

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p> PHA Name: _The Housing Authority of the City of Northport PHA Code: AL152 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/01/2021 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units __375 Number of Housing Choice Vouchers (HCVs) _____ 419 Total Combined Units/Vouchers __794____ PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection 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. PHAs are strongly encouraged to post complete PHA Plans on their official </p>

website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

The Annual Plan and its attachments are available for public viewing and/or to obtain additional information on the PHA polices. The Public may visit the main office of the Authority, 3500 West Ste. 39, Northport, AL 35476, during regular business hours Monday-Friday 8:00 a.m. until 4:00 p.m.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- X Statement of Housing Needs and Strategy for Addressing Housing Needs
- X Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- X Financial Resources.
- X Rent Determination.
- X Operation and Management.
- X Grievance Procedures.
- X Homeownership Programs.
- X Community Service and Self-Sufficiency Programs.
- X Safety and Crime Prevention.
- X Pet Policy.
- X Asset Management.
- X Substantial Deviation.
- X Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- X Hope VI or Choice Neighborhoods.

- X Mixed Finance Modernization or Development.
- X Demolition and/or Disposition.
- X Designated Housing for Elderly and/or Disabled Families.
- X Conversion of Public Housing to Tenant-Based Assistance.
- X Conversion of Public Housing to Project-Based Assistance under RAD. Occupancy by Over-Income Families.
- X Occupancy by Police Officers.
- X Non-Smoking Policies.

X Project-Based Vouchers. **The Housing Authority of the City of Northport plan to apply for additional PBV for the following reasons;**

To develop the former East Circle property {located @ 1401 3rd Street} to provide housing assistance to Elderly/handicap/disabled Individuals and/or VASH vouchers for Veterans. The Authority has approximately 1,020 families on our waiting list {Public Housing and Section 8 combined, there is indeed a desperate need for additional affordable housing in this locality, therefore the Authority does not have plans to sell, lose or use this property for any other purposes or reasons than stated above. The Authority is aware of the guidelines outlined in [HOTMA Act of 2016 and has begun the review process and training with its Property Manager.

- X Units with Approved Vacancies for Modernization.
- X Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

The Housing Authority of the City of Northport has contracted with Comprehensive Grant Management, Inc.

The Authority received a \$1,000,000.00 LBP award in August 2019 and have completed the Testing Process for any substance of Lead or hazardous material in and/or around our oldest developments. In addition, the window casing and Porch Post tested positive for Lead Based Paint in the West Circle, Valley Hill and 15th Street Court Developments {AL152000003 Projects, which EIOP was 12/29/1967.} In response to the test results the Authority chose to treat all Porch Posts and Window Casings site wide as having lead based paint, because of the large number of children under the age of six living in the developments as well as the purpose of the Grant Application award process we indicated that we needed the funds for LBP Risk Assessment/Inspections and Hazard Control, therefore we immediately embarked upon the RFP process and selected a Contractor to begin the abatement process that has been delayed, because of the outbreak and spread of COVID 19. **UPDATE 2021 However, the Board of Commissioners in its April 05, regular scheduled Board meeting unanimously agreed that it would be in the best interest of the Authority, that we notify the Contractor and the LBP Project Manager to follow all Federal/State guidelines required to start and complete the LBP abatement process as soon as possible. In addition, on March 05, the Authority received notice of an award of \$131,500 in FY 2019 Emergency Safety and Security Grants for Carbon Monoxide Detectors. September 23, 2020, the Authority**

	<p>received notice of an award of \$258,000 in Emergency & Non-Presidentially Declared Disaster Grant Funds to conduct mold testing, treatment and removal for 150 units in our AL152000001 and AL152000002 developments. We are in the initial phase of the Bidding process {which were delayed due to the outbreak of COVID 19} so all of the work described in the grant applications can be completed.</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
<p>B.3</p>	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>B.4</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> X</p> <p>(b) If yes, please describe:</p>
<p>B.5</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>The Primary Mission of the Housing Authority of the City of Northport is to promote adequate and affordable Housing, economic opportunities and suitable living environment free from discrimination as we serve the needs of low, very low and extremely low income families in our jurisdiction. Progress in meeting our mission goals are demonstrated by maintaining an annual 98% occupancy rate in the Public Housing Program 100 % Lease up in the Section 8 Housing Choice Voucher Program. (see 2019 SEMAP Indicator13) According to 24 CFR 903.7, the Authority will continue to contract with the Auditing Firm Lawrence, Hitt and Pugh, LLC to test our waiting list for assurance that it is not implemented in a discriminatory manner and that no patterns or practice of discrimination exist. FY 2015, The Authority implemented and will continue to recognize the new definition of Extremely Low Income'</p>

ELI Families as those whose income does not exceed the higher of 30% of the Area Media Income or the Federal Poverty level. FY 2015, the Authority implemented and will continue the changes in the Section 8 Program as described in CIRCULAR LETTER NO. BIR-PHD to include biennially inspections and utility allowances for a family to be the lower allowance amount for the family unit size, or the utility allowance amount for the unit size of the unit rented by the family, the above mentioned changes have had a tremendous effect on the UNA. In the meantime the Authority is holding steady to its commitment to HUD Notices PIH 2006-23 and 42, to refrain from evicting or terminating the assistance of families who are victims of criminal domestic violence, dating violence, sexual assault, or stalking as well as members of the victims family listed on the dwelling lease and/or Section 8 Housing Choice Voucher. **Update FYB 2021, all of the information stated in the passage above remain effective and will continue **{with emphasis}** until further notice. The Authority is in the process of installing additional lighting, fences and surveillance cameras in the Authority's individual developments {Northgate, Knoll Circle and Valley Hill are completed as well as Stonebrooke and the effect has been phenomenal} We are in the process of signing contracts for the installation of additional lighting, fences and surveillance cameras in West Circle and 15th Court, in another effort to combat crime as well as we are embracing the organization of additional Resident Councils in all developments. We have and will continue to strengthen the bond between Fathers/Mothers and children by collaborating annual event/program activities such as "HUD Strong Families Initiative. Over the course of the past years, we have had a host of dynamic Guest to speak or sing during our programs, {the honorable Avery Johnson, Former University of Alabama Men's Basketball Coach, the Legendary Gospel Singer/Song Writer, Melvin Williams, of the original Sensational Williams Brothers and others}. We are honored to have Deloris Stewart, Assistant Section 8 Manager employed by the Authority, who is a victim of Domestic Violence and holds a Certificate of Completion for counseling Victims of Domestic Violence {which is limited to the Residents of Northport Housing, Section 8 & Public Housing Programs}. We have and will continue to invite the Northport Police**

Department to our Joint Resident Council and Resident Advisory Board meetings and other Resident activities in our effort to continue to combat the increase of drug/criminal activity in our developments. As a part of “Resident Services” we have in the past and will continue to send the Authority’s Sports team members to the Sports Camps {Football and Basketball} held at the University of Alabama during the month of June. I have noticed that the Authority has experienced less trouble or problems out of the children who attend the Camps. We were honored August of 2018 to have the honorable Mayor {Donna Aaron}also, a former School Teacher to speak to the Children, during the back to school celebration, she was great, she enjoyed the opportunity and the children enjoyed her too, again, we have not experienced any problems or trouble with those children who were in attendance. She advised them to “do the best that they could, if they could not obtain a 4.0 grade average that a 3.0 would be just as good” I think that eased the burden of pressure off of the children and helped them to realize that as long as they make an effort, they would be accepted in Society” **Update 2021** It is our goal to continue to ask her {as well as our Current Mayor Bobby Herndon} to speak to the children in the future. July 31, 2018, The Authority implemented the “Smoke Free Policy”, we placed “Smoke Free Facility” signs at the clustered mailbox areas as well as the entrance of all common buildings throughout the Authority. **Update 2020**, The Authority has been “Smoke Free” now for approximately two years and it has had an impact on our Authority {which includes some residents choice to move out and others to strive to break the habit} **Update 2021**, The proceeding “Smoke Free” Policy is still effective and remain in effect until/unless the Authority receives notification of a change from the US Department of Housing and Urban Development. The Executive Director and Property Manager will continue our goals to provide guest speakers during the Joint Resident Council Meetings on topics such as “Rental Insurance, Fire Prevention/Protection, Voter’s Registration, Financial Matters {Home Ownership} Crime in/out of the Neighborhood, Legal Documents, Domestic Violence, Gun Control/Active Shooter in Homes, Churches and Schools.**{upon return of in person meetings}** During FY 2018, we met our goal of providing guest speakers for the

Residents during Resident Council Meetings when Frank Bonner, Agent for State Farm and James Barnett and Julie Goodwin, President & Vice President of Smart Bank, Inc. came to the meetings to speak with the Residents as well as the local Alpha Kappa Alpha Sorority, Inc. held a voter's registration drive for the Residents during their regular scheduled meeting. The Authority plans to partner with the Tuscaloosa County Baptist Association, Ministers Eric Boykin and Theron Hawkins will assist us with Program Activities for our children throughout the Summer School Break.

Update 2020, On January 15, The Authority allowed Alexius Grant from the US Department of Commerce to attend the Joint Resident Council meeting and made an effort to encourage our Residents to apply for positions with the **2020** Census Bureau {some of our Residents completed applications during the meeting, etc. the task seemed to be simple as well as the Census Bureau planned to provide electronic tools, etc. for the Enumerators, etc. to eliminate a lot of door to door contact] I am still waiting for the results of this task to be completed. The Executive Director {with the most needed assistance of the Resident Council and Resident Advisory Board and some of the Staff members} have in the past and will continue to have lunch with the School Age children at least quarterly. **{Upon return of in person gatherings.}** The Authority has and will continue to assist with the cost of field trips for the school age children when they go as a group with the school. {I've learned that the field trips are just as educational as the school books {which the Authority will participate in purchasing **{selective books instead of the field trips due to the outbreak of COVID 19,}** because sometimes the students are given work assignments relevant to the field trips}. The Authority is in the process of creating a position for a Maintenance and Modernization Manager to assist with the Maintenance and Modernization programs. **Update 2020** The Authority fulfilled its goal of hiring a Maintenance Modernization Manager for approximately five months, and due to some unforeseen reason, the Modernization Manager resigned and the position has been filled with the Authority's former Lead Mechanic #1. **Update 2021, the Authority's former Lead mechanic I is still holding the position.** The Authority is now in the process of filling its REAC Consultant

position again. The Authority has developed and is currently working through a Maintenance Corrective Action Plan in an effort to improve our HUD generated REAC Inspections. **Updated 2020** The Authority completed the 2018 Maintenance/ Recovery/ Corrective Action Plan and the US Department of Housing and Urban Development agreed to close the CAP December 31, 2019. Currently, the Authority has been chosen by the Director of the Field Office of the US Department of Housing and Development to participate in Technical Assistance {a grant awarded to the local Field Office}. The Authority has begun working with DU & Associates [by submitting upfront documentation prior to their Site Visit, currently scheduled for April 09, 2020.] **Update 2021**, February 17, 2021, The Authority completed its Technical Assistance assignment with Du & Associates and after careful review and sincere consideration, the Authority was appreciative of the task and believed that the assignment was most needed and beneficial to the Employees and Residents. **Update 2020** February 11, 2020, The Authority signed a “Memorandum of Understanding” for Tenant Protection Vouchers for Foster Youth To Independence Initiative Program. **Update** December 2020, the Authority renewed its “Memorandum of Understanding” for the Tenant Protection Vouchers for Foster Youth to Independence Initiative Program. **Update 2021** The Board of Commissioners of the Housing Authority of the City of Northport designated its CEO/Executive Director to hold a meeting on **March 04, 2021**, 12 Noon and discuss this Annual Plan and its attachments, the 2020/21 Capital Fund Grant Program the FY 2019 Lead Based Paint Award and the FY 2019 Carbon Monoxide and the Emergency Non Presidentially Declared Disaster Grant awards with the Public **{Virtually.}** **Update 2021** , The 2020 Resident Advisory Board meetings were postponed due to the Authority’s goal to comply with CDC orders as well as orders received from the President of our Nation and the Governor of the State of Alabama, therefore the 2021 meeting will be held in a manner {possibly virtual} which complies with CDC guidelines. The CEO/Executive Director met with the Authority’s Resident Advisory Board members and discussed the above mentioned plan and grant awards { and we collaborated ideas, questions and suggestions }

	<p>referencing the Annual plan and the CFP grants}on April 01, 2021.The Authority will submit the FY 2021 RAB comments as an attachment to this plan. In addition, the Authority formulated a COVID -19 Plan to {Prepare, Prevent and Respond} to the spread and outbreak of the 2019 coronavirus and implemented and updated Statutory and Regulatory waivers; {PIH Notice 2020-05} {tailored to this Agency} and presented them to the Board of Commissioners during its regular scheduled Board meeting on June 02, 2020, and were approved and adopted by Board Resolution 51-2020 and the Authority has and will continue to take all precautions necessary and permissible to avoid the spread of COVID-2019 among our Employees and Residents {both Public Housing and Section 8 HCV.} In addition, the Authority will focus on restarting Resident Service Activities {such as food/drink trucks {drive by,} installation of new playground equipment in the West Circle Development} and in person communication as soon as society reach Herd Immunity and after CDC has determined that it is safe to do so. The Authority’s Board of Commissioners (to include our Resident Commissioner) has and will continue to support all of the above mentioned missions and goals.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N X <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. The Housing Authority of the City of Northport is in receipt of the comments received from the Resident Advisory Board members and we concur with the goals and objectives as outlined in the attached comment report.</p> <p>(SEE ATTACHED)</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> X</p> <p>(b) If yes, please describe:</p>

C.	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
c.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. “Please see HUD form 50072.2 in [EPIC] approved by the US Department of Housing and Urban Development on 04/23/2020, This reference statement is intended to mean that the 50075.2 describes the capital improvements necessary to ensure long-term physical and social viability of the projects”

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type,** and the **Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” ([24 CFR §903.7](#))

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the