

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

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): **07/2011**

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**
 VASH Vouchers: **25**

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.) ***NOT APPLICABLE***

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.
NOT APPLICABLE

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:
NOT APPLICABLE

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.
NOT APPLICABLE

--	--

6.0 PHA Plan Update

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

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

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

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

The following are the specific locations where the public may obtain copies of the 2011 Annual Plan:

- Administrative Office – 1706 Toomer Street, Opelika, AL 36801
- Pleasant Area Office – 316 Pleasant Drive, Opelika, AL
- Samford Area Office – 1202 Samford Place, Opelika, AL
- Resident Services Building – 500 Raintree Street, Opelika, AL
- Camp Hill Office – 125 Henderson Drive, Camp Hill, AL

6.0 PHA Plan Elements

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.

6.0

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

6.0

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 **CHANGE**

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 not have general occupancy public housing developments covered by the deconcentration rule.

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.

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

6.0

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.

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

6.0

(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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2011 grants)		
a) Public Housing Operating Fund	3,267,731.00	
b) Public Housing Capital Fund	1,114,508.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,186,408.00	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2010	1,114,508.00	Public housing capital improvements
CFP 2009	188,014.18	Public housing capital improvements
3. Public Housing Dwelling Rental Income		
	520,000.00	Public housing operations
4. Other income (list below)		
Excess utilities, interest income, other income	143,000.00	Public housing operations
5. Non-federal sources (list below)		
Total resources	9,534,169.18	

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 **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

OHA reviewed and updated Flat Rents in March 2010. New Flat Rent amount are posted in the Administrative Office and each AMP office.

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

The PHA's payment standard is:

- At 100% of FMR

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 *CHANGE*

(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

Housing Managers (3)

- Assistant Housing Managers (3)
- Maintenance Mechanics (8)
- Office Clerk (2)

Modernization Coordinator

- Maintenance Mechanic (1)

Intake Coordinator

- Intake Specialist (1)

Director of Finance & Administration

- Accountant

FSS Coordinator

Resident Services

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

b. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	633	198
Section 8 Vouchers	490	36
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers VASH Vouchers	25	1
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

6.0

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 *CHANGE*

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

6.0

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

(1) General

a. Self-Sufficiency Policies

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 Bldg.	Public Housing Children
Senior Program	70	Specific Criteria	Resident Services Bldg.	Public Housing Senior Citizens
Computer Classes	14	Waiting List	Resident Services Bldg.	Public Housing Residents
Summer Enrichment Program	65	Open	Resident Services Bldg.	Public Housing Residents
Summer Youth Employment	19	Specific Criteria	PHA Wide	Both

(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: 12/15/10)
Public Housing	0	20
Section 8	0	9

- 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.

6.0

- 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.

(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.

6.0

- 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: **CHANGE**

- Number of tenants required to perform community service: 277
- Number of tenants performing community service: 177
- Number of tenants granted exemptions: 337
- Number of tenants in non-compliance: 100
- Number of tenants terminated/evicted due to non-compliance: -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

6.0

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
- 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

6.0

- 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.
 - 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

6.0

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

6.0

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 form 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

6.0

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 form 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 the Grievance Procedure, as applicable.

903.7(10) Civil Rights Certification *NO CHANGE*

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.

6.0

- ◆ 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
 - 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 *NO CHANGE*

The PHA is 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 ***NO CHANGE***

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.

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households the PHA is partnering with Domestic Violence Intervention Center and other local agencies to provide supportive services to assist victims of domestic violence move out of abusive situations and begin again.

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 staking (whether actual or imminent threat)

<p>6.0</p>	<p>who are assisted by PHA.</p> <p style="text-align: right;">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.</p>
	<p>by VAWA.</p> <ul style="list-style-type: none"> ▪ 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 <p>Section 6.0 b</p> <p>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.</p> <p>The following are the specific locations where the public may obtain copies of the 2011 Annual Plan:</p> <ul style="list-style-type: none"> ▪ 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

<p>7.0</p>	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>a. HOPE VI or Mixed Finance Modernization or Development <i>NO CHANGE</i></p> <p>The PHA has not received a HOPE VI revitalization grant.</p> <p>The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.</p> <p>The PHA will not be engaging in any mixed-finance development activities for public housing in the Plan year.</p> <p>The PHA will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.</p>
-------------------	---

7.0

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	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Required reports are included as following attachments:</p> <ul style="list-style-type: none"> ▪ 2011 Capital Fund Program Annual Statement - attachment a1061a01 ▪ 2010 Performance and Evaluation Report – attachment a1061c01 ▪ 2009 Performance and Evaluation Report – attachment a1061d01 ▪ 2009 ARRA Performance and Evaluation Report – attachment a1061e01 ▪ 2009 Capital Fund Recovery Competitive Grant Annual Statement – attachment a1061f01 ▪ 2008 Performance and Evaluation Report - attachment a1061g01 ▪ 2007 Performance and Evaluation Report - attachment a1061h01
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Required report is included as following attachment:</p> <ul style="list-style-type: none"> ▪ FY 2010 Capital Fund Program 5 Year Action Plan - attachment a1061b01
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

9.0 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”.

There is a significant need for additional affordable housing in Opelika and surrounding areas. The greatest need based on Opelika Housing Authority’s Public Housing waiting list is for 1 bedroom units. The lack of elderly and disabled housing is having the greatest impact on our waiting lists. Two bedroom units rank second in need based on the Public Housing waiting list.

Affordable housing is a problem across the board for all unit sizes. Subsidized housing programs are very limited in this area. Both Section 8 and Public Housing greatest percentage of families on the waiting list fall in the extremely low income (less than or equal to 30%AMI) income range.

The supply of accessible housing and good quality housing is very limited. In an effort to upgrade the standard of public housing, renovations are being done as funds permit. Accessibility is also being included in the renovations, but there is still a shortage of housing to address the population’s needs.

Demand far outweighs the supply of housing. The local economy has drastically changed the need for decent affordable housing and this problem is constantly directing an increasing number of families to look to Opelika Housing Authority for assistance.

The Opelika Housing Authority is scheduled to modernize some of our public housing units and is dedicated to providing improved decent housing to meet the housing needs of the low and moderate income persons in accordance with the City of Opelika’s consolidated Plan.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
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
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)

- Section 8 tenant-based assistance
 - Public Housing
 - Combined Section 8 and Public Housing
 - 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	177		198
Extremely low income <=30% AMI	152	85.9%	
Very low income (>30% but <=50% AMI)	17	9.6%	
Low income (>50% but <80% AMI)	8	4.5%	
Families with children	74	42%	
Elderly families	8	5%	
Families with Disabilities	8	5%	
White	16	9%	
Black/African American	161	91%	
American Indian/Alaska Native	0	0	
Asian	0	0	
Native Hawaiian/Other Pacific Islander	0	0	
Hispanic	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	93	52.5%	
2 BR	69	39%	
3 BR	10	5.6%	
4 BR	3	1.7%	
5 BR	2	1.1%	
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)

- Section 8 tenant-based assistance
 - Public Housing
 - Combined Section 8 and Public Housing
 - 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	324		105
Extremely low income <=30% AMI	260	80%	
Very low income (>30% but <=50% AMI)	59	18%	
Low income (>50% but <80% AMI)	5	2%	
Families with children	318	98%	
Elderly families	4	1%	
Families with Disabilities	2	.6%	
White	6	2%	
Black/African American	317	98%	
American Indian/Alaska Native	1	.3%	
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)? No Yes

If yes:

How long has it been closed (# of months)? 20 months

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

9.1

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Strategies *NO CHANGE*

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

9.1

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

10.0

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

(a) Progress in Meeting Mission and Goals

Below are the Goals identified in our FY 2010 Five Year/Annual PHA Plan and the progress made on each..

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

Progress Statement: Opelika Housing Authority applied for and received 25 VASH Vouchers.

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

Progress Statement: With regard to improving the quality of assisted housing, Opelika Housing Authority completed renovation of 31 units in AMP61-13 and 30 additional units are currently under modernization utilizing CFR Competitive Grant Funds.

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

Progress Statement: We have successfully reached owners with units outside areas of high poverty or minority concentration by implementing a variety of techniques:

- Provided periodic meetings with current and prospective owners to explain the program.

10.0

- Targeted low poverty areas by specifically mailing flyers to Real Estate Companies and Apartment Complexes that have property in low poverty areas. As a result of these efforts, a large apartment complex has entered into a HAP contract and listed 15 available units.
- Conducted a seminar with an association of owners of rental property.
- Provided newsletters for owners.

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

Progress Statement: Opelika Housing Authority is installing 1540 feet of 8 foot ornamental fencing. This fence is in the Solar One Development of AMP 61-13. We have also made modifications to the existing fence in AMP 61-12 so that it will be more accessible to law enforcement officers. We are also repairing all cameras in AMP 61-11 and AMP 61-12 to enhance security measures.

In addition, office space has been provided for the Resident Advisory Board (RAB) as well as a computer and printer to assist them with RAB business.

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 support 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

10.0

Progress Statement: OHA provides the youth with an after-school program with certified teachers on staff for tutorial and any additional help the students may need with homework. Computers are available for use of research and to complete written assignments.

A basketball league is being established. OHA is currently soliciting players in various age groups to participate.

OHA has always had a positive working relationship with our local Domestic Violence Intervention Center. OHA offers housing, counseling, support and referrals to victims of domestic abuse and to their family members. We have had an increase in referrals from this agency this year and have housed battered women and their children.

OHA is currently working with the OHA Resident Advisory Board on pursuing avenues for resident owned businesses. There have been several meeting of the RAB where this has been addressed. Recently new elections were held and this topic will be on their agenda for the upcoming year.

OHA currently allows the East Alabama Services for the Elderly to utilize one of our buildings on site 61-13 as a daily meeting place for the elderly and disabled. Elderly and disabled tenants as well as those in the community are able to meet on a weekly basis and are provided supportive services to assist them. The OHA Social Events Specialist provides services to OHA seniors on a daily basis. Supportive services are provided through linkage with area agencies to assist OHA seniors as they age in place.

OHA is in the process of applying for several grants: Public Housing FSS, HCV FSS, and the HUD Service Coordinator grants.

OHA has a Public Housing and HCV Family Self Sufficiency Program that has strived to provide supportive services and linkages to other service agencies that are individualized based on a tenant's needs and capacities to increase the number of those who are employed with OHA households. OHA has also worked with tenants not on the FSS Programs with providing them with case management and the opportunity through other service agencies to develop their skills, begin a solid job search, and support them as they work on job retention.

OHA continues to provide an excellent After School Tutorial and Summer Program for the youth in our community. This is a program with certified teachers and support staff that assist OHA youth with their homework, provide tutoring services, and extracurricular activities. We also have a Boys and Girls Club on Site 61-12 that provides services to OHA youth. Both of these programs are free of charge.

OHA has two acres of land on Site 61-13 that is designated through our nonprofit agency for homeownership. At this time we are researching grants and various other resources to assist us in the development of this project for homeownership.

10.0

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
- 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 Statement: Opelika Housing Authority recently completed renovating 31 units in AMP 61-13. The renovation of these units is a major improvement in the housing needs of our tenants. OHA continues to strive to upgrade out housing units to provide out tenants with quality housing that includes central heat and are, and handicap accessibility. OHA is currently in the process of renovating another 30 units and have accepted bids to renovate 24 units in AMP 13.

10.0

(b) **Significant Amendment and Substantial Deviation/Modification** *NO CHANGE*

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.

* 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*

11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.

Provided as attachment al061i01

(g) Challenged Elements – NO ELEMENTS CHALLENGED

(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

Provided as attachments al061a01, al061c01, al061d01, al061e01, al061f01, al061g01, and al061h01.

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

Provided as attachment al061b01

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

Part I: Summary					
PHA Name: Opelika Housing Authority		Grant Type and Number: Capital Fund Program No: AL09P061501-11		FFY of Grant: 2011 FFY of Grant Approval: 2011	
		Replacement Housing Factor Grant No: Date of CFFP:			
<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	111,451.00			
3	1408 Management Improvements	222,902.00			
4	1410 Administration	111,451.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	35,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	100,000.00			
10	1460 Dwelling Structures	221,271.84			
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: Opelika Housing Authority		Grant Type and Number: Capital Fund Program No: AL09P061501-11 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2011 FFY of Grant Approval: 2011	
<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			
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	-	-		
		312,432.16			
19	1502 Contingency (may not exceed 8% of Line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	\$1,114,508.00			
21	Amount of Line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	0.00			
23	Amount of Line 20 Related to Security - Soft Costs	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 <i>Akmalia Popoola</i>		Date <i>2-7-11</i>		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.

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		Grant Type and Number:					Federal FFY of Grant:	
PHA Name: Opelika Housing Authority		Capital Fund Program No: AL09P061501-11					2011	
		Replacement Housing Factor Grant No: _____					CFFP (Yes/No) No	
		Date of CFFP: _____						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
HA Wide	Operations:	1406		111,451.00				
HA Wide	Management Improvements: (20% limit)	1408		222,902.00				
HA Wide	Administration: (10% limit)	1410		111,451.00				
	Management Fee							
61-13	Fees and Costs:	1430		35,000.00				
	Site Improvement:							
61-13	Fruitwood cameras	1450	32 ea	90,000.00				
61-13	Fruitwood fence	1450	350 lf	10,000.00				
	Dwelling Structures:							
61-13	Modernization/Renovation	1460	25 apts	221,271.84				
	Collateralization or Debt Service:	9000		312,432.16				
TOTAL CAPITAL FUNDS FOR 2011					\$1,114,508.00			

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

Attachment: a1061b01

Capital Fund Program Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number		Locality (City/County& State)			<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
OPELIKA HOUSING AUTHORITY (AL 061)		City of Opelika/County of Lee/State of AL				
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year 2 FFY <u>2012</u>	Work Statement for Year 3 FFY <u>2013</u>	Work Statement for Year 4 FFY <u>2014</u>	Work Statement for Year 5 FFY <u>2015</u>
	AL061000011	Annual Statement	37,400.00	37,400.00	37,400.00	37,400.00
	AL061000012		55,700.00	55,700.00	55,700.00	55,700.00
	AL061000013		223,172.64	224,338.93	229,379.80	535,604.80
B.	Physical Improvements Subtotal		-	-	-	-
	HA-Wide		\$316,272.64	\$317,438.93	\$322,479.80	\$628,704.80
C.	Management Improvements		222,901.60	222,901.60	222,901.60	222,901.60
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00
			-	-	-	-
E.	Administration		111,450.80	111,450.80	111,450.80	111,450.80
F.	Other		40,000.00	40,000.00	40,000.00	40,000.00
G.	Operations		111,450.80	111,450.80	111,450.80	111,450.80
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing - Debt Service		0.00	0.00	0.00	0.00
			312,432.16	311,265.87	306,225.00	0.00
K.	Total CFP Funds		\$1,114,508.00	\$1,114,508.00	\$1,114,508.00	\$1,114,508.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		\$1,114,508.00	\$1,114,508.00	\$1,114,508.00	\$1,114,508.00

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _2011_	Work Statement for Year <u>2012</u> FFY <u>2012</u>			Work Statement for Year <u>2013</u> FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See Annual Statement	AL061000011			AL061000011		
	Sidewalks, fences, security cameras		26,400.00	Security Cameras		26,400.00
	AL061000012			AL061000012		
	Sidewalks, fences, security cameras		40,700.00	Security Cameras		40,700.00
	AL061000013			AL061000013		
	Sidewalks, fences, security cameras		42,900.00	Security Cameras		42,900.00
	AL061000011			AL061000011		
	Mold remediation, comprehensive modernization, HVAC		11,000.00	Mold remediation, comprehensive modernization, HVAC		11,000.00
	AL061000012			AL061000012		
	Mold remediation, comprehensive modernization, HVAC		15,000.00	Mold remediation, comprehensive modernization		15,000.00
	AL061000013			AL061000013		
	Mold remediation, comprehensive modernization, HVAC		180,272.64	Mold remediation, comprehensive modernization		181,438.93
		Subtotal	\$316,272.64		Subtotal	\$317,438.93

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _2011_	Work Statement for Year <u>2014</u> FFY <u>2014</u>			Work Statement for Year <u>2015</u> FFY <u>2015</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	AL061000011			AL061000011		
Annual	Security Cameras		26,400.00	Security Cameras		26,400.00
Statement						
	AL061000012			AL061000012		
	Security Cameras		40,700.00	Security Cameras		40,700.00
	AL061000013			AL061000013		
	Security Cameras		42,900.00	Security Cameras		42,900.00
	AL061000011			AL061000011		
	Mold remediation, comprehensive modernization, HVAC		11,000.00	Mold remediation, comprehensive modernization, HVAC		11,000.00
	AL061000012			AL061000012		
	Mold remediation, comprehensive modernization		15,000.00	Mold remediation, comprehensive modernization		15,000.00
	AL061000013			AL061000013		
	Mold remediation, comprehensive modernization		186,479.80	Mold remediation, comprehensive modernization		492,704.80
		Subtotal	\$322,479.80		Subtotal	\$628,704.80

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part III: Supporting Pages - Management Needs Work Statement(s)				
Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year <u>2012</u> FFY <u>2012</u>		Work Statement for Year <u>2013</u> FFY <u>2013</u>	
	Development Number/Name General Description of Major Work Items	Estimated Cost	Development Number/Name General Description of Major Work Items	Estimated Cost
	See Annual Statement	HA Wide: Operations	111,450.80	HA Wide: Operations
	Management Improvements (training, software) (limited to 20%)	222,901.60	Management Improvements (training, software) (limited to 20%)	222,901.60
		111,450.80	Administrative Fees (10% for COCC)	111,450.80
	AL061000013 Fees and Costs (A/E-Planning)	35,000.00	AL061000013 Fees and Costs (A/E-Planning)	35,000.00
	AL061000011 Relocation of tenants	1,000.00	AL061000011 Relocation of tenants	1,000.00
	AL061000012 Relocation of tenants	1,000.00	AL061000012 Relocation of tenants	1,000.00
	AL061000013 Relocation of tenants	3,000.00	AL061000013 Relocation of tenants	3,000.00
	HA-Wide Collateralization and Debt Service	312,432.16	HA-Wide Collateralization and Debt Service	311,265.87
	Subtotal	\$798,235.36	Subtotal	\$797,069.07

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part III: Supporting Pages - Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2011_	Work Statement for Year <u>2014</u>		Work Statement for Year <u>2015</u>	
	FFY <u>2014</u>		FFY <u>2015</u>	
	Development Number/Name General Description of Major Work Items	Estimated Cost	Development Number/Name General Description of Major Work Items	Estimated Cost
See	HA Wide:		HA Wide:	
Annual	Operations	111,450.80	Operations	111,450.80
Statement	Management Improvements (training, software) (limited to 20%)	222,901.60	Management Improvements (training, software) (limited to 20%)	222,901.60
	Administrative Fees (10% for COCC)	111,450.80	Administrative Fees (10% for COCC)	111,450.80
	AL061000013		AL061000013	
	Fees and Costs (A/E-Planning)	35,000.00	Fees and Costs (A/E-Planning)	35,000.00
	AL061000011		AL061000011	
	Relocation of tenants	1,000.00	Relocation of tenants	1,000.00
	AL061000012		AL061000012	
	Relocation of tenants	1,000.00	Relocation of tenants	1,000.00
	AL061000013		AL061000013	
	Relocation of tenants	3,000.00	Relocation of tenants	3,000.00
	HA-Wide		HA-Wide	
	Collateralization and Debt Service	306,225.00	Collateralization and Debt Service	0.00
	Subtotal	\$792,028.20	Subtotal	\$485,803.20

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: Opelika Housing Authority	Grant Type and Number: Capital Fund Program No: AL09P061501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
--	---	---

Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/10
 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	111,451.00		0.00	0.00
3	1408 Management Improvements	222,902.00		0.00	0.00
4	1410 Administration	111,451.00		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	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	211,271.84		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

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: Opelika Housing Authority		Grant Type and Number: Capital Fund Program No: AL09P061501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010	
<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: 12/31/10 <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	-		-	-	
		312,432.16		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)	\$1,114,508.00		\$0.00	\$0.00	
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 <i>Akisola Powell</i>		Date <i>2/7/11</i>		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.

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		Grant Type and Number: Capital Fund Program No: AL09P061501-10 Replacement Housing Factor Grant No: Date of CFFP:					Federal FFY of Grant: 2010	
PHA Name: Opelika Housing Authority		CFFP (Yes/No) No						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
HA Wide	Operations:	1406		111,451.00		0.00	0.00	
HA Wide	Management Improvements: (20% limit)	1408		222,902.00		0.00	0.00	
HA Wide	Administration: (10% limit) Management Fee	1410		111,451.00		0.00	0.00	
61-13	Fees and Costs:	1430		35,000.00		0.00	0.00	
	Site Improvement:							
61-11	Camp Hill cameras	1450	32 ea	90,000.00		0.00	0.00	
61-11	Camp Hill fence	1450	350 lf	10,000.00		0.00	0.00	
61-11	Pleasant parking pad	1450	2500 sf	10,000.00		0.00	0.00	
	Dwelling Structures:							
61-13	Modernization/Renovation	1460	24 apts	211,271.84		0.00	0.00	
	Collateralization or Debt Service:	9000		312,432.16		0.00	0.00	
TOTAL CAPITAL FUNDS FOR 2010				\$1,114,508.00		\$0.00	\$0.00	

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

Attachment: a1061d01

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;">Opelika Housing Authority</p>	Grant Type and Number: Capital Fund Program No: AL09P061501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
--	---	---

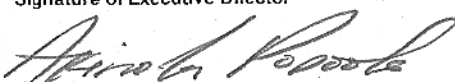
Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/10
 Final Performance and Evaluation Report

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	112,259.00	112,259.00	112,259.00
3	1408 Management Improvements	224,518.40	224,518.00	36,333.82	36,333.82
4	1410 Administration	112,259.20	112,259.00	112,259.00	112,259.00
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	35,000.00	51,750.00	51,920.00	51,920.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	110,000.00	62,000.00	33,027.00	33,027.00
10	1460 Dwelling Structures	215,692.54	225,751.34	254,724.34	254,724.34
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	21,192.00	21,192.00	21,192.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
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: Opelika Housing Authority		Grant Type and Number: Capital Fund Program No: AL09P061501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
<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: 12/31/10		<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	312,862.66	312,862.66	312,862.66	292,512.50	
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)	\$1,122,592.00	\$1,122,592.00	\$934,577.82	\$914,227.66	
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		Date		Signature of Public Housing Director		Date
		2/7/11				

- 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: Opelika Housing Authority		Grant Type and Number: Capital Fund Program No: AL09P061501-09 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____					Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
PIC AL061000000								
HA - Wide	Operations:	1406		112,259.20	112,259.00	112,259.00	112,259.00	
HA - Wide	Management Improvements: (20% limit)	1408		224,518.40	224,518.00	36,333.82	36,333.82	
HA - Wide	Administration: (10% limit)	1410		112,259.20	112,259.00	112,259.00	112,259.00	
	Management Fee							
Hyatt Homes AL061000013	Fees and Costs:	1430		35,000.00	51,750.00	51,920.00	51,920.00	
	Site Improvement:	1450						
Hyatt Homes	Fruitwood cameras			90,000.00	62,000.00	33,027.00	33,027.00	
AL061000013	Samford Fence			10,000.00	0.00	0.00	0.00	
Pleasant Homes AL061000011	Pleasant Fence	1450		10,000.00	0.00	0.00	0.00	
Hyatt Homes AL061000013	Dwelling Structures: Modernization/Renovation	1460		215,692.54	225,751.34	254,724.34	254,724.34	
Hyatt Homes AL061000013	Dwelling Equipment: Appliances	1465		0.00	21,192.00	21,192.00	21,192.00	
	Collateralization or Debt Service:	9000		312,862.66	312,862.66	312,862.66	292,512.50	
TOTAL CAPITAL FUNDS FOR 2009				\$1,122,592.00	\$1,122,592.00	\$934,577.82	\$914,227.66	

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: a1061e01

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

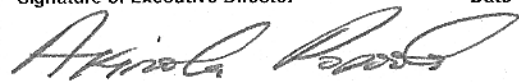
U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Opelika Housing Authority		Grant Type and Number: Capital Fund Program No: AL09S061501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
<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: 12/31/10 <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	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	200,000.00	96,525.90	96,525.90	96,525.90
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	1,110,570.00	1,218,907.65	1,218,907.65	1,218,907.65
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
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	15,000.00	10,136.45	10,136.45	10,136.45
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: Opelika Housing Authority		Grant Type and Number: Capital Fund Program No: AL09S061501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
<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: 12/31/10		<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	-	-	-	-	
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)	\$1,325,570.00	\$1,325,570.00	\$1,325,570.00	\$1,325,570.00	
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		Signature of Public Housing Director		Date		
 Date						
2/7/11						

- 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: Opelika Housing Authority		Grant Type and Number: Capital Fund Program No: AL09S061501-09 Replacement Housing Factor Grant No: Date of CFFP:					Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
	Fees and Costs:							
AL061000013	Architectural Fees	1430	31	200,000.00	96,525.90	96,525.90	96,525.90	
	Dwelling Structures:							
AL061000013	Renovation of Apartments	1460	31	1,110,570.00	1,218,907.65	1,218,907.65	1,218,907.65	
	Relocation:							
AL061000013	Relocate tenants	1495		15,000.00	10,136.45	10,136.45	10,136.45	
TOTAL CAPITAL FUNDS FOR 2009 ARRA				\$1,325,570.00	\$1,325,570.00	\$1,325,570.00	\$1,325,570.00	

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

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

Part I: Summary

PHA Name: <p style="text-align: center;">Opelika Housing Authority</p>	Grant Type and Number: Capital Fund Recovery Competitive Grant (CFRC) Capital Fund Program No: AL06100001309R Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
--	--	---


Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12/31/10
 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	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	158,250.00	158,250.00	2,274.00
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	200,000.00	60,500.00	60,500.00	6,199.30
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	27,650.00	27,650.00	3,500.00
10	1460 Dwelling Structures	1,367,500.00	1,329,850.00	1,329,850.00	46,000.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	6,250.00	6,250.00	22,740.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
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	15,000.00	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: Opelika Housing Authority		Grant Type and Number: Capital Fund Recovery Competitive Grant (CFRC)			FFY of Grant: 2009	
		Capital Fund Program No: AL06100001309R			FFY of Grant Approval: 2009	
		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"/> Revised Annual Statement (revision no: 1)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		<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	-	-	-	-	
		0.00	0.00	0.00	0.00	
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)	\$1,582,500.00	\$1,582,500.00	\$1,582,500.00	\$80,713.30	
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		Date		Signature of Public Housing Director		Date
		2/7/11				

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

Part II: Supporting Pages

PHA Name: Opelika Housing Authority		Grant Type and Number: Capital Fund Program No: AL06100001309R Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____					Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
PIC AL061000000								
HA - Wide	Operations:	1406		0.00	0.00	0.00	0.00	
HA - Wide	Management Improvements: (20% limit)	1408		0.00	0.00	0.00	0.00	
HA - Wide	Administration: (10% limit)	1410		0.00	158,250.00	158,250.00	2,274.00	
Hyatt Homes AL061000013	Fees and Costs:	1430		200,000.00	60,500.00	60,500.00	6,199.30	
	Site Improvement:	1450		0.00	27,650.00	27,650.00	3,500.00	
Hyatt Homes AL061000013	Dwelling Structures: Modernization/Renovation	1460		1,367,500.00	1,329,850.00	1,329,850.00	46,000.00	
Hyatt Homes AL061000013	Dwelling Equipment: Appliances	1465		0.00	6,250.00	6,250.00	22,740.00	
Hyatt Homes AL061000013	Relocation:	1495		15,000.00	0.00	0.00	0.00	
TOTAL CAPITAL FUNDS FOR 2009 CFRC GRANT				\$1,582,500.00	\$1,582,500.00	\$1,582,500.00	\$80,713.30	

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: a1061g01

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;">Opelika Housing Authority</p>	Grant Type and Number: Capital Fund Program No: AL09P061501-08 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval: 2008
--	---	---


Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement (revision no: 2)
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending: 12/31/10

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	104,721.00	104,721.00	104,721.00	104,721.00
3	1408 Management Improvements	209,443.00	162,225.81	162,225.81	162,225.81
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	13,252.19	4,570.00	4,570.00	4,570.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	102,500.00	84,564.30	84,564.30	84,564.30
10	1460 Dwelling Structures	100,000.00	110,895.08	110,895.08	110,895.08
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	100,160.00	163,100.00	163,100.00	163,100.00
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		Grant Type and Number:			FFY of Grant: 2008	
PHA Name: <p style="text-align: center;">Opelika Housing Authority</p>		Capital Fund Program No: AL09P061501-08			FFY of Grant Approval: 2008	
		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"/> Revised Annual Statement (revision no: 2)				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		<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		312,419.81
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		\$1,047,217.00
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		Signature of Public Housing Director		Date		
						
Date						
2/7/11						

- 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: Opelika Housing Authority		Grant Type and Number: Capital Fund Program No: AL09P061501-08 Replacement Housing Factor Grant No: Date of CFFP:					Federal FFY of Grant: 2008	
				CFFP (Yes/No) No				
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
HA - Wide	Operations:	1406		104,721.00	104,721.00	104,721.00	104,721.00	
	Management Improvements: (20% limit)							
61-11	Resident Initiatives/Salaries,Summer Youth Program, Security Patrol	1408		209,443.00	48,495.00	48,495.00	48,495.00	
61-12	Resident Initiatives/Salaries,Summer Youth Program, Security Patrol	1408		0.00	56,865.41	56,865.41	56,865.41	
61-13	Resident Initiatives/Salaries,Summer Youth Program, Security Patrol	1408		0.00	56,865.40	56,865.40	56,865.40	
HA - Wide	Administration: (10% limit)							
	Management Fee - 10%	1410		104,721.00	104,721.00	104,721.00	104,721.00	
	Fees and Costs:							
61-13	Architectural Fees	1430		13,252.19	1,250.00	1,250.00	1,250.00	
61-12	Architectural Fees	1430		0.00	3,320.00	3,320.00	3,320.00	
	Site Improvement:							
HA-Wide	Sidewalks & Signs	1450		102,500.00	23,071.30	23,071.30	23,071.30	
61-11	Mailboxes, sidewalks, security fences, trees, fence line	1450		0.00	15,239.20	15,239.20	15,239.20	
61-12	Fence, sidewalks, fence line, sewage line & water line	1450		0.00	14,607.80	14,607.80	14,607.80	
61-13	Mailboxes, trees, sidewalks, drainage, fence & sewage line	1450		0.00	31,646.00	31,646.00	31,646.00	
	Dwelling Structures:							
61-11	Mold, termites, bathrooms, porches, roofa	1460		100,000.00	76,949.60	76,949.60	76,949.60	
61-12	Roofs, locks, sinks	1460		0.00	14,232.33	14,232.33	14,232.33	
61-13	Mold,termites, roofs, renovation, sheetrock, electrical	1460		0.00	19,713.15	19,713.15	19,713.15	

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: a1061h01

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		Grant Type and Number:		FFY of Grant: 2007	
PHA Name: Opelika Housing Authority		Capital Fund Program No: AL09P061501-07		FFY of Grant Approval: 2007	
		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"/> Revised Annual Statement (revision no: 1)			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		<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

Part I: Summary					
PHA Name: Opelika Housing Authority		Grant Type and Number: Capital Fund Program No: AL09P061501-07 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval: 2007
<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: 12/31/10		<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	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
20	Amount of Annual Grant (sums of lines 2-19)	\$1,020,621.00	\$1,020,621.00	\$1,020,621.00	\$1,020,621.00
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 		Date 2/7/11		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: Opelika Housing Authority		Grant Type and Number: Capital Fund Program No: AL09P061501-07 Replacement Housing Factor Grant No: Date of CFFP:					Federal FFY of Grant: 2007	
		CFFP (Yes/No) No						
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		
HA - Wide	Operations:	1406		102,062.00	102,062.00	102,062.00	102,062.00	
	Management Improvements: (20% limit)	1408		204,120.00	195,085.46	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	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	835.00	
	Advertising							
	Grant Applications							
	Land Acquisition							
	Engineering/Inspection Services							
HA - Wide	Site Improvement:	1450		15,000.00	112,944.77	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	63,214.63	
61-13	Replace Kitchen Cabinets							
	Interior Improvements							
	Unit Repair (Contract Support)							

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

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: Opelika Housing Authority		Grant Type and Number: Capital Fund Program No: AL09P061501-07 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____						Federal FFY of Grant: 2007	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
	Dwelling Equipment:	1465		50,000.00	40,703.96	40,703.96	40,703.96		
	Security/Deadbolt Locks								
	Appliances								
	Non-Dwelling Structures:								
	Office Building Upkeep/Repair	1470		70,000.00	92,734.60	92,734.60	92,734.60		
61-12	Maintenance Supply Storage								
	Collateralization or Debt Service:	9000		310,978.58	310,978.58	310,978.58	310,978.58		
	TOTAL CAPITAL FUNDS FOR 2007			\$1,020,621.00	\$1,020,621.00	\$1,020,621.00	\$1,020,621.00	100% Completed	

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: al061i01
Opelika Housing Authority
Resident Advisory Board Consultation Process and Comments – FYB 2011

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

Not applicable. Outreach for members is constant throughout the fiscal year.

2. Resident Advisory Board Selection

Selection made from resident/participant response

Members are added and removed continuously during the fiscal year based on lack of participation and RAB bylaws.

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan

November 16, 2010

Notify Resident Advisory Board of scheduled meeting - **January 7, 2011**

Hold Resident Advisory Board meeting - **January 12, 2011**

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad - **December 26 & 27, 2010**

Notify Resident Advisory Board - **January 12, 2011**

Hold Public Hearing meeting - **March 7, 2011**

5. Documentation of resident recommendations and PHA's response to recommendations

**PHA Plan 2011-2012
Resident Advisory Board Comments
January 12, 2011**

Question/Comment: What does flat rent mean?

PHA Response: It is when your rent payment remains the same amount no matter how much income you have coming into your home. It is selected at annual recertification and compared to income based rent. Residents choose flat rent or income based rent. Flat rent varies depending on the amenities in the various developments.

Question/Comment: How old do you have to be to work for the Summer Youth Employment Program?

PHA Response: The answer was 16.

Question/Comment: If they could have birds and what is the fee?

PHA Response: That would be under caged pets and the fee would be the same.

Question/Comment: Will we be getting central heat and air in Pleasant Circle?

PHA Response: The answer was no because of how the walls are constructed.

Question/Comment: Will the renovated senior units have an emergency bell?

PHA Response: I am not sure but I believe they will have a bell.

Question/Comment: Can we put fences around the Cherry Area?

PHA Response: I will look into that but it would be very hard because of the way apartments are arranged.

Question/Comment: Can something be done about the mud and sand and ditches on Samford Way?

PHA Response: The problem is being addressed. Someone is already working on this problem. This is also a problem in other areas.