

**1.0 PHA Information**  
 PHA Name: Opelika Housing Authority PHA Code: AL061  
 PHA Type:  Small  High Performing  Standard  HCV (Section 8)  
 PHA Fiscal Year Beginning: (MM/YYYY): 07/2010

**2.0 Inventory** (based on ACC units at time of FY beginning in 1.0 above)  
 Number of PH units: 633 Number of HCV units: 490

**3.0 Submission Type**  
 5-Year and Annual Plan  Annual Plan Only  5-Year Plan Only

**4.0 PHA Consortia**  PHA Consortia: (Check box if submitting a joint Plan and complete table below.) *N/A*

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

**5.0 5-Year Plan.** Complete items 5.1 and 5.2 only at 5-Year Plan update.

**5.1 Mission.** State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years:

The mission of the Opelika Housing Authority is to provide drug free, decent, safe and sanitary housing for eligible families and to provide opportunities and promote self-sufficiency and economic independence for residents.

**5.2 Goals and Objectives.** 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.

**PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING**

The PHA established the following objectives to strive in meeting goal #1:

- Apply for additional rental vouchers if available
- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments

**PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING**

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management:
- Improve voucher management:

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- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions
- Renovate or modernize public housing units
- Provide replacement vouchers

### **PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES**

The PHA established the following objectives to strive in meeting goal #3:

- Provide voucher mobility counseling
- Conduct outreach efforts for potential voucher landlords
- Implement voucher homeownership program
- Implement public housing or other homeownership programs

### **PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT**

The PHA established the following objectives to strive in meeting goal #4:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
- Implement public housing security improvements
- Designate developments or buildings for particular resident groups
- Construction and/or extension of Resident Service Building
- Build Neighborhood Laundromat
- Implement measures to assist victims of domestic violence avoid their abusers and continue occupancy in public housing

### **PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS**

The PHA established the following objectives to strive in meeting goal #5:

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities
- Provide services for youth
- Land purchase for homeownership
- Pursue avenues for resident owned businesses
- Partnership with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again

### **PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING**

The PHA established the following objectives to strive in meeting goal #6:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability:

5.2	<ul style="list-style-type: none"> <li>▪ 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:</li> <li>▪ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required</li> </ul>
6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>The following PHA Plan elements marked '<u>X</u>' have been revised since the last Annual Plan submission by the Opelika Housing Authority. <u>N/C</u> denotes NO CHANGE and <u>N/A</u> denotes NOT APPLICABLE</p> <ul style="list-style-type: none"> <li><u>  X  </u> 903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures</li> <li><u>  X  </u> 903.7(2) Financial Resources</li> <li><u>  X  </u> 903.7(3) Rent Determination</li> <li><u>  X  </u> 903.7(4) Operation and Management</li> <li><u>  N/C  </u> 903.7(5) Grievance Procedures</li> <li><u>  N/C  </u> 903.7(6) Designated Housing for Elderly and Disabled Families</li> <li><u>  X  </u> 903.7(7) Community Service and Self-Sufficiency</li> <li><u>  N/C  </u> 903.7(8) Safety and Crime Prevention</li> <li><u>  N/C  </u> 903.7(9) Pets</li> <li><u>  X  </u> 903.7(10) Civil Rights Certification</li> <li><u>  X  </u> 903.7(11) Fiscal Year Audit</li> <li><u>  X  </u> 903.7(12) Asset Management</li> <li><u>  N/C  </u> 903.7(13) Violence Against Women Act (VAWA)</li> </ul> <p>(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.</p> <p>The following are the specific locations where the public may obtain copies of the 2010 5-Year and Annual Plan:</p> <ul style="list-style-type: none"> <li>▪ Administrative Office – 1706 Toomer Street, Opelika, AL 36801</li> <li>▪ Pleasant Area Office – 316 Pleasant Drive, Opelika, AL</li> <li>▪ Samford Area Office – 1202 Samford Place, Opelika, AL</li> <li>▪ Resident Services Building – 500 Raintree Street, Opelika, AL</li> <li>▪ Camp Hill Office – 125 Henderson Drive, Camp Hill, AL</li> </ul>

## 6.0 PHA Plan Elements

### 903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

#### A. Public Housing

Public Housing policies that govern resident or tenant eligibility, selection and admission (including preferences), unit assignment, procedures to maintaining waiting list for admission to public housing and site-based waiting lists (if applicable).

##### (1) Eligibility ***NO CHANGE***

Opelika Housing Authority verifies eligibility for admission to public housing as applications are submitted.

The PHA uses the following non-income screening factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Credit checks/personal references
- The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history and exercise discretion in determining suitability for tenancy, taking into consideration the circumstances that may have contributed to the negative reporting.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- Access to FBI criminal records

##### (2) Selection and Assignment ***NO CHANGE***

Selection for admission to public housing shall be made from the PHA's current waiting list in accordance with date and time of application and applicable preference(s) as follows.

##### (3) Preferences ***NO CHANGE***

The PHA does plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of the median area income.

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It is the policy of the PHA that transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA

The PHA has established preferences for admission to public housing other than date and time of application. The PHA plans to employ the following admission preferences for admission to public housing:

<u>Priority</u>	<u>Preference</u>
<u>1</u>	- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
<u>2</u>	- Working families and those unable to work because of age or disability

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(4) Unit Assignment ***NO CHANGE***

Applicants are ordinarily given two (2) vacant unit choices before they fall to the bottom of, or are removed from the waiting list. This policy is consistent across all waiting list types.

(5) Maintaining Waiting List ***NO CHANGE***

Opelika Housing Authority maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 1707 Toomer Street, Opelika, AL and the site management offices list below:

- 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

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Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- The PHA-resident lease
- The PHA's Admissions and Continued Occupancy Policy
- PHA briefing seminars or written materials

Residents must notify the PHA of changes in family composition:

- At an annual reexamination and lease renewal
- At any time family composition changes
- At family request for revision

(6) Deconcentration and Income Mixing

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA does have general occupancy public housing developments covered by the deconcentration rule.

None of the covered developments have average incomes that fall above or below the Established Income Range.

Opelika Housing Authority does not plan to operate any site-based waiting lists.

B. Section 8

Section 8 HCV policies that govern participant eligibility and selection for assistance (including preferences), and procedure for maintaining waiting list.

(1) Eligibility ***NO CHANGE***

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation
- The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history or criminal activity and exercise discretion in determining suitability for tenancy about the circumstances that may have contributed to the negative reporting.

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The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies
- Access to FBI criminal records

The PHA shares the following information with prospective landlords:

- Name and address of family's current and/or prior landlord(s) if available

(2) Waiting List Organization ***NO CHANGE***

The Opelika Housing Authority's waiting list for the section 8 tenant-based assistance is not merged with any other program waiting list.

Participants may apply for admission to section 8 tenant-based assistance at:

- PHA main administrative office

(3) Search Time ***NO CHANGE***

The PHA does give extensions on standard 60-day period to search for a unit.

- Medical problems prohibited family's search for a unit
- Difficulty locating appropriate size unit

(4) Preferences ***NO CHANGE***

The PHA does not plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of the median area income.

The PHA has established preferences for admission to section 8 tenant-based assistance other than date and time of application. The PHA plans to employ the following admission preferences for admission to section 8 tenant-based assistance:

<u>Priority</u>	<u>Preference</u>
<u>1</u>	- Catastrophic Involuntary Displacement (defined in the Administrative Plan as "displacement that may be caused by fire, acts of nature")
<u>2</u>	- Families who are terminated from the program due to insufficient funding will have preference over other waiting list placeholders. All families will keep the same date and time.

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

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In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(5) Special Purpose Section 8 Assistance Programs ***NO CHANGE***

The policies governing eligibility, selection and admissions to any special-purpose section 8 program administered by the PHA are contained in the following documents or other reference materials:

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Landlord Newsletters
- Landlord Quarterly Meetings

The PHA announces the availability of any special-purpose section 8 program to the public through:

- Published notices
- Landlord Newsletters
- Landlord Quarterly Meetings
- Landlord Advisory Board

903.7(2) Financial Resources

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2010 grants)</b>		
a) Public Housing Operating Fund	2,861,167.00	
b) Public Housing Capital Fund	1,122,592.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,972,856.00	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2009 CFP Grant	1,122,592.00	Public housing capital improvements
2009 CFP (Energy Efficient) Recovery Grant	1,582,500.00	Public housing capital improvements
2009 CFP ARRA Grant	1,325,570.00	Public housing capital improvements
<b>3. Public Housing Dwelling Rental Income</b>	534,000.00	Public housing operations
<b>4. Other income (list below)</b>		
	157,000.00	Public housing operations
<b>5. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>11,678,277.00</b>	



**6.0** 903.7 (3) Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies ***NO CHANGE***

a. Use of discretionary policies

The PHA will employ discretionary rent-setting policies for income based rent in public housing.

b. Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

- Policies listed in the Dwelling Lease and ACOP

c. Rents set at less than 30% than adjusted income

The PHA does plan to charge rents at a fixed amount or percentage less than 30% of adjusted income.

- Flat rent or 30% option – family choice
- Minimum rent \$50.00

d. Discretionary deductions and/or exclusion policies

The PHA does not plan to employ any discretionary (optional) deductions and/or exclusions policies.

e. Ceiling Rents

The PHA does not have ceiling rents.

f. Rent Re-determinations

Between annual income reexaminations, the tenant is required to report changes in income or family composition to the PHA such that the changes result in an adjustment to rent as follows:

- Any time the family experiences an income increase
- Residents are required to report changes in family composition immediately
- New family members are added to the dwelling lease and increases or decreases in income are used to re-calculate rent, if applicable

## g. Individual Savings accounts (ISAs)

The PHA does not plan to implement individual savings accounts for residents as an alternative to the required 12 month disallowance of earned income and phasing in of the rent increase in the next year.

(2) Flat Rents ***NO CHANGE***

The PHA used the following sources of information in setting the market-based flat rents to establish comparability.

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood

B. Section 8 Tenant-based Assistance(1) Payment Standards

The PHA's payment standard is:

- At or above 90% but below 100% of FMR

If the payment standard is lower than FMR, why has the PHA selected this standard?

- A lower payment standard was adopted to reduce HAP. The Opelika Housing Authority is currently experiencing a deficit in HAP.

The PHA reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:

- Success rates of assisted families
- Rent burdens of assisted families

(2) Minimum Rent ***NO CHANGE***

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

- Loss of income
- Loss of life

**6.0** 903.7(4) Operation and Management

(1) PHA Management Structure

- a. A brief description of the management structure and organization of the PHA

The Executive Director directs the day-to day management and operation of the Housing Authority with the assistance of the following lead staff and their line staff.

Legal Counsel

Administrative Assistant

Director of Section 8

- Section 8 Counselors (2)
- Tenant Service Worker (part-time)
- HQS Inspector
- SESAP Volunteer

Housing Managers (3)

- Assistant Housing Managers (3)
- Maintenance Mechanics (8)
- Office Clerk

Modernization Coordinator

- Maintenance Mechanic (1)

Intake Coordinator

- Intake Specialist (2)

Director of Finance & Administration

- Accountant

FSS Coordinator

Resident Services

- Social Event Specialist (4)
- Certified Teachers (2)
- Computer Instructors (1)
- Volunteers (SESAP Staff- 2)

- b. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	633	208
Section 8 Vouchers	502	77
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

## c. Management and Maintenance Policies

The PHA has adopted the following policies that contain the Agency's rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

## Public Housing Maintenance and Management:

- Admissions and Continued Occupancy Policy (ACOP)
- 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
- Criminal Trespass Policy
- Media Policy
- Solicitation Policy
- Relocation Policy
- Travel Policy
- Vehicle Usage Policy
- Records Retention Policy
- Resident Initiatives Policy
- Fraud Policy

## Section 8 Management:

- Administrative Plan

903.7(5) Grievance Procedures ***NO CHANGE***

## A. Public Housing

The PHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

Residents or applicants who desire to initiate the PHA grievance Process should contact the following:

- PHA main administrative office
- PHA development management offices

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**B. Section 8 Tenant-Based Assistance**

The PHA has not established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following:

- PHA main administrative office

**903.7(6) Designated Housing for Elderly and Disabled Families *NO CHANGE***

The PHA has not designated or applied for approval to designate or does not plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will not apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year.

Activity Description: *N/A*

**903.7(7) Community Service and Self-Sufficiency**

**A. PHA Coordination with the Welfare (TANF) Agency.**

1. The PHA has entered into a cooperative agreement with the TANF Agency, to share information and /or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937.)

The agreement was signed on 04/19/1999.

2. Other coordination efforts between the PHA and TANF agency include:
  - Client referrals
  - Information sharing regarding mutual clients (for rent determinations and otherwise)
  - Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

**B. Services and programs offered to residents and participants by the Opelika Housing Authority are as follows:**

(1) General

a. Self-Sufficiency Policies

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The PHA will employ the following discretionary policies to enhance the economic and social self-sufficiency of assisted families in the following areas:

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies

b. Economic and Social self-sufficiency programs

The PHA coordinates, promotes or provides the following policies or programs for the enhancement of the economic and social self-sufficiency of assisted families.

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	502	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) Family Self Sufficiency programs

a. Participation Description:

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 12/15/09)
Public Housing	0	19
Section 8	0	11

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- b. If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? List steps the PHA will take below: *N/A*

C. Welfare Benefit Reductions ***NO CHANGE***

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.
- 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

D. Community Service Requirement

Pursuant to section 12(c) of the U. S. Housing Act of 1937, the PHA will comply with requirements of community service by identifying the number of tenants required to perform community service, the number of tenants granted exemptions, the number of tenants in non-compliance, and the number of tenants terminated/evicted due to non-compliance.

**PHA Responsibilities**

(1) **Eligibility Determination**

The PHA will review every existing resident file to determine each Adult member's status regarding community service per the following guidelines.

- a. As family status is determined a registered letter or other certifiable document of receipt will be sent to each adult member of that family to notify them of their status (exempt or non-exempt) and explaining the steps they should immediately proceed with through their housing representative.
- b. The PHA will include a copy of the general information section of its Community Service Policy and a listing of PHA and/or third party work activities that are eligible for certification of the community service requirement.
- c. At the scheduled meeting with each non-exempt adult family member, not only will the parameters of the community service requirement be reviewed but also the PHA and/or third party work activities will be identified and selected for compliance with the annual obligation for certification at their annual lease renewal date.

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(2) **Work Activity Opportunities**

The Opelika Housing Authority has elected to provide to those adult family members that must perform community service activities the opportunity to select Third Party certifiable work items. The administration of the certification process would be:

**Third Party Certification**

When qualifying activities are administered by any organization, the family member must provide signed certification to the Authority by such third party organization that said family member has performed appropriate service activities for the required hours.

**Verification of Compliance**

- a) The Authority is required to review family compliance with service requirement, and must verify such compliance annually at least (30) days before the end of the twelve (12) month lease term unless:
- b) The resident or any other noncompliant adult family member enters into a written agreement with the Authority to cure the noncompliance and in fact perform to the letter of agreement.  
Or-
- c) The family provides written assurance satisfactory, to the PHA that the resident or other noncompliant adult family member no longer resides in the unit.
- d) This notice of Noncompliance must also state that the resident may request a grievance hearing and that the resident may exercise any available judicial remedy to seek timely redress for the Authority's non-renewal of the lease because of a noncompliance determination.
- e) Resident agreement to comply with the service requirement.  
The written agreement entered into with the Authority to cure the service requirement noncompliance by the resident and any other adult family member must:
  1. Agree to complete additional service hours needed to make up the total number of hours required over the twelve (12) months term of the new lease.
  2. State that all other member of the family subject to the service requirement is current compliance with the service requirement or are no longer in the unit.
- f) The Opelika Housing Authority has developed a list of Agency certifiable and/or third party work activities of which each non-exempt adult family member can select to perform their individual service requirement.

**Community Service Implementation Report:**

- Number of tenants performing community service: 125
- Number of tenants granted exemptions: 1,172
- Number of tenants in non-compliance: 94
- Number of tenants terminated/evicted due to non-compliance: 0



**6.0** 903.7(8) Safety and Crime Prevention ***NO CHANGE***

The PHA's plan for safety and crime preventions to ensure the safety of the public housing residents is addressed below.

A. Need for measures to ensure the safety of public housing residents:

1. Description of the need for measures to ensure the safety of public housing residents.
  - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
  - Residents fearful for their safety and/or the safety of their children
  - Observed lower-level crime, vandalism and/or graffiti
  - People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:
  - Safety and security survey of residents
  - Analysis of crime statistics over time for crimes committed "in and around" public housing authority
  - Analysis of cost trends over time for repair of vandalism and removal of graffiti
  - Resident reports
  - PHA employee reports
  - Police reports
  - Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
3. Developments that are most affected:
  - North Antioch Circle
  - Raintree Street
  - Pleasant Circle
  - South Antioch Circle
  - Samford Court

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year.

1. List of crime prevention activities:
  - Contracting with outside and/or resident organizations for the provision of crime and/or drug-prevention activities
  - Crime Prevention Through Environmental Design
  - Activities targeted to at-risk youth, adults, or seniors
  - Field Trips
  - After school tutorial programs
  - Computer labs/skills training

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- 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

2. Developments that are most affected:

- North Antioch Circle
- Raintree Street
- Pleasant Circle
- South Antioch Circle
- Samford Court

C. Coordination between PHA and the police.

1. Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

2. Developments that are most affected:

- North Antioch Circle
- Raintree Street
- Pleasant Circle
- South Antioch Circle
- Samford Court

903.7(9) Pets ***NO CHANGE***

**Section I.**

1. Pet ownership: A tenant may own one or more common household pets or have one or more common household pets present in the dwelling unit of such tenant, subject to the following conditions:

A. Each Head of Household may own up to two pets. If one of the pets is a dog or cat, (or other four legged animal), the second pet must be contained in a cage or an aquarium for fish. Each bird or other animals, other than fish, shall be counted as one pet.

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- B. If the pet is a dog or cat, it must be neutered/spayed by the age of six (6) months, and cats must be declawed by the age of three (3) months. The evidence can be provided by a statement/bill from a veterinarian and/or staff of the humane society. The evidence must be provided prior to the execution of this agreement and/or within 10 days of the pet becoming of the age to be neutered/spayed or declawed. Tenant must provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Cardboard boxes are not acceptable and will not be approved. The Tenant shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. Also, the weight of a cat cannot exceed 10 pounds (fully grown) and a dog may not exceed 20 pounds in weight (fully grown). All other four legged animals are limited to 10 pounds (fully grown).
- C. If the pet is a bird, it shall be housed in a bird cage and cannot be let out of the cage at any time.
- D. If the pet is a fish, the aquarium must be twenty gallons or less, and the container must be placed in a safe location in the unit. The Tenant is limited to one container for the fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and non-hazardous manner.
- E. If the pet is a cat or dog, it must have received rabies and distemper inoculations or boosters, as applicable. Evidence of inoculations can be provided by a statement/bill from veterinarian or staff of the humane society and must be provided before the execution of this agreement.
- F. All pets must be housed within the unit and no facilities can be constructed outside of the unit for any pet. No animal shall be permitted to be loose and if the pet is taken outside it must be taken outside on a leash and kept off other Tenant's lawns. Also, all pets must wear collars with identification at all times. Pets without a collar will be picked-up immediately and transported to the Humane Society or other appropriate facility.
- G. All authorized pet(s) must be under the control of an adult. An unleashed pet, or one tied to a fixed object, is not considered to be under the control of an adult. Pets which are unleashed, or leashed and unattended, on HA property may be impounded and taken to the local Humane Society. It shall be the responsibility of the Tenant to reclaim the pet to the Humane Society the Tenant will be charged \$50 to cover the expense of taking the pet(s) to the Humane Society.
- H. Pet(s) may not be left unattended for more than twenty-four consecutive hours. If it is reported to HA staff that a pet(s) has been left unattended for more than a twenty-four (24) consecutive hour period, HA staff may enter the unit and remove the pet and transfer the pet the humane society. Any expense to remove and reclaim the pet from any facility will be the responsibility of the Tenant. In the case of an emergency, the HA will work with the resident to allow more than 24 hours for the resident to make accommodations for the pet.
- I. Pet(s), as applicable, must be weighed by a veterinarian or staff of the humane society. A statement containing the weight of the pet must be provided to the HA prior to the execution of this agreement and upon request by the HA.

**Note:**

**Any pet that is not fully grown will be weighed every six months. Also, any pet that exceeds the weight limit at any time during occupancy will not be an eligible pet and must be removed from HA property.**

2. **Responsible Pet Ownership:** Each pet must be maintained responsibly and in accordance with this pet ownership lease addendum and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership. Any waste generated by a pet must be properly and promptly disposed of by the tenant to avoid any unpleasant and unsanitary odor from being in the unit.
3. **Prohibited Animals:** Animals or breeds of animals that are considered by the HA to be vicious and/or intimidating will not be allowed. Some examples of animals that have a reputation of a vicious nature are: reptiles, rottweiler, doberman pinscher, pit bulldog, and/or any animal that displays vicious behavior. This determination will be made by a HA representative prior to the execution of this lease addendum.
4. **Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other tenants.** The terms, “disturb, interfere or diminish” shall include but not be limited to barking, howling, chirping, biting, scratching and other like activities. This includes any pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one-half hour or more and therefore disturbs any person at any time of the day or night. The Housing Manager will terminate this authorization if a pet disturbs other tenants under this section of the lease addendum. The Tenant will be given one week to make other arrangements for the care of the pet or the dwelling lease will be terminated.
5. **If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other persons, or create a problem in the area of cleanliness and sanitation, the Housing Manager will notify the tenant, in writing, that the animal must be removed form the Public Housing Development, within 10 day of the date of the notice form the HA.** The Tenant may request a hearing, which will be handled according to the HA’s established grievance procedure. The pet may remain with the tenant during the hearing process unless the HA has determined that the pet may be a danger or threat to the safety and security of other persons. If this determination has been made by the HA, the pet must be immediately removed form the unit upon receipt of the notice from the HA.
6. **The Tenant is solely responsible for cleaning up the waste of the pet within the dwelling and on the premises of the public housing development.** If the pet is taken outside it must be on a leash at all times. If there is any visible waste by the pet it must be disposed of in a plastic bag, securely tied and placed in the garbage receptacle for their unit. If the HA staff is required to clean any waste left by a pet, the Tenant will be charged \$25 for the removal of the waste.

7. The Tenant shall have pets restrained so that maintenance can be performed in the apartment. The Tenant shall, whenever an inspection or maintenance is scheduled, either be at home or shall have all animals restrained or caged. If a maintenance person enters an apartment where an animal is not restrained, maintenance shall not be performed, and the Tenant shall be charged a fee of \$25.00. If this same situation again occurs, the pet shall be removed from the premises. Pets that are not caged or properly restrained may be impounded by animal control officers or by HA staff and taken to the local Humane Society. It shall be the responsibility of the Tenant to reclaim the pet at the expense of the Tenant. Also, if a member of the HA staff takes a pet to the Humane Society the Tenant will be charged an additional \$50 to cover the expense of taking the pet(s) to the Humane Society. The housing authority shall not be responsible if any animal escapes from the residence due to maintenance, inspections or other activities of the landlord.
8. Pets may not be bred or used for any commercial purposes.

## **Section II. SCHEDULE OF ANNUAL FEES AND INITIAL DEPOSIT**

### **FEE AND DEPOSIT SCHEDULE**

(An Annual Fee and Deposit is required for each pet)

Type of Pet	Fee	Deposit
Dog	\$150	\$250
Cat	\$100	\$150
Fish Aquarium	\$1	\$1
Fish Bowl (Requires no power and no larger than two gallons)	\$0	\$0
Caged Pets	\$100	\$150

**Note: The above schedule is applicable for each pet: therefore, if a tenant has more than one pet he or she must pay the applicable annual fee and deposit for each pet.**

The entire annual fee and deposit (subject to the reexamination listed below) must be paid prior to the execution of the lease addendum. No pet shall be allowed in the unit prior to the completion of the terms of this pet policy.

The annual fee shall be paid at the time of reexamination each year an all proof of inoculations and other requirements shall be made available to the HA at such time. The Annual Fee is not reimbursable. The deposit made shall be utilized to offset damages caused by the pet and/or tenant. Any balance, if any from the deposit will be refunded to the tenant. **THERE SHALL BE NO REFUND OF THE ANNUAL FEE.**

It shall be a serious violation of the lease for any tenant to have a pet without proper approval and without having complied with the terms of this policy. Such violation shall be considered to be a violation of Paragraph IV (P) of the lease (a serious violation) and the HA will issue a termination notice. The tenant will be entitled to a grievance hearing in accordance with the provisions of Paragraph 5 of this Pet Policy or

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the Grievance Procedure, as applicable.

**903.7(10) Civil Rights Certification**

The PHA has examined its programs and proposed programs to identify any impediments to fair housing choices, has addressed those impediments in a reasonable fashion, and is working with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing. The PHA assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The PHA has taken the following specific actions to Affirmative Further Fair Housing in its public housing and Section 8 assistance programs:

- ◆ The PHA will not, on the grounds of race, color, creed, sex, religion, age, disability, national origin or familial status:
  - Deny a person or family admission to housing or assistance;
  - Provide housing which is different than that provided others, except for elderly and/or disabled where accessibility features may be required;
  - Subject a person to segregation or disparate treatment;
  - Restrict a person's access to any benefit enjoyed by others in connection with housing programs;
  - Treat a person differently in determining eligibility or other requirements for admission or assistance;
  - Deny any person access to the same level of services provided to others;
  - Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing programs.
- ◆ The PHA will not intimidate, threaten or take any retaliatory action against any applicant, resident, or participant because of a person's participation in civil rights activities or assertions of civil rights.
- ◆ HUD Fair Housing Posters are posted at the PHA main administrative office and at each development office.
- ◆ The PHA will ensure accessibility to offices to afford persons with disabilities the opportunity to apply for admission or assistance to the public housing programs.
- ◆ The PHA will make sure that all employees of the PHA are familiar with non discrimination requirements, especially those employees who are involved in the admissions process.
- ◆ The PHA prominently displays a fair housing poster at each office where applications are taken and at each management office.
- ◆ The PHA's policies and practices are designed to provide assurance that all persons with disabilities will be provided reasonable accommodations so that they can fully access and utilize the housing programs and related services.
- ◆ The PHA will identify and eliminate situations and /or practices that create barriers to equal housing opportunity for all.
- ◆ The PHA reviews its policies and procedures, at least annually, to assure compliance with all civil rights requirements.
- ◆ Based on its Analysis of Impediments, the PHA identified the following groups of people as least likely to apply for public housing at some or all sites:
  - Whites

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- Hispanics

The Opelika Housing Authority will implement the following techniques to ensure efforts are made to affirmatively market fair housing to all low-income families:

- Enter into partnership with state/local government offices and non-profit groups. We will arrange for them to promote our programs via referral and set up seminars at government offices that serve low income (ex: Battered Women Shelter, Department of Human Resources).
- Direct advertising in local newspapers, public service radio/television announcements, and mail out flyers.

### 903.7(11) Fiscal Year Audit

The PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)).

The most recent fiscal audit was submitted to HUD.

There were no findings as the result of that audit.

### 903.7(12) Asset Management

The Physical Needs Assessment (PNA) was performed June 19, 2009. The needs of the projects has been 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 has determined the agency's long-term operating goals and serves 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.

### 903.7(13) Violence Against Women Act (VAWA) ***NO CHANGE***

Opelika Housing Authority has incorporated in its PHA Plan goals and objectives, and policies and procedures the applicable provisions of the Violence Against Women and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, or stalking.

The PHA goal to provide an improved living environment is being met by the PHA by its effort to implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

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Towards its  
development  
Intervention  
victims of d

**Note:**  
Any pet that is not fully grown will be weighed every six months. Also, any pet that exceeds the weight during occupancy will not be an eligible pet and must be removed from HA property.

In addition, the PHA has amended its policies and procedures to include language and applicable provisions of the VAWA. It is the PHA's intent to maintain compliance with all applicable requirements imposed by VAWA.

The PHA efforts may include to:

- Provided required notification to all applicants, program participants, and landlords. Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking;
- Create and maintain collaborative partnerships between PHA, victim service providers, law enforcement authorities, and other supportive groups to promote the safety and well-being of victims of domestic violence, dating violence, or stalking (whether actual or imminent threat) who are assisted by PHA;
- Provide referrals to Domestic Violence Intervention Center and other local agencies for legal assistance, counseling, safety, and planning.
- Ensure the physical safety of victims of domestic violence, dating violence, or stalking (whether actual or imminent threat) who are assisted by PHA; maintain compliance with all applicable requirements imposed by VAWA.
- Take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting families or individuals assisted by PHA.
- Transfer victims with no charges assessed.
- Work with law enforcement.
- Include violators on trespass list.
- Assist Domestic Violence Intervention Center for client needs.
- Train PHA staff on confidentiality issues as required by VAWA

### Section 6.0 b

Identify where the Annual PHA Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA.

- Main Administrative 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



**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.**  
*Include statements related to these programs as applicable.*

a. HOPE VI or Mixed Finance Modernization or Development ***NO CHANGE***

The PHA has not received a HOPE VI revitalization grant.

The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.

The PHA will not be engaging in any mixed-finance development activities for public housing in the Plan year.

The PHA will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.

b. Demolition and/or Disposition ***NO CHANGE***

The PHA does not plan to conduct any demolition or disposition activities in the plan Fiscal Year.

c. Conversion of Public Housing ***NO CHANGE***

Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

The PHA does not have any developments or portions of developments identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act.

d. Homeownership

1. Public Housing ***NO CHANGE***

The PHA does not administer any homeownership programs for public housing.

2. Section 8 Tenant Based Assistance ***NO CHANGE***

The PHA does plan to administer a homeownership program for section 8.

Program Description:

The PHA will not limit the number of families participating in the Section 8 homeownership option.

The PHA has established the following eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria.

- The program gives priority to Section 8 families who are enrolled in the Opelika Housing Authority's FSS Program.

e. Project-based Vouchers ***NO CHANGE***

Our agency is not currently operating nor intends to operate a Section 8 Project Based Voucher Program.

- 8.0 Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.
- 8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.
- Required reports are included as following attachments:
- 2010 Capital Fund Program Annual Statement - attachment al061a01
  - 2009 Performance and Evaluation Report – attachment al061c01
  - 2009 ARRA Performance and Evaluation Report – attachment al061d01
  - 2009 Capital Fund Recovery Competitive Grant Annual Statement – attachment al061e01
  - 2008 Performance and Evaluation Report - attachment al061f01
  - 2007 Performance and Evaluation Report - attachment al061g01
- 8.2 Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, 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.
- Required report is included as following attachment:
- FY 2010 Capital Fund Program 5 Year Action Plan - attachment al061b01
- 8.3 Capital Fund Financing Program (CFFP).**  
 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.

**9.0 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, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact”.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	1046	5	5	5	5	5	5
Income >30% but <=50% of AMI	676	3	3	3	3	2	3
Income >50% but <80% of AMI	671	2	2	1	1	1	1
Elderly	589	5	5	5	5	5	5
Families with Disabilities	814	5	5	5	5	5	5
White	1375	3	3	3	3	3	3
Black/African American	1864	5	5	5	5	5	5
Hispanic	18	2	2	2	2	2	2

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Native American	10	1	1	1	1	1	1
Asian	8	1	1	1	1	1	1

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	148		208
Extremely low income <=30% AMI	126	85%	
Very low income (>30% but <=50% AMI)	19	13%	
Low income (>50% but <80% AMI)	3	2%	
Families with children	80	54%	
Elderly families	2	1%	
Families with Disabilities	0	0%	
White	18	12%	
Black/African American	128	86%	
American Indian/Alaska Native	1	1%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	1	1%	
Hispanic	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	65	44%	
2 BR	50	34%	
3 BR	27	18%	
4 BR	4	3%	
5 BR	2	1%	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <i>N/A</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i>			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i>			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	437	83.5%	77
Extremely low income <=30% AMI	365	83.5%	
Very low income (>30% but <=50% AMI)	68	15.5%	
Low income (>50% but <80% AMI)	4	1%	
Families with children	337	77%	
Elderly families	7	2%	
Families with Disabilities	0	0%	
White	10	2%	
Black/African American	426	97%	
American Indian/Alaska Native	1	1%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 9 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

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**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.**

Strategies

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

PHA shall increase the number of affordable housing units by:

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

Need: Specific Family Types: Families at or below 30% of median – N/A

Need: Specific Family Types: Families at or below 50% of median

PHA shall target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working

Need: Specific Family Types: The Elderly

PHA shall target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available

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Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

PHA shall increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

PHA shall conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations

Reason for Selecting Strategies

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

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**Additional Information.** Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals

Goals identified by PHA and included in the 2008 Annual PHA Plan and progress made.

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

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers:

Reduce public housing vacancies:

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments

Progress Statement: The OHA has worked hard to decrease our “unit turnaround time” during the past years. Our recent transition to project based asset management and the restructuring of our public housing intake process has provided several challenges that we have faced with optimism and success. Improved management practices for Maintenance staff coupled with the use of outside contractors has reduced our unit turnaround time to an average of less than 8 days per unit and has reduced our vacancy rate for all our sites. We have a zero vacancy rate in the majority of our sites and a steady waiting list.

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score)

Improve voucher management: (SEMAP score)

Increase customer satisfaction:

Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)

Renovate or modernize public housing units:

Provide replacement vouchers:

Progress Statement: OHA’s PHAS scoring has remained steady in the past couple of years (PHAS score is 93), even though there has been staff changes, while also implementing the transition to project-based asset management. The OHA has been successful in establishing the separate management, maintenance and finance systems necessary for the effective implementation of project-based asset management. Changes in maintenance staff duties and the assignment of Asset Management Project (AMP) maintenance staff will hopefully result in a significant increase in REAC property scores in the upcoming year. We are currently in the process of developing and implementing a management

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improvement plan which includes a strong focus on frequent property inspections, routine and preventive maintenance, improved pest management and green maintenance practices, lower tenant account receivables, lower unit turnaround times, improved safety and effective file management practices.

The OHA has become vigilant in the processing of all aspects of the HCV Program and has systems and processes in place to improve the quality of the program. For example, a Landlord Advisory Board was formed to increase affordable housing (available housing has increased by 55% in low poverty areas); the implementation of a new move-in procedure; a more stringent quality control reviews to identify discrepancies in tenant files/HQS inspections; increased customer satisfaction by training staff in the following areas: phone etiquette and dealing with difficult people.

Customer satisfaction has remained positive and has increased over the past years. Resident Associations and the Resident Advisory Board have very positive working relationships with the OHA staff and are will informed about OHA's improvement efforts. Meetings have also been held on individual housing sites with the Executive Director and AMP staff when there are any new changes, etc. being made within their site and/or the OHA as a whole. The OHA will continue to monitor resident survey responses in PHAS and other resident feedback to gauge customer satisfaction, and respond as needed.

OHA has initiated a strategic planning process for the renovation/revitalization of public housing units. OHA's oldest housing units are currently in the process of being renovated. In AMP 61-13 thirty-one (31) units will be renovated by June 1, 2010. Thirty (30) elderly units in this site are also scheduled for renovation and will be made more energy efficient. Forty-nine (49) units in the AMP are also planned for future renovation in the near future.

- PHA Goal: Increase assisted housing choices
- Objectives:
  - Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:

Progress Statement: All of the above objectives are on-going.

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

- PHA Goal: Provide an improved living environment
- Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements:
  - Designate developments or buildings for particular resident groups



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- (elderly, persons with disabilities).
- Other: (list below)
- Construction and/or extension of Resident Service Building
  - Build neighborhood Laundromat
  - Implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing
  - Construction of maintenance shed in 61-12 (formerly 61-2) development

Progress Statement: OHA has implemented a preference for working families in public housing. We also have a Family Self-Sufficiency Coordinator to attract and retain working families in public housing. OHA does not have any higher income developments.

To implement public housing security improvements the OHA has accomplished the following:

- OHA has installed security camera's covering our properties and community streets.
- OHA has developed a cooperative information sharing arrangement with the City of Opelika Policy Department regarding our trespass list. As a result on a quarterly basis a Criminal Trespass Booklet with pictures of individuals on the OHA Criminal Trespass list is distributed to all households in all sites.
- OHA has Community Officers Policing (COPS) that are assigned to the OHA and monitor all our sites.
- OHA provides substations in all our sites for the Police to utilize.
- The OHA has developed disaster plans for all sites.

All our sites have units that are designed for Persons with Disabilities which are incorporated in our mixed populations in units in our various sites.

Progress Statements:

- OHA has decreased incidents of violence and drug related crimes in public housing neighborhoods through strong eviction procedures and cooperation with the local law enforcement.
- OHA screens applicants to eliminate ineligible and unsuitable public housing tenants.
- OHA conducts group briefing sessions for public housing applicants to orient potential residents to the terms of the lease agreement and to provide guidance for peaceful living in public housing neighborhoods, to reduce incidents related to improper behaviors, illegal activities, and peaceful disturbance incidents.
- OHA collaborates with nonprofit agencies in the support of the on-site Soup Kitchen, Food Pantry and Clothing assistance to all OHA tenants.
- The OHA promotes services to our elderly and the disabled population to live independently in a residential environment and age in place rather than having to relocate to nursing homes for personal care.
- OHA promotes activities in all our sites for youth services and self-

sufficiency program.

10.0

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)
  - Provide services for youth
  - Land purchase for homeownership
  - Pursue avenues for resident owned businesses
  - Partnership with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again.

Progress Statement: The OHA has recently applied for a Public Housing FSS Coordinator grant and a Service Coordinator grant to assist us in this area.

OHA has employed the following strategies to promote self-sufficiency and asset development of assisted household:

- The OHA is utilizing the Family Self-Sufficiency Coordinator to assist Public Housing families through the FSS Program. Currently there are 19 Public Housing families enrolled in the FSS Program.
- Persons enrolled in the Family Self-Sufficiency Program are eligible to receive financial incentives through escrow accounts to build financial assets to assist them with self-sufficiency and homeownership goals.
- Computer classes are provided to all OHA tenants weekly and transportation is provided.
- The earned income disallowance has been promoted to all families who qualify.
- OHA established a public housing admissions preference for working families.

OHA continues to partner with area service agencies in our goal to improve our tenants' employability. Several of our major partners are the Lee County Department of Human Resources who is responsible for our TANF (Welfare-to-Work) Program. Alabama Council on Human Relations is our local "Community Action Agency". They are the Head Start Agency in our area and provide childcare for our tenants as they seek employment, go to school and become employed. They also provide GED classes and the Fatherhood Initiative Programs for our tenants.

10.0

OHA has partnered with Southern Union Community College and the Opelika Career Center to provide our tenants to become career ready with a free Workforce Development course which includes:

- Workkeys Certification – Earn the career Readiness Certification
- Alabama Industrial Development Training in workplace ethics, computer training, manufacturing, job search and problem solving.

OHA’s Resident Services Department works closely with local social services agencies to coordinate services for our elderly and disabled residents. OHA has recently applied for a Service Coordinator grant to assist us more in this area.

Progress statements:

- Promote various local homeownership programs for public housing and Section 8 households.
- Established local partnerships to collaborate on programming for employment including adults and youth.
- Pursued funding opportunities for supportive services to assist with employment.
- Promote better resident understanding of the Earned Income Disallowance and other asset building opportunities.
- On-site computer classes which assist with computer training in various areas’ which include but is not limited to job search activities, resumes etc.

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - 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:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Progress Statements:

- Outreach in advertising when opening Section 8 waiting list (Public Housing waiting list remains open)
- Network with agencies that assist families regardless of race, color, religion, national origin, sex, familial status, and disability
- Network with agencies that assist families with disabilities
- Measures are taken to ensure housing is appealing to families regardless of race, color, religion, national origin, sex, familial status or disability

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- (safety, curb appeal, programs for children, seniors)
- Preferences for Elderly/Disabled and working families
  - 504 Compliance
  - Reasonable accommodations for persons with various disabilities (Public buildings are wheel chair accessible, provided accommodations for hearing impaired residents, communicate through relay service for hearing impaired applicants and tenants, allow service animals, etc.)

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviations from the 5-Year Plan

- Additions or deletions of Strategic Goals
- Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.

Significant Amendments or Modification to the Annual Plan

- Any change to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency\* work items over \$200,000 (items not included in the latest approved PHA Plan Capital Fund Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds (if applicable) under the Capital Fund Program; and
- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant.

This criterion does not supersede the requirements of OMB Circular No. A-87 (Cost Principal for State, Local, and Indian Tribal Governments) and 25 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.

Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

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\* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.

- (c) PHA's must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. *N/A*

<b>11.0</b>	<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) 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.  <div style="padding-left: 40px;">Provided as attachment al061h01</div></p> <p>(g) Challenged Elements – No elements challenged</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)  <div style="padding-left: 40px;">Provided as attachments al061a01, al061c01, al061d01, al061e01, al061f01 and al061g01.</div></p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)  <div style="padding-left: 40px;">Provided as attachment al061b01</div></p>
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**Attachment: aI061g01**

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

<b>Part I: Summary</b>		<b>Grant Type and Number:</b>			<b>FFY of Grant: 2007</b>	
<b>PHA Name:</b> Opelika Housing Authority		<b>Capital Fund Program No:</b> AL09P061501-07			<b>FFY of Grant Approval: 2007</b>	
		<b>Replacement Housing Factor Grant No:</b>				
		<b>Date of CFFP:</b>				
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 )				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input type="checkbox"/> Final Performance and Evaluation Report				
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	102,062.00	102,062.00	102,062.00	102,062.00	
3	1408 Management Improvements	204,120.00	195,085.46	195,085.46	195,085.46	
4	1410 Administration	102,062.00	102,062.00	102,062.00	102,062.00	
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	2,500.00	835.00	835.00	835.00	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvement	15,000.00	112,944.77	112,944.77	112,944.77	
10	1460 Dwelling Structures	163,898.42	63,214.63	63,214.63	63,214.63	
11	1465.1 Dwelling Equipment-Nonexpendable	50,000.00	40,703.96	40,703.96	40,703.96	
12	1470 Nondwelling Structures	70,000.00	92,734.60	92,734.60	92,734.60	
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00	
14	1485 Demolition	0.00	0.00	0.00	0.00	
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00	
17	1499 Development Activities 4	0.00	0.00	0.00	0.00	

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.

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

<b>Part I: Summary</b>		<b>Grant Type and Number:</b>			<b>FFY of Grant: 2007</b>	
<b>PHA Name:</b> <p style="text-align: center;"><b>Opelika Housing Authority</b></p>		<b>Capital Fund Program No:</b> AL09P061501-07			<b>FFY of Grant Approval: 2007</b>	
		<b>Replacement Housing Factor Grant No:</b>				
		<b>Date of CFFP:</b>				
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 )		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input type="checkbox"/> Final Performance and Evaluation Report				
No.		Original	Revised 2	Obligated	Expended	
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	310,978.58	310,978.58	310,978.58	310,978.58	310,978.58
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$1,020,621.00</b>	<b>\$1,020,621.00</b>	<b>\$1,020,621.00</b>	<b>\$1,020,621.00</b>	<b>\$1,020,621.00</b>
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	0.00	0.00	0.00	0.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00	0.00
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>		<b>Date</b>
<i>Akinola Popoola</i>		04-01-2010				

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- 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: <b>Opelika Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>AL09P061501-07</b> Replacement Housing Factor Grant No: _____ CFFP (Yes/No) <b>No</b> Date of CFFP: _____					Federal FFY of Grant: <b>2007</b>	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Total Actual Cost	Status of Work	
HA - Wide	Operations:	1406		102,062.00	102,062.00	102,062.00		
	Management Improvements: (20% limit)	1408		204,120.00	195,085.46	195,085.46		
	Resident Initiatives/Salaries							
	Summer Youth Program							
61-11	Security Patrol							
HA - Wide	Administration: (10% limit)	1410		102,062.00	102,062.00	102,062.00		
	Director of Technical Services w/benefits							
	Travel and Sundry							
	Salary Allocation							
HA - Wide	Fees and Costs:	1430		2,500.00	835.00	835.00		
	Advertising							
	Grant Applications							
	Land Acquisition							
	Engineering/Inspection Services							
HA - Wide	Site Improvement:	1450		15,000.00	112,944.77	112,944.77		
61-11, 61-12	Security Fencing/Cameras		64					
	Sidewalk		12					
	Improvements/Replacements							
HA - Wide	Dwelling Structures:	1460		163,898.42	63,214.63	63,214.63		
61-13	Replace Kitchen Cabinets							
	Interior Improvements							
	Unit Repair (Contract Support)							





Attachment: a1061f01

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

<b>Part I: Summary</b>		<b>Grant Type and Number:</b>		<b>FFY of Grant: 2008</b>	
<b>PHA Name:</b> Opelika Housing Authority		Capital Fund Program No: <b>AL09P061501-08</b>		<b>FFY of Grant Approval: 2008</b>	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Final Performance and Evaluation Report			
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	209,443.00	104,721.00	104,721.00	104,721.00
3	1408 Management Improvements	104,721.00	209,443.00	209,443.00	59,781.66
4	1410 Administration	104,721.00	104,721.00	104,721.00	104,721.00
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	4,570.00
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	79,089.30
10	1460 Dwelling Structures	245,912.19	100,000.00	100,000.00	136,130.08
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	111,600.00
13	1475 Nondwelling Equipment:	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

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.

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: <b>Opelika Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>AL09P061501-08</b> Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 )		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input type="checkbox"/> Final Performance and Evaluation Report				
No.		Original	Revised 2	Obligated	Expended	
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00	
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-	
		312,419.81	312,419.81	312,419.81	287,062.50	
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00	
20	Amount of Annual Grant (sums of lines 2-19)	\$1,047,217.00	\$1,047,217.00	\$1,047,217.00	\$887,675.54	
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00	
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00	
23	Amount of Line 20 Related to Security - Soft Costs	0.00	0.00	0.00	0.00	
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00	
25	Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00	
Signature of Executive Director <i>Akinola Popoola</i>		Date 04-01-2010		Signature of Public Housing Director Date		

- 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: <b>Opelika Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>AL09P061501-08</b> Replacement Housing Factor Grant No: _____ CFFP (Yes/No) <b>No</b> Date of CFFP: _____					Federal FFY of Grant: <b>2008</b>	
Development Number Name/PHA-VV de Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Total Actual Cost	Total Actual Cost	Status of Work
HA - Wide	Operations:	1406		209,443.00	104,721.00	104,721.00	104,721.00	
	Management Improvements: (20% limit)	1408		104,721.00	-	-	-	
HA - Wide	Resident Initiatives/Salaries			162,443.00	162,443.00	40,414.60		
HA - Wide	Summer Youth Program			37,000.00	37,000.00	9,337.06		
61-11	Security Patrol			10,000.00	10,000.00	10,030.00		
HA - Wide	Administration: (10% limit)	1410		104,721.00	104,721.00	104,721.00	104,721.00	
	Management Fee - 10%							
HA - Wide	Fees and Costs:	1430		30,000.00	13,252.19	13,252.19	4,570.00	
	Advertising							
	Grant Applications							
	Engineering/Inspection Services							
	Site Improvement:	1450		40,000.00	-	-	-	
61-13	Cameras			89,000.00	89,000.00	0.00		
61-12	Security Fencing			8,000.00	8,000.00	10,132.80		
HA - Wide	Sidewalk Improvements/Replacements			5,500.00	5,500.00	68,906.50		
HA - Wide	Dwelling Structures:	1460		245,912.19	-	-	-	
61-12	Maintenance Building			0.00	0.00	51,500.00		
61-11	Electrical Conversion			100,000.00	100,000.00	0.00		
61-11	Misc Repairs			0.00	0.00	50,969.60		
61-12	Misc Repairs			0.00	0.00	10,235.73		
61-13	Misc Repairs			0.00	0.00	23,424.75		



Attachment: al061e01

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

<b>Part I: Summary</b>	
PHA Name: <b>Opelika Housing Authority</b>	Grant Type and Number: <b>Capital Fund Recovery Competitive Grant (CFRC)</b> Capital Fund Program No: <b>AL06100001309R</b> Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: <b>2009</b> FFY of Grant Approval: <b>2009</b>	

Original Annual Statement     Reserved for Disasters/Emergencies     Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/09     Final Performance and Evaluation Report

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	0.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	200,000.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	1,367,500.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1492 Moving to Work Demonstration	0.00		0.00	0.00
16	1495.1 Relocation Costs	15,000.00		0.00	0.00
17	1499 Development Activities 4	0.00		0.00	0.00

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.

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

<b>Part I: Summary</b>					
<b>PHA Name:</b> <p style="text-align: center;">Opelika Housing Authority</p>		<b>Grant Type and Number:</b> Capital Fund Recovery Competitive Grant (CFRC) Capital Fund Program No: <b>AL06100001309R</b> Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:</b> 2009 <b>FFY of Grant Approval:</b> 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00		0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-		-	-
		0.00		0.00	0.00
19	1502 Contingency (may not exceed 8% of Line 20)	0.00		0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$1,582,500.00</b>		<b>\$0.00</b>	<b>\$0.00</b>
21	Amount of Line 20 Related to LBP Activities	0.00		0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00		0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	0.00		0.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	0.00		0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00		0.00	0.00
<b>Signature of Executive Director</b> <i>Akinola Popoola</i>		<b>Date</b> <i>04-01-2010</i>		<b>Signature of Public Housing Director</b>  	
				<b>Date</b>  	

- 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.

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 II: Supporting Pages**

PHA Name: <b>Opelika Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>AL06100001309R</b> Replacement Housing Factor Grant No: _____ CFFP (Yes/No) <b>No</b> Date of CFFP: _____					Federal FFY of Grant: <b>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	
<b>PIC</b> <b>AL061000000</b>								
HA - Wide	Operations:	1406		0.00	0.00	0.00		
HA - Wide	Management Improvements: (20% limit)	1408		0.00	0.00	0.00		
HA - Wide	Administration: (10% limit)	1410		0.00	0.00	0.00		
Hyatt Homes AL061000013	Fees and Costs:	1430		200,000.00	0.00	0.00		
	Site Improvement:	1450		0.00	0.00	0.00		
Hyatt Homes AL061000013	Dwelling Structures: Modernization/Renovation	1460		1,367,500.00	0.00	0.00		
Hyatt Homes AL061000013	Relocation:	1495		15,000.00	0.00	0.00		
<b>TOTAL CAPITAL FUNDS FOR 2009 CFRC GRANT</b>				<b>\$1,582,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		



Attachment: al061d01

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. 2577-0228  
 Expires 4/30/2011

**Part I: Summary**

PHA Name:  <p style="text-align: center;"><b>Opelika Housing Authority</b></p>	Grant Type and Number: Capital Fund Program No: <b>AL09S061501-09</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement (revision no: )   
  Performance and Evaluation Report for Period Ending: 12/31/09   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 2) <sup>3</sup>	0.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	200,000.00		200,000.00	75,805.9
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	1,110,570.00		1,110,570.00	39,888.0
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1492 Moving to Work Demonstration	0.00		0.00	0.00
16	1495.1 Relocation Costs	15,000.00		15,000.00	0.00
17	1499 Development Activities <sup>4</sup>	0.00		0.00	0.00

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.

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: <b>Opelika Housing Authority</b>	Grant Type and Number: Capital Fund Program No: <b>AL09S061501-09</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/09   
  Final Performance and Evaluation Report

No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00		0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-		-	-
		0.00		0.00	0.00
19	1502 Contingency (may not exceed 8% of Line 20)	0.00		0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$1,325,570.00</b>		<b>\$1,325,570.00</b>	<b>\$115,693.90</b>
21	Amount of Line 20 Related to LBP Activities	0.00		0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00		0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	0.00		0.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	0.00		0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00		0.00	0.00

Signature of Executive Director  Date: <b>04-01-2010</b>	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.

**Part II: Supporting Pages**

PHA Name: <b>Opelika Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>AL09S061501-09</b> Replacement Housing Factor Grant No: _____ CFFP (Yes/No) <b>No</b> Date of CFFP: _____					Federal FFY of Grant: <b>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	
<b>PIC AL061000000</b>								
<b>HA - Wide</b>	<b>Operations:</b>	1406		0.00	0.00	0.00		
<b>HA - Wide</b>	<b>Management Improvements: (20% limit)</b>	1408		0.00	0.00	0.00		
<b>HA - Wide</b>	<b>Administration: (10% limit)</b>	1410		0.00	0.00	0.00		
<b>Hyatt Homes AL061000013</b>	<b>Fees and Costs:</b>	1430		200,000.00	200,000.00	75,805.90		
	<b>Site Improvement:</b>	1450		0.00	0.00	0.00		
<b>Hyatt Homes AL061000013</b>	<b>Dwelling Structures: Modernization/Renovation</b>	1460		1,110,570.00	1,110,570.00	39,888.00		
<b>Hyatt Homes AL061000013</b>	<b>Relocation:</b>	1495		15,000.00	15,000.00	0.00		
<b>TOTAL CAPITAL FUNDS FOR 2009 ARRA</b>				<b>\$1,325,570.00</b>	<b>\$1,325,570.00</b>	<b>\$115,693.90</b>		

Attachment: a1061c01

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: <p style="text-align: center;"><b>Opelika Housing Authority</b></p>	Grant Type and Number: Capital Fund Program No: <b>AL09P061501-09</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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- Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement (revision no: )   
  Performance and Evaluation Report for Period Ending: 12/31/09   
  Final Performance and Evaluation Report

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	112,259.20		0.00	0.00
3	1408 Management Improvements	224,518.40		0.00	0.00
4	1410 Administration	112,259.20		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	35,000.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	110,000.00		0.00	0.00
10	1460 Dwelling Structures	215,692.54		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1492 Moving to Work Demonstration	0.00		0.00	0.00
16	1495.1 Relocation Costs	0.00		0.00	0.00
17	1499 Development Activities 4	0.00		0.00	0.00

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 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
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Annual Statement / Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program

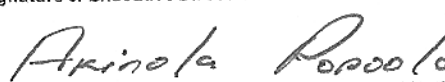
U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: <b>Opelika Housing Authority</b>	Grant Type and Number: Capital Fund Program No: <b>AL09P061501-09</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/09   
  Final Performance and Evaluation Report

No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00		0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-		-	-
		312,862.66		0.00	0.00
19	1502 Contingency (may not exceed 8% of Line 20)	0.00		0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$1,122,592.00</b>		<b>\$0.00</b>	<b>\$0.00</b>
21	Amount of Line 20 Related to LBP Activities	0.00		0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00		0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	0.00		0.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	0.00		0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00		0.00	0.00

Signature of Executive Director  Date: <b>04-01-2010</b>	Signature of Public Housing Director Date
---	--

- 1 To be completed for the Performance and Evaluation Report
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- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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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 II: Supporting Pages**

PHA Name: <b>Opelika Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>AL09P061501-09</b> Replacement Housing Factor Grant No: _____ CFFP (Yes/No) <b>No</b> Date of CFFP: _____				Federal FFY of Grant: <b>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
PIC AL061000000							
HA - Wide	Operations:	1406		112,259.20	0.00	0.00	
HA - Wide	Management Improvements: (20% limit)	1408		224,518.40	0.00	0.00	
HA - Wide	Administration: (10% limit)	1410		112,259.20	0.00	0.00	
	Management Fee						
Hyatt Homes AL061000013	Fees and Costs:	1430		35,000.00	0.00	0.00	
	Site Improvement:	1450					
Hyatt Homes AL061000013	Fruitwood cameras			90,000.00	0.00	0.00	
	Samford Fence			10,000.00	0.00	0.00	
Pleasant Homes AL061000011	Pleasant Fence	1450		10,000.00	0.00	0.00	
Hyatt Homes AL061000013	Dwelling Structures: Modernization/Renovation	1460		215,692.54	0.00	0.00	
	Collateralization or Debt Service:	9000		312,862.66	0.00	0.00	
<b>TOTAL CAPITAL FUNDS FOR 2009</b>				<b>\$1,122,592.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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

**Attachment: a1061b01**

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

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

<b>Part I: Summary</b>							
PHA Name/Number		Locality (City/County& State)				<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
<b>OPELIKA HOUSING AUTHORITY (AL 061)</b>		<b>City of Opelika/County of Lee/State of AL</b>					
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>	
	<b>AL061000011</b>	Annual Statement	16,000.00	13,000.00	13,000.00	13,000.00	
	<b>AL061000012</b>		25,000.00	17,000.00	17,000.00	17,000.00	
	<b>AL061000013</b>		286,289.33	302,330.20	608,555.20	608,555.20	
B.	Physical Improvements Subtotal		-	-	-	-	
	<b>HA-Wide</b>		<b>\$327,289.33</b>	<b>\$332,330.20</b>	<b>\$638,555.20</b>	<b>\$638,555.20</b>	
C.	Management Improvements		224,518.40	224,518.40	224,518.40	224,518.40	
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00	
			-	-	-	-	
E.	Administration		112,259.20	112,259.20	112,259.20	112,259.20	
F.	Other		35,000.00	35,000.00	35,000.00	35,000.00	
G.	Operations		112,259.20	112,259.20	112,259.20	112,259.20	
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	
			311,265.87	306,225.00	-	0.00	
K.	Total CFP Funds		<b>\$1,122,592.00</b>	<b>\$1,122,592.00</b>	<b>\$1,122,592.00</b>	<b>\$1,122,592.00</b>	
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00	
M.	Grand Total		<b>\$1,122,592.00</b>	<b>\$1,122,592.00</b>	<b>\$1,122,592.00</b>	<b>\$1,122,592.00</b>	

**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

<b>Part II: Supporting Pages - Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY _2010_	Work Statement for Year <u>2011</u> FFY <u>2011</u>			Work Statement for Year <u>2012</u> FFY <u>2012</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	<b>AL061000011</b>			<b>AL061000011</b>	
Annual Statement	Sidewalks/Fences		5,000.00	Tree planting		2,000.00
	<b>AL061000012</b>			<b>AL061000012</b>		
	Sidewalks/Fences		10,000.00	Tree planting		2,000.00
	<b>AL061000013</b>			<b>AL061000013</b>		
	Sidewalks/Fences		15,000.00	Tree planting		2,000.00
	<b>AL061000011</b>			<b>AL061000011</b>		
	Mold remediation, comprehensive modernization, HVAC		11,000.00	Mold remediation, comprehensive modernization, HVAC		11,000.00
	<b>AL061000012</b>			<b>AL061000012</b>		
	Mold remediation, comprehensive modernization		15,000.00	Mold remediation, comprehensive modernization		15,000.00
	<b>AL061000013</b>			<b>AL061000013</b>		
	Mold remediation, Bldg. 508-510 comprehensive modernization		271,289.33	Mold remediation, Bldg. 508-510 comprehensive modernization		300,330.20
	<b>Subtotal</b>		<b>\$327,289.33</b>	<b>Subtotal</b>		<b>\$332,330.20</b>



**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

<b>Part II: Supporting Pages - Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY _2010_	Work Statement for Year <u>2013</u>			Work Statement for Year <u>2014</u>		
	FFY <u>2013</u>			FFY <u>2014</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	<b>AL061000011</b>			<b>AL061000011</b>		
Annual Statement	Tree planting		2,000.00	Tree planting		2,000.00
	<b>AL061000012</b>			<b>AL061000012</b>		
	Tree planting		2,000.00	Tree planting		2,000.00
	<b>AL061000013</b>			<b>AL061000013</b>		
	Tree planting		2,000.00	Tree planting		2,000.00
	<b>AL061000011</b>			<b>AL061000011</b>		
	Mold remediation, comprehensive modernization, HVAC		11,000.00	Mold remediation, comprehensive modernization, HVAC		11,000.00
	<b>AL061000012</b>			<b>AL061000012</b>		
	Mold remediation, comprehensive modernization		15,000.00	Mold remediation, comprehensive modernization		15,000.00
	<b>AL061000013</b>			<b>AL061000013</b>		
	Mold remediation, Bldg. 508-510 comprehensive modernization		606,555.20	Mold remediation, Bldg. 508-510 comprehensive modernization		606,555.20
		<b>Subtotal</b>	<b>\$638,555.20</b>		<b>Subtotal</b>	<b>\$638,555.20</b>

**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

<b>Part III: Supporting Pages - Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2011</u> FFY <u>2011</u>		Work Statement for Year <u>2012</u> FFY <u>2012</u>	
	Development Number/Name General Description of Major Work Items	Estimated Cost	Development Number/Name General Description of Major Work Items	Estimated Cost
See	<b>HA Wide:</b>		<b>HA Wide:</b>	
Annual Statement	Operations	112,259.20	Operations	112,259.20
	Administrative Fees (10% for COCC)	112,259.20	Administrative Fees (10% for COCC)	112,259.20
	Management Improvements (training, software) (limited to 20%)	224,518.40	Management Improvements (training, software) (limited to 20%)	224,518.40
	<b>AL061000013</b> Fees and Costs (A/E-Planning)	30,000.00	<b>AL061000013</b> Fees and Costs (A/E-Planning)	30,000.00
	<b>AL061000011</b> Relocation of tenants	1,000.00	<b>AL061000011</b> Relocation of tenants	1,000.00
	<b>AL061000012</b> Relocation of tenants	1,000.00	<b>AL061000012</b> Relocation of tenants	1,000.00
	<b>AL061000013</b> Relocation of tenants	3,000.00	<b>AL061000013</b> Relocation of tenants	3,000.00
	<b>HA-Wide</b> Debt Service	311,265.87	<b>HA-Wide</b> Debt Service	306,225.00
	<b>Subtotal</b>	<b>\$795,302.67</b>	<b>Subtotal</b>	<b>\$790,261.80</b>

**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

<b>Part III: Supporting Pages - Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY _2010_	Work Statement for Year <b>2013</b> FFY <b>2013</b>		Work Statement for Year <b>2014</b> FFY <b>2014</b>	
	Development Number/Name General Description of Major Work Items	Estimated Cost	Development Number/Name General Description of Major Work Items	Estimated Cost
	See	<b>HA Wide:</b>		<b>HA Wide:</b>
Annual Statement	Operations	112,259.20	Operations	112,259.20
	Administrative Fees (10% for COCC)	112,259.20	Administrative Fees (10% for COCC)	112,259.20
	Management Improvements (training, software) (limited to 20%)	224,518.40	Management Improvements (training, software) (limited to 20%)	224,518.40
	<b>AL061000013</b> Fees and Costs (A/E-Planning)	30,000.00	<b>AL061000013</b> Fees and Costs (A/E-Planning)	30,000.00
	<b>AL061000011</b> Relocation of tenants	1,000.00	<b>AL061000011</b> Relocation of tenants	1,000.00
	<b>AL061000012</b> Relocation of tenants	1,000.00	<b>AL061000012</b> Relocation of tenants	1,000.00
	<b>AL061000013</b> Relocation of tenants	3,000.00	<b>AL061000013</b> Relocation of tenants	3,000.00
	<b>Subtotal</b>	<b>\$484,036.80</b>	<b>Subtotal</b>	<b>\$484,036.80</b>

Attachment: a1061a01

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

<b>Part I: Summary</b>					
PHA Name: <b>Opelika Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>AL09P061501-10</b> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval: 2010	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	112,259.20			
3	1408 Management Improvements	224,518.40			
4	1410 Administration	112,259.20			
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	110,000.00			
10	1460 Dwelling Structures	215,692.54			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling 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			

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.

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: <p style="text-align: center;"><b>Opelika Housing Authority</b></p>	Grant Type and Number: Capital Fund Program No: <b>AL09P061501-10</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
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Original Annual Statement    
  Reserved for Disasters/Emergencies    
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/09    
  Final Performance and Evaluation Report

No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-		
		312,862.66			
19	1502 Contingency (may not exceed 8% of Line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$1,122,592.00</b>			
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	0.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			

Signature of Executive Director <p style="font-size: 1.5em; margin-left: 20px;"><i>Akinola Popoola</i></p>	Date <p style="font-size: 1.2em; margin-left: 20px;">04-01-2010</p>	Signature of Public Housing Director Date
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Annual Statement /Performance and Evaluation Report  
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**Part II: Supporting Pages**

PHA Name: <b>Opelika Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>AL09P061501-10</b> Replacement Housing Factor Grant No: _____ CFFP (Yes/No) <b>No</b> Date of CFFP: _____				Federal FFY of Grant: <b>2010</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	
PIC AL061000000							
HA - Wide	Operations:	1406		112,259.20			
HA - Wide	Management Improvements: (20% limit)	1408		224,518.40			
HA - Wide	Administration: (10% limit) Management Fee	1410		112,259.20			
Hyatt Homes AL061000013	Fees and Costs:	1430		35,000.00			
	Site Improvement:	1450					
Pleasant Homes AL061000011	Camp Hill cameras		32 ea	90,000.00			
	Camp Hill fence		350 lf	10,000.00			
Pleasant Homes AL061000011	Pleasant parking pad	1450	2500 sf	10,000.00			
Hyatt Homes AL061000013	Dwelling Structures: Modernization/Renovation	1460		215,692.54			
	Collateralization or Debt Service:	9000		312,862.66			
<b>TOTAL CAPITAL FUNDS FOR 2010</b>				<b>\$1,122,592.00</b>			

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

Attachment: al061h01  
Opelika Housing Authority

Resident Advisory Board Consultation Process and Comments – FYB 2010

1. Resident notification of appointment to the Advisory Board  
At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board – December 28, 2009
2. Resident Advisory Board Selection  
Selection made from resident/participant response – January 6, 2010
3. Meeting Organization  
Schedule date to meet with Resident Advisory Board for input to PHA Plan – December 15, 2009  
Notify Resident Advisory Board of scheduled meeting – January 13, 2010  
Hold Resident Advisory Board meeting – January 20, 2010
4. Notification of Public Hearing  
Schedule date for Public Hearing and place ad – December 15, 2009  
Notify Resident Advisory Board – January 20, 2010  
Hold Public Hearing meeting – March 1, 2010
5. Documentation of resident recommendations and PHA’s response to recommendations

Opelika Housing Authority  
Resident Advisory Board meeting  
January 20, 2010

5 Year Plan Questions & Answers

- Q Is it true that an 18 yr old has to share a room with a 12 yr old?  
A Mr. Popoola stated that according to policy yes a bedroom can be shared.
- Q Will Section 8 tenants have to take a \$100.00 deduction on their rent?  
A Mr. Popoola stated that no one will take a deduction on their rent; the Opelika Housing Authority is using the reserve account to make up the difference in HAP money not received from HUD.

- Q Can tenants on Section 8 move now?  
A Yes, you can move but, not to a more expensive unit and the new payment standard of 90% will be effective for new moves.
- Q How much money was received for section 8?  
A Mr. Popoola stated that 1.1 million dollars are divided by twelve and disbursed monthly.
- Q How long will it be before they receive Section 8?  
A Mr. Popoola stated that due to funds being cut there is not money at this time for new section 8 vouchers.
- Q When will renovations start in Samford Place?  
A Mr. Popoola stated that he is waiting on the Architect.
- Q Why do PH tenants have to do Community Service?  
A It is the law but all people need to be treated the same.
- Q When will Pleasant Circle be fixed?  
A He stated in 1998 Pleasant Circle was renovated and will not be renovated anytime soon.
- Q Can Community Services be done at church?  
A Yes, it can as long as is not personal.
- Q Can heaters be placed up stairs and can we get an extra air conditioner in Pleasant Circle?  
A He stated that he would give them an air conditioner but that they need to get heaters but to be careful.
- Q What can I do about the air coming through my air conditioner?  
A OHA will check this out and handle it.
- Q Can I have a dryer vent put in my unit in Raintree?  
A Yes, OHA will put in a Portable one.