
 Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 03-31-2010     Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$25,617.00		\$25,617.00	\$22,686.45
8	1440 Site Acquisition				
9	1450 Site Improvement	\$16,152.00		\$16,152.00	\$16,152.00
10	1460 Dwelling Structures	\$232,826.00		\$232,826.00	\$209,538.00
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				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

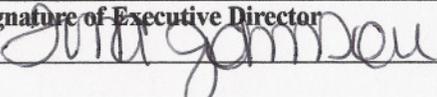
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

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

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

<b>Part I: Summary</b>						
PHA Name: Oakdale Housing Authority		Grant Type and Number Capital Fund Program Grant No: LA48S03350109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:                      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03-31-2010 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	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:: (sum of lines 2 - 19)	\$274,595.00		\$274,595.00	\$248,376.45	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
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 4-19-10		Signature of Public Housing Director  	
Date						

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









**ATTACHMENT 2 CAPITAL FUND PROGRAM**  
**Five-Year Action Plan FY 2010-2014**

ATTACHMENT 2 CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN, FY 2010-2014

<b>PART I: SUMMARY</b>						
PHA Name/Number Oakdale Housing Authority LA033		Locality (City/County & State) Oakdale/Allen Parish, LA			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/>	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	\$245,850.00	\$198,500.00	\$196,500.00	\$135,400.00
C.	Management Improvements		\$0.00	\$0.00	\$0.00	\$0.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$32,000.00	\$37,500.00	\$14,000.00	\$22,000.00
E.	Administration		\$4,000.00	\$4,000.00	\$4,000.00	
F.	Other		\$35,000.00 see page 2	\$25,000.00 see page 2	\$29,000.00 see page 2	\$22,000.00 see page 2
G.	Operations		\$25,000.00	\$26,500.00	\$21,500.00	
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$341,850.00	\$291,500.00	\$265,000.00	\$179,400.00
L.	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00	0.00
M.	Grand Total	\$307,900.00	\$341,850.00	\$291,500.00	\$265,000.00	\$179,400.00

<b>PART I: SUMMARY (CONTINUATION)</b>						
PHA Name/Number Oakdale Housing Authority / LA033		Locality (City/county & State) Oakdale / Allen Parish, LA			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
		<b>Annual Statement</b>				
	Architect Fees		\$25,000.00	\$25,000.00	\$24,000.00	\$22,000.00
	Relocation Costs		\$10,000.00		\$5,000.00	











**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or \_\_\_ Annual PHA Plan for the PHA fiscal year beginning 10/2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

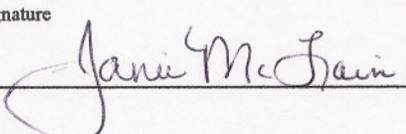
Oakdale Housing Authority  
PHA Name

LA033  
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010 - 2011

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official  Janie McLain	Title  Chairperson, OHA Board of Commissioners
Signature 	Date  5-13-2010



# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Oakdale Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

801 E. 7th Avenue, Oakdale, Allen Parish, LA 71463

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Tina Johnson

Title

Executive Director

Signature

X *Tina Johnson*

Date

5-13-2010

form HUD-50070 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1 & .3



# Certification of Payments to Influence Federal Transactions

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

Applicant Name

Oakdale Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

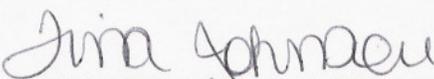
Name of Authorized Official

Tina Johnson

Title

Executive Director

Signature



Date (mm/dd/yyyy)

5-13-2010

Previous edition is obsolete

form HUD 50071 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3



## DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB  
0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> [ b. ] a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	<b>2. Status of Federal Action:</b> [ b. ] a. bid/offer/application b. initial award c. post-award	<b>3. Report Type:</b> [ a. ] a. initial filing b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: <sup>4c</sup>	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b> Oakdale Housing Authority P.O. Drawer BQ 801 E. 7th Avenue Oakdale, LA 71463  Congressional District, if known:	
<b>6. Federal Department/Agency:</b> Housing and Urban Development	<b>7. Federal Program Name/Description:</b> Capital Fund Program  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI): No lobbying activities	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI): None	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Tina Johnson</u> Print Name: <u>Tina Johnson</u> Title: <u>Executive Director</u> Telephone No.: <u>318 335-2417</u> Date: <u>5-13-2010</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

## **ATTACHMENT 7**

Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (Not Applicable, No Lobbying Activities)

## **ATTACHMENT 8 COMMENTS RECEIVED**

### **Meetings**

1. Resident Advisory Board Meeting: 05-07-2010
2. Public Hearing: 06-01-2010

**Comments Received: None**

### **Resident Advisory Board Members**

Jasper Green  
Laura Kirclin  
Genora Laird  
Betty Jackson  
Willie Remo

**Resident on OHA Board of Commissioners:** Joyce Johnson, appointed by Mayor Andrew Hayes

## **ATTACHMENT 9 CHALLENGED ELEMENTS**

Challenged Elements: None



**Civil Rights Certification**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

**Civil Rights Certification****Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

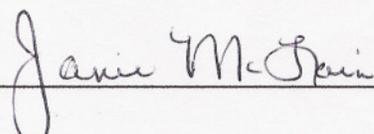
Oakdale Housing Authority

LA033

\_\_\_\_\_  
 PHA Name

\_\_\_\_\_  
 PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Janie McLain	Title	Chairperson, OHA Board of Commissioners
Signature		Date	5-13-2010



Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the  
Consolidated Plan**

I, Carol M. Newton the Louisiana Community Development Block Grant Program Director certify that the Five Year and Annual PHA Plan of the Oakdale Housing Authority is consistent with the Consolidated Plan of the State of Louisiana prepared pursuant to 24 CFR Part 91.

Carol M. Newton 5-5-10

Signed / Dated by Appropriate State or Local Official

## STATEMENT OF CONSISTENCY WITH CONSOLIDATED PLAN

1. Consolidated Plan Jurisdiction: State of Louisiana
2. The OHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan of the State of Louisiana:
  - The OHA has based its statement of needs of families in the jurisdiction on needs identified in the Consolidated Plan and the LHFA needs assessment of Allen Parish.
  - The OHA 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 activities contained in the Consolidated Plan

### Strategy for Addressing Needs

Need: Shortage of affordable housing for all populations

Strategies:

Maximize the number of affordable units available to the OHA within its current resources by the following:

Employ effective maintenance and management policies to minimize the number of public housing units off-line

Reduce vacant unit turnover time

Reduce time to renovate public housing units

Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

Market Section 8 program to owners

Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Need: Specific Family Types: Families with incomes at or below 30% of the AMI

Strategies:

Employ admission preferences aimed at families with incomes at or below 30% of the AMI

Meet or exceed HUD Federal targeting requirements aimed at families with incomes at or below 30% of the AMI in public housing and Section 8 programs

Need: Specific Family Types: Families with special needs (ie. the elderly, families with disabilities, single parent families with children)

Strategy: Employ admission preferences aimed at families with special needs

Reasons for selecting strategies:

Funding constraints

Housing needs identified in the Consolidated Plan

Influence of the housing market on PHA program