

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: 03/31/2024
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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, including changes to these policies, 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. The 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 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, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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</p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/01/2022</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units 375 Number of Housing Choice Vouchers (HCVs) 419 Total Combined Units/Vouchers 794</p> <p>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 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The annual Plan and its attachments are available for public viewing and/or to obtain additional information on the PHA policies. The Public may visit the Main Office of the Authority, 3500 West Circle Suite 39, Northport, AL 35476, during regular business hours Monday-Friday 8:00 A.M.. – 4:00 P.M.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="162 1638 1450 1911"> <thead> <tr> <th data-bbox="162 1638 438 1711" rowspan="2">Participating PHAs</th> <th data-bbox="438 1638 568 1711" rowspan="2">PHA Code</th> <th data-bbox="568 1638 860 1711" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="860 1638 1136 1711" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1136 1638 1450 1711">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1136 1711 1282 1816">PH</th> <th data-bbox="1282 1711 1450 1816">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="162 1816 438 1911">Lead PHA:</td> <td data-bbox="438 1816 568 1911"></td> <td data-bbox="568 1816 860 1911"></td> <td data-bbox="860 1816 1136 1911"></td> <td data-bbox="1136 1816 1282 1911"></td> <td data-bbox="1282 1816 1450 1911"></td> </tr> <tr> <td data-bbox="162 1911 438 2016"></td> <td data-bbox="438 1911 568 2016"></td> <td data-bbox="568 1911 860 2016"></td> <td data-bbox="860 1911 1136 2016"></td> <td data-bbox="1136 1911 1282 2016"></td> <td data-bbox="1282 1911 1450 2016"></td> </tr> </tbody> </table>	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:											
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Lead PHA:																					

B.	Plan Elements					
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> X Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> X Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> X Financial Resources.</p> <p><input type="checkbox"/> X Rent Determination.</p> <p><input type="checkbox"/> X Operation and Management.</p> <p><input type="checkbox"/> X Grievance Procedures.</p> <p><input type="checkbox"/> X Homeownership Programs.</p> <p><input type="checkbox"/> X Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> X Safety and Crime Prevention.</p> <p><input type="checkbox"/> X Pet Policy.</p> <p><input type="checkbox"/> X Asset Management.</p> <p><input type="checkbox"/> X Substantial Deviation.</p> <p><input type="checkbox"/> X Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>					
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> X Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> X Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> X Demolition and/or Disposition.</p> <p>X Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> X Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> X Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p>X Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> X Occupancy by Police Officers.</p> <p><input type="checkbox"/> X Non-Smoking Policies.</p> <p><input type="checkbox"/> X Project-Based Vouchers.</p> <p>X Units with Approved Vacancies for Modernization.</p> <p>X Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</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>The Housing Authority of the City of Northport plan to apply for additional PBV for the following reasons; To develop the property located at 1401 3rd Street to provide housing assistance to the Elderly, Handicap /disabled individuals and /or VASH vouchers for Veterans and to relocate the Central Office of the Authority, the</p>					

	<p>Community and Maintenance Buildings to that location, therefore the Authority does not have plans to sell, lose or use the property for any other purposes than stated above. The Authority is aware of the guidelines outlined in {HOTMA Act of 2016} and has plans to provide training to the Property Manager, etc. The PHA is in the process of Lead Based Paint Abatement in the Valley Hill Development and will apply for additional funding to complete the abatement process in the West Circle development and E.J. James Jr. Court Yard ,where lead based paint was found in the window castings and porch posts. The PHA has completed the installation of the Carbon Monoxide Smoke detectors in all units serviced by fuel burning devices . The Authority is currently conducting mold, testing, remediation and restoration using the CFP Grant award of \$258,000 {Emergency & Non Presidentially Declared Disaster Funds .} In addition the Authority plan to apply for additional Emergency Safety and Security CFP grant – for the purposes of Safety Equipment {Cameras, fencing, lighting systems, Emergency alarm systems, deadbolt locks, doors etc. The PHA’s Housing Officer {with the approval/assistance of the Northport City Administrator, Chief of Police and other City Officials} is in the process of implementing a new program to promote growth and development with all of the Residents of the Authority and surrounding communities. Highlights of the Program includes; Basic Home Cleaning Skills, Financial Planning, Job Readiness Skills, Mental Health Awareness/Treatment, Family Aid and Protection, Guest Speakers and Program Participants includes, City Administrator, Chief of Police and other Associates. The Authority is in the process of beginning Phase one of reconstructing the parking lot for the families living on 5th Street in West Circle. Based on the increasing cost in material, etc. the Authority’s allocation of funds were less than the bid amounts, therefore we are anticipating using additional funds through the 2022 CFP grant awards {including the Emergency Safety & Security Grant will be a tremendous asset to provide lighting.}</p>
<p>B.3</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 goals are demonstrated by maintaining an annual 96-98% occupancy rate in the Public Housing and Section 8 Programs. As per 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 implicated in a discriminatory manner and that no patterns or practice of discrimination exist along with indicators 2-7 of the SEMAP report. The Authority will continue to recognize the new definition of</p>

	<p>“Extremely Low Income, ELI” as those whose income does not exceed the higher of 30% of the Area Media Income or the Federal Poverty Level. The Authority 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 unit size , or the utility allowance amount for the unit sized rented by the family. The Authority is maintaining its commitment to PIH Notice 2008-41 Section 7 {to continue to serve the needs of children and adult victims of domestic violence, dating violence, sexual assault or stalking} in a manner of providing contact information, transportation etc. to the local Agency Turning Point {where one of the Authority’s Employees serve on the Board of Directors.} In additional, the Authority’s goal is to provide housing preference to the above listed individuals {including family members listed on the lease} as well as refrain from evicting or terminating the assistance of the families. The Authority will continue to collaborate its annual {Pre COVID -19} events such as HUD Strong Families, Christmas Celebrations, assisting the PHA resident’s field trips, etc. as soon as CDC guidelines deem that it is safe to do so. The Authority will continue to enforce its “Smoke Free Policy” and maintain the smoke free signs throughout the Developments. The Authority has plans to rename the Family Life Center and Base Ball Field located in the Valley Hill Development in memory of its former Executive Director “Milo “Doc” Pearson. The Authority will continue its effort and remain committed to the “Memorandum of Understanding” for Tenant Protection Vouchers for the Foster Youth Initiative Program. The Board of Commissioners of the Housing Authority of the City of Northport in its February 01, 2022, Board Meeting designated its CEO/Executive Director to host the meeting to discuss the Annual Plan, its attachments and the CFP grant awards with the Public. The CEO/Executive Director, the Property Manager, Administrative Assistant and the Authority’s Housing Officer met with the Resident Advisory Board members on April 07, 2022, and discussed the above Annual Plan and Grant awards {to include The Resident Growth/Development Program} and collaborated ideas, questions and suggestions from the Advisory Board. The Authority is in receipt of the Resident Advisory Board members comments{ see attached} and fully concur with their ideas and plan to provide support as well as guidance to ensure the best results.</p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. Please see HUD form 50072.2 in {EPIC} approved by the U.S. Department of Housing and Urban Development on 09/29/2021. 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.</p>

B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input type="checkbox"/> N <input type="checkbox"/></p> <p><input type="checkbox"/> X</p> <p>(b) If yes, please describe:</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>X <input type="checkbox"/></p> <p>(b) 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.</p>
C.2	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <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>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><u>Form HUD-50077-ST-HCV-HP</u>, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>x <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<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 <input type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

SECTION XXVI. DECONCENTRATION RULE

1. Objective: The objective of the Deconcentration Rule for public housing units is to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the housing authority is to house no less than 40 percent of its public housing inventory with families that have income at or below 30% of the area median income by public housing development. Also the housing authority will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments. To insure that the housing authority does not concentrate families with higher income levels, it is the goal of the housing authority not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area median income. The housing authority will track the status of family income, by development on a monthly basis by utilizing income reports generated by the housing authority's computer system.
2. Actions: To accomplish the deconcentration goals, the housing authority will take the following actions:
 - A. At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous housing authority fiscal year.
 - B. To accomplish the goals of:
 - 1) Housing not less than 40% of its public housing inventory on an annual basis with families that have incomes at or below 30% of area median income, and
 - 2) Not housing families with incomes that exceed 30% of the area median income in developments that have 60% or more of the total household living in the development with incomes that exceed 30% of the area median income, the housing authority's Tenant Selection and Assignment Plan, which is a part of this policy, provides for skipping families on the waiting list to accomplish these goals.

Certifications of Compliance with PHA Plan and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or x Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/01/2022, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

The Housing Authority of the City of Northport

AL152

PHA Name

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2022

☐ 5-Year PHA Plan for Fiscal Years 20__ - 20__

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

Name of Executive Director

Name Board Chairman

Ruby N. Burton

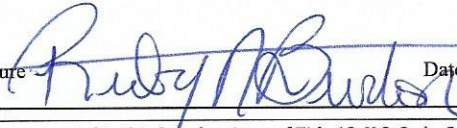
Jim T. Handley

Signature



Date 04/05/2022

Signature



Date 04/05/2022

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

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

I, Kenneth W. Boswell, the Director of ADECA
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Northport Housing Authority

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

State of Alabama

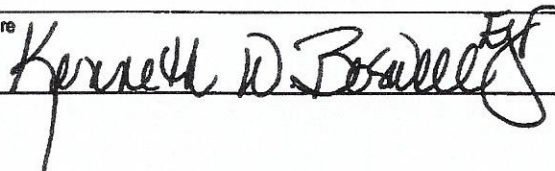
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

ConPlan encourages and promotes affordable housing for low-income families. PHA activities overall, matches with the states ConPlan goals.

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

Name of Authorized Official	Title
Kenneth W. Boswell	Director of ADECA
Signature	Date
	4/6/22



The Housing Authority of the City of Northport

RESIDENT ADVISORY BOARD

Commissioner Gwendolyn Little, Chairperson

Ms. Victoria Ellis, Vice Chairperson

Ms. Agnes Elliott, Secretary

Ms. Mary Desmond, Member

Ms. Bonnie Jones, Member

ANNUAL PLAN

FY 2022

COMMENTS

- **The Creation of the Scholarship is on hold due to COVID-19.**
In Honor of Ms. Ruby N. Burton, CPM/CEO, Executive Director, the Resident Advisory Board desire is to create "The Ruby N. Burton Scholarship". The criteria would be for a High School Senior or a Freshman through Senior College Student in Financial Need and in academic good standing.
- **Due to the COVID-19 Virus, The Resident Advisory Board and Joint Resident Councils have been unable to have in-person meetings. They have been keeping in contact by phone. When we resume, The Resident Advisory Board goal is to 'Create Strong Communities' by holding and supporting:** Meetings with the Joint Resident Council, Safety Classes, Walking Clubs, Zumba Classes, Easter Egg Hunts, Back To School Rally, REAC and all other programs.
- **The Resident Advisory Board (RAB) is working with The Housing Authority of the City of Northport (NHA), Ms. Ruby Burton, CEO/Executive Director and Mrs. Mamie Henry, Senior Property Manager to reestablish site resident council boards.**
- The Resident Advisory Board supports The Housing Authority of the City of Northport in its efforts to *redevelop* the former East Circle Property (1401 – 3rd Street). We request plans implementing a 'senior, disabled, Veterans and other

resident housing' to be located on this site.

- The Resident Advisory Board will receive training through The Housing Authority of the City of Northport, AAHRA, SERC, NAHRO and the National Alliance of Resident Services CONFERENCES (we hold membership in all organizations).

Board of Commissioners
Jim T. Handley, Chairman
Glenn Crow, Vice-Chairman
Gwendolyn Little, Commissioner
Lyda Black, Commissioner
J.W. Arendale, Commissioner
Ruby N. Burton, CPM
CEO/Executive Director



THE HOUSING AUTHORITY
of The City of Northport
3500 West Circle, Suite 39
Post Office Drawer 349
Northport, Alabama 35476

CHALLENGED ELEMENTS

FY 2021

One of the most challenging elements for the Housing Authority of the City of Northport {AL152} during its FY 2021 was the continued outbreak of COVID -19. The Housing Authority of the City of Northport in its FY 2021 PHA Plan established goals and objectives designed to improve the overall operations of the Authority. The pandemic impacted our ability to proceed with the goals to re-establish our “Family Self Sufficiency Program” to continue program activities towards Safety and Security as well as our ability to proceed with our goal to develop Housing for the Elderly and/or Disabled families and homeless veterans.

In addition, our Monthly Meetings and Annual program activities have been tremendously impacted and have made a difference in our daily operations and communication with the Residents. The Authority’s TAR FASS indicator has an adverse rating, because the Authority is still recovering from the effects of the Eviction Moratorium.

The Modernization {LBP/ Mold Remediation/ Restoration Process has been challenging to our goal of maintaining 98% occupancy, due to the supply and demand of materials and workmanship.

The ability to maintain adequate/ acceptable Staff and/or Employees {the Authority and Contractors} has been challenging to many of our goals.

However, in spite of all of the above mentioned challenges, the Authority remain optimistic toward our future by doing the following;

- 1} taking advantage of every moment possible to advertise, host meetings and/or programs to promote and encourage Program Participants to enroll and complete the Family Self Sufficiency Program or possibly contract and/or consult with another PHA who has successfully completed a FSS program.
- 2} as soon as it is safe and possible meet with Developers and others regarding our Development Plan {1401 3rd Street}
- 3} as soon as it is safe and possible resume our Monthly Meetings and Annual Programs.
- 4} continue to work with our Residents permitting repayment agreements and avoid evictions as much as possible.
- 5} continue to complete the modernization programs as expeditiously as possible.
- 6} continue to contract with the Temporary Employment Services {Express Personnel} until we recover our Staffing concerns.

Ruby N. Burton, CPM
CEO/Executive Director

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STATEMENT OF SIGNIFICANT AMENDMENT & SUBSTANTIAL DEVIATION/MODIFICATION

April 08, 2022

The Housing Authority of the City of Northport does not plan to have any substantial deviations from the Annual Plan or any amendments or modification to the Annual Plan as defined below.

Significant Amendment and Substantial Deviation/Modification

Significant Amendment to the Annual Plan-would be a change to a statutory or regulatory Housing Authority requirement that requires prior approval from HUD. Example, a change in the "Tenant Selection and Assignment Plan" of the Northport Housing Authority.

Substantial Deviation or modification from the Annual Plan is an overall change in the direction of the Authority pertaining to the Authority's missions and goals. Example, deleting an existing mission/goal or adding a new mission/goal.

Ruby N. Burton, CPM
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**STATEMENT OF CERTIFICATION OF
PUBLIC MEETING HELD
MARCH 02, 2022**

I Ruby N. Burton, certify that I held a {virtual} meeting with the public on March 02, 2022, and discussed the various components of the Annual Plan and the 2021/22 Capital Fund, the 2019 Lead Based Paint , the Carbon Monoxide Smoke Detectors and the Emergency Non-Presidentially Declared Disaster Grant awards.

Ruby N, Burton, CPM
CEO/Executive Director

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TENTATIVE AGENDA

PUBLIC MEETING

To Discuss the Annual Plan
2021/2022 Capital Fund Program, Lead Based Paint,
Carbon Monoxide and Emergency Disaster Awareness Grants

MARCH 2, 2022
12:00 P.M.

- I. CALL TO ORDER
- II. INVOCATION & BLESSING OF THE FOOD
- III. DISCUSSION OF ANNUAL PLAN, 2021/2022 CAPITAL FUND PROGRAM,
LEAD BASED PAINT, CARBON MONOXIDE AND EMERGENCY DISASTER
AWARENESS GRANTS
- IV. REMARKS/ QUESTIONS/ANSWERS
- V. ADJOURN

MINUTES OF THE PUBLIC MEETING
HELD THURSDAY, MARCH 02, 2022
12:00 P.M.

Tele Conference 866-528-2256/ Access Code 9433123
3500 West Circle, Suite 39
Northport, AL 35476

**{The Board of Commissioners in its February 01, 2022, Board meeting assigned its
CEO/Executive Director to conduct the meeting}**

The CEO/ Executive Director called the meeting to order at 12:00
Noon.

Ella D. Stewart provided the invocation and blessings of the Food.

Please see the Attached Attendance {call in sheet.}

The Executive Director discussed the various components of
the Annual Plan, the 2021/22 Capital Fund Program and the
2019 Lead Based Paint , Carbon Monoxide Smoke Detectors
and the Emergency Non Presidentially Declared Disaster
Grant awards.

She explained that the Plan would be on file at the Main
Office of the Authority for public review between 8:00 a.m.
and 4:00 p.m. Monday – Friday and/or in consideration of
CDC guidelines referencing COVID-19 {copies of the Plan will
be placed in US Mail by Request.}

She further explained that she would distribute and discuss
the Annual plan and the above mentioned grant applications
with the Resident Advisory Board at a later date , however,
on/before April 07, 2022.

She opened the meeting for questions and comments.

The CEO/Executive Director thanked everyone for attending the meeting and reminded them of her goal to continue to provide above decent, safe, sanitary and affordable housing to the citizen of the Northport and Tuscaloosa/County.

There being no further discussion, the meeting was adjourned.

Ruby N. Burton, CPM
CEO/Executive Director

LOCALiQ

The Gadsden Times
The Tuscaloosa News

PO Box 631247 Cincinnati, OH 45263-1247

PROOF OF PUBLICATION

Northport Housing Authority
Northport Housing Authority
P.O. DRAWER 349
NORTHPORT AL 35476-0000

STATE OF ALABAMA, COUNTY OF TUSCALOOSA

The Tuscaloosa News, a newspaper printed and published in the city of Tuscaloosa, and of general circulation in the County of Tuscaloosa, State of Alabama, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated:

01/25/2022

and that the fees charged are legal.
Sworn to and subscribed before on 01/25/2022

Linda Tutt
Legal Clerk

Shelly Hora
Notary, State of WI, County of Brown

8-25-23
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SHELLY HORA
Notary Public
State of Wisconsin

The Housing Authority of the City of Northport will hold a public hearing on March 2, 2022, at 12:00 noon referencing our Annual/Five Year Plans and the Capital Fund Grant Programs, etc. The hearing will be held virtually. Teleconference number is 866-528-2256, Access Code 9433123. The public is invited to review our proposed plans, Monday-Friday between 8:00 a.m. and 4:00 p.m. {by request} via mail, the Authority's Website@ Northport Housing Authority.org or from the Central Office of the Authority located at 3500 West Circle, Suite 39. Individuals desiring to participate in the hearing process who requires special accommodations should contact Ruby N. Burton, CEO/ Executive Director at (205) 752-8171 prior to the date /time mentioned above. 1/25/22 (6826492)

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RESIDENT ADVISORY BOARD
SPECIAL MEETING
APRIL 07, 2022
12 NOON
MAIN OFFICE OF THE AUTHORITY
3500 WEST CIRCLE SUITE 39
NORTHPORT, AL 35476

- I. Call to Order
- II. Invocation
- III. Roll Call
- IV. Discussion of the Annual Plan
A} Officer Thomas - Resident Growth/Development
- V. Anything for the Good of the Order
- VI. Adjourn

RESIDENT ADVISORY BOARD
SPECIAL MEETING
APRIL 07, 2022
12 NOON
MAIN OFFICE OF THE AUTHORITY
3500 WEST CIRCLE SUITE 39
NORTHPORT, AL 35476

PRINT NAME:

ADDRESS:

CONTACT NUMBER:

[illegible]