

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

PHA Plans

5 Year Plan for Fiscal Years 2025 - 2029
Annual Plan for Fiscal Year 2025

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: McAlester Housing Authority

PHA Number: OK062

PHA Fiscal Year Beginning: 07/2025

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website : **mcalesterhousing.com**
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2025 - 2029
[24 CFR Part 903.5]

A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

To provide decent, safe, and stable housing to help communities thrive and assist low-income families increase their potential for long-term economic success and a sustained high quality of life.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies: **By 1%, 2025 Vacancy rate 7%**
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) **2022 score- 65 , Goal to maintain a 80 or better, maintaining a standard performer rating.**
 - Improve voucher management: (SEMAP score) **2024 Score 100- Standard Performer- Goal is to maintain a high performer rating of at least 100.**

- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units: **Currently Modernizing PH Units with CFP funding.**
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)
Improve physical management. Maintain or Increase NSPIRE scores for all Amps:
Amp 1 Currently 91 Goal Maintain 90 or better
Amp 2 Currently 85 Goal, Attain and Maintain 90 or better
Amp 3 Currently 87 Goal, Maintain 90 or better

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: **MHA Admissions Policy currently allows for the use of Income targeting to achieve this.**
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: **MHA Admissions Policy currently allows for the use of Income targeting to achieve this.**
 - Implement public housing security improvements: **Continue to provide security personnel. Installation of solar security lights in dark areas.**
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)
The MHA is continually remodeling parts of units and adding new equipment such as handrails, fencing, new HVAC, new screens, water

shut offs, & upgrading HWT Closets. Also widening driveways and new kitchen cabinets and countertops in The 5 Year Plan and other features that improve the quality of life for our residents.

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families: **2025- 88 families have employment income. Goal => 90 families with employment income.**
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below) **Provide referral services to elderly persons, people with disabilities, and all other residents to community services and agencies. Also, MHA rent determination policies such as flat rent and MEID encourage residents to go to work.**

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2025
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

This Annual Plan contains information on the policies and procedures of the McAlester Housing Authority (MHA). Most of the information is similar to the 2024 Annual Plan. NOTE- When the new HOTMA changes are implemented, the MHA will adjust its Admissions and Continued Occupancy Policy and Section 8 Admin plan to those regulations. There may be some discrepancy in the policies at that time until the MHA updates its Annual plan.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary.....	1
ii. Table of Contents.....	2
1. Housing Needs.....	7
2. Financial Resources.....	13
3. Policies on Eligibility, Selection and Admissions.....	14
4. Rent Determination Policies.....	23
5. Operations and Management Policies.....	29
6. Grievance Procedures.....	31
7. Capital Improvement Needs.....	32
8. Demolition and Disposition.....	34
9. Designation of Housing.....	35
10. Conversions of Public Housing.....	36
11. Homeownership.....	37
12. Community Service Programs.....	39
13. Crime and Safety.....	41
14. Pets.....	43
15. Civil Rights Certifications (included with PHA Plan Certifications).....	43
16. Audit.....	44
17. Asset Management.....	44
18. Other Information.....	44
19. Attachment A Community Service.....	51
20. Attachment B PHA Goals Progress Report.....	52
21. Attachment C Resident Membership of the MHA Board.....	54
22. Attachment D Pet Policy.....	55
23. Attachment E Resident Advisory Board.....	56
24. Attachment F Deconcentration Analysis.....	57
25. Attachment G Voluntary Conversion Statement.....	59
26. Attachment H Violence Against Women Act Report.....	60
27. Attachment I Certifications.....	62

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration: **Attachment I**
- FY 2025 Capital Fund Program Annual Statement: **Separate document**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Implementation of Housing Resident Community Service Requirements: **Attachment A**
- 5 Year Plan Mission and Goals Progress Report: **Attachment B**
- Resident Membership of the PHA Governing Board: **Attachment C**
- Pet Policy: **Attachment D**
- Resident Advisory Board: **Attachment E**
- Any Action Plans Required as a result of REAC Resident Satisfaction Survey:
- Deconcentration Analysis: **Attachment F**
- Voluntary Conversion Statement: **Attachment G**
- Violence Against Women Act Report: **Attachment H**

Optional Attachments:

- PHA Management Organizational Chart: **Included in the PHA Plan**
- FY 2025 Capital Fund Program 5Year Action Plan: **Separate document now**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **Included in the PHA Plan**
- Other (List below, providing each attachment name)
Attachment I: Certifications Required for Submission with the PHA PLAN

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	eradication of pest infestation (including cockroach infestation)	
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, 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." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction							
By Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Location
Income <= 30% of AMI	760	5	5	5	4	4	4
Income >30% but <=50% of AMI	700	5	5	5	4	4	4
Income >50% but <80% of AMI	715	5	5	5	4	4	4
Elderly	Unk	5	3	4	5	2	2
Families with Disabilities	Unk	5	5	5	5	5	5
African American	Unk	5	4	5	3	3	3
American Indian	Unk	5	4	5	3	3	3
Asian	Unk	5	4	5	3	3	3
Hispanic	Unk	5	4	5	3	3	3

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: **2022**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset, **All data is 2015-2019**
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
Personal opinion

Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	63		unk
Extremely low income <=30% AMI	49	77.7%	
Very low income (>30% but <=50% AMI)	9	14%	
Low income (>50% but <80% AMI)	4	6%	
Families with children	34	54%	
Elderly families	15	24%	
Families with Disabilities	9	14%	
White	44	70%	
African American	3	4.8%	
American Indian	9	14%	
Multi cultural	7	11%	
Hispanic	2	3.2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	24	38%	
2 BR	18	29%	
3 BR	16	25%	
4 BR	5	8%	
5 BR	0	0%	
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)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

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	28		unk
Extremely low income <=30% AMI	18	64%	
Very low income (>30% but <=50% AMI)	7	25%	
Low income (>50% but <80% AMI)	2	7%	
Families with children	9	32%	
Elderly families	14	50%	
Families with Disabilities	11	39%	
White	23	82%	
African American	5	18%	
American Indian	0	0%	
Multicultural	0	0%	
Hispanic	3	11%	

Characteristics by Bedroom Size (Public Housing Only)

1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? No Yes Closed 3-1-24

If yes:

How long has it been closed (# of months)? 12

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

C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- 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
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- 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
- Other—**Port out people on the Section 8 Wait list to OHFA.**

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- 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.
- Other: (list below) **Port out people on the Section 8 Wait list to OHFA.**

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below) **Use Income Targeting policies to assist more families below 30% of AMI**

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

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for 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
- Other: (list below)

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

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- 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
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- 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
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2023 grants)		
a) Public Housing Operating Fund	\$982,897.44	
b) Public Housing Capital Fund	\$803,050	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$348,790	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
2019 Safety and Security Grant		
Graduation Incentive Grant	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2023 CFP	\$520,104	
2024 CFP	\$803,050	
2025 CFP	\$803,050	
Total	\$2,126,204	Capital Fund Projects
3. Public Housing Dwelling Rental Income		
	\$648,000	Operations
4. Other income (list below)		
Oil and gas lease income	\$1,200	Operations
4. Non-federal sources (list below)		
Total resources	\$4,910,141.44	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

The February 3, 2012, issue of the Federal Register details the final rule on *Federal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity*. PIH Notice 2014-20 provides implementing guidance on the 2012 Final Rule. The McAlester Housing Authority is in compliance with the statute; the ACOP and/or Section 8 Administrative Plan has/have been updated to include the proper language.

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
 - When families are within a certain time of being offered a unit: (state time)
 - Other: **Upon initial processing of application**
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
 - Rental history
 - Housekeeping
 - Other: **History of disturbing neighbors or destruction of Property.
Fraud in connection with any housing program.
Alcohol abuse that interferes with health, safety or right of peaceful enjoyment by others.**
- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list
 - Sub-jurisdictional lists
 - Site-based waiting lists
 - Other (describe)
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office

- PHA development site management office
 Other (list below)
MHA website mcalesterhousing.com to get an application

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 0
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - One: **Unless rejection of unit is for good cause or offer was for deconcentration/income targeting purposes.**
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA 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 median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
 Over housed
 Under housed
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: **To meet Deconcentration goals.**

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in the jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
 Other preference: **Elderly and Disabled over singles/families**

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

2 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 1 Substandard housing
- 1 Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference **Elderly and disabled over singles/families**

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source: **PHA Plan**

MHA website mcalesterhousing.com

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (Family) public housing developments covered by the concentration rule? If no, this section is complete. If yes, continue to the next question.
See Deconcentration Analysis Attachment G.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any)(see step 4 at §903.2[c](1)(iv))	Deconcentration Policy (if no explanation (See Step 5 at § 903.2© (1)(v))

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (Select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
 - Other (list below)
- MHA Website mcalesterhousing.com for applications**

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

The family requests the extension and it is for good cause. Example- Family has found a house and needs time to finalize plans or housing market is difficult for that size house.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA 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 median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference: **Elderly and disabled over singles/families**

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 1 Substandard housing
- 1 Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preferences: **Elderly and disabled over singles/families**

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

2. If yes to question 2, list these policies below:

A hardship exists in the following circumstances:

1. **When the family has lost eligibility for or is waiting on eligibility determination for a Federal, State, or local assistance program;**
2. **When the family would be evicted as a result of the imposition of the minimum rent requirement;**
3. **When the income of the family has decreased because of changed circumstances, including loss of employment;**
4. **When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;**
5. **When a death has occurred in the family.**

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

The McAlester Housing Authority will offer Flat Rents (in addition to formula rent of 30% of adjusted gross income) to residents at the time of lease signing and at reexamination. The following Flat Rents will be used for all of the McAlester Housing Authority units. The Flat rent is set at 80% of the County Fair Market Rent. Utility Allowances will be applied according to the location of the unit.

Ridgecrest, Madison and Monroe

Bedroom size	0	1	2	3	4	5
HUD FMR	634	769	925	1190	1553	1785
Flat Rent before utility adjustments (80% FMR)	507	615	740	952	1242	1428
Utility allowance	70	114	134	150	--	--
Flat rent for unit where tenant pays Gas and Electricity only	437	501	606	802	--	--

Settlers Drive and West Kiowa

Bedroom size	0	1	2	3	4	5
HUD FMR	634	769	925	1190	1553	1785
Flat Rent before utility adjustments (80% FMR)	507	615	740	952	1242	1428
Utility Allowance	97	113	133	--	--	--
Flat rent for unit where tenant pays Gas and Electricity	410	502	607	--	--	--

Scattered Without Water Sewer Garbage

Bedroom size	0	1	2	3	4	5
HUD FMR	634	769	925	1190	1553	1785
Flat Rent before utility adjustments (80% FMR)	507	615	740	952	1242	1428
Utility Allowance	--	--	134	150	167	--
Flat rent for unit where tenant pays Gas and Electricity	--	--	606	802	1075	--

Scattered Sites with Water Sewer Garbage

Bedroom size	0	1	2	3	4	5
HUD FMR	634	769	925	1190	1553	1785
Flat Rent before utility adjustments (80% FMR)	507	615	740	952	1242	1428
Utility Allowance	--	--	217	240	269	297
Flat rent for unit where tenant pays Gas, Electricity, water, sewer, garbage	--	--	523	712	973	1131

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
See Flat Rent in Question C above.
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
 At family option
 Any time the family experiences an income increase
 Any time a family experiences an income increase above a threshold amount or percentage:
 Other: **Every time there is a family composition or income change the family must report the change.**

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- Survey of rents listed in local newspaper
 Survey of similar unassisted units in the neighborhood
 Other (list/describe below)

HUD has recently issued regulations that the flat rent must be within 80% of the established Fair Market Rent for the Locality. The MHA Flat rents are set at 80% of the FMR.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
 100% of FMR
 Above 100% but at or below 110% of FMR
 Above 110% of FMR (if HUD approved; describe circumstances below)

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below) **On our 2&3 bedroom families, the Fair Market Rent is very low and difficult for families to rent. The MHA has set the payment standard on the 0&1 br families at 110%.**

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

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

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

A hardship exists in the following circumstances:

- 1. When the family has lost eligibility for or is waiting on eligibility determination for a Federal, State, or local assistance program;**
- 2. When the family would be evicted as a result of the imposition of the minimum rent requirement;**
- 3. When the income of the family has decreased because of changed circumstances, including loss of employment;**
- 4. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;**
- 5. When a death has occurred in the family.**

5. Operations and Management

[24 CFR Part 903.79 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

The Housing Authority of the City of McAlester (MHA) has a board of commissioners at the top of its hierarchy. This Board of Commissioners is appointed by the McAlester City Council and has a resident member. The day to day operations of the MHA are ran by the Executive Director, who is directly accountable to the Board of Commissioners. Under the Executive Director are several operations of management that are accountable to the Executive Director all having relatively equal level of hierarchy.

The first management operation is the Public Housing Project Manager. The MHA has a 3 AMPs and 1 Project Manager. This Manager is responsible for leasing units to tenants and managing tenants. Security also reports issues for each project to the Project manager even though Security as a whole is a separate management function responsible to the Executive Director.

There is also a Case Intake Worker that processes applications and is accountable to the Project Manager and Executive Director. The Case Intake Worker processes all applications and submits them to the Project Manager for approval. The Case Intake Worker manages the Waiting List that all the Project Manager draws applicants from.

The next management operation is the Section 8 Coordinator. This person is responsible for leasing vouchers in the Section 8 Program. The Section 8 Coordinator also assists the Project Manager.

The next management operation is the Budget Officer. This person is responsible for helping the Executive Director with the accounting in the MHA and handling the Accounts Payable and Accounts Receivable.

The next management operation is Security. The security is responsible for patrolling MHA units. Security personnel are accountable to the Project Managers and the Executive Director.

The last management operation is Maintenance. The Maintenance Supervisor is responsible for the management of maintenance personnel and making sure maintenance calls are completed. He is also in charge of making units ready.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	259	54
Section 8 Vouchers	69	2
Section 8 Certificates	0	0
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	0	0
Other Federal Programs(list individually)	0	0

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- Admissions and Occupancy Policy
- Pest Control Policy
- Ban Policy
- Rent Collection Policy
- One Strike Policy
- Dwelling Lease
- Maintenance Policy
- Safety Policy

(2) Section 8 Management: (list below)

- Section 8 Administration Policy
- One Strike Policy

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA 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?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

The Capital Fund Annual Statements and Performance and Evaluation Reports are no longer part of the PHA Plan But are available for viewing. They list all activities the MHA is working on with all open grants. These grants include the 2022 CFP, 2023 CFP, 2024 CFP and now the 2025 CFP Grant. This includes also the CFP 5-year Action Plan through CFP 2028. HUD form 50075.2 will be approved by the McAlester Housing Authority on April 14, 2025 and subsequently will be approved by HUD by June 30, 2025.

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
- If yes, list developments or activities below:

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
- If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA 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 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? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission:	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

- A. How many of the PHA’s developments are subject to the Required Initial Assessments? **Three (3)**
- B. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?
- C. How many Assessments were conducted for the PHA’s covered developments? **One(1)**
- D. Identify PHA Developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	None

- A. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: **Done**

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA 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)?

If yes, what was the date that agreement was signed? 03/29/01

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- 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
 Jointly administer programs
 Partner to administer a HUD Welfare-to-Work voucher program
 Joint administration of other demonstration program
 Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (Select all that apply)

- Public housing rent determination policies
 Public housing admissions policies
 Section 8 admissions policies
 Preference in admission to section 8 for certain public housing families
 Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
 Preference/eligibility for public housing homeownership option participation
 Preference/eligibility for section 8 homeownership option participation
 Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

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)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	0
Section 8	0	0

b. Yes No: 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?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. 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: (select all that apply)

- 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
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
--

See Attachment B- Implementation of Public Housing Resident Community Service Requirements

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- 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
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- 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
- Other (describe below)

1. Which developments are most affected? (list below)

Amps

OK062-000001

OK062-000002

OK062-000003

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- 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
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)
Employment of former police officer and unarmed security for Security Services.

2. Which developments are most affected? (list below)

Amps

OK062-000001

OK062-000002

OK062-000003

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

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

2. Which developments are most affected? (list below)

Amps

OK062-000001

OK062-000002

OK062-000003

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment (File name)
 - Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: **State of Oklahoma**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

The State of Oklahoma Consolidated Five-Year Strategic Plan “furthers the goals of the programs by providing decent affordable housing, establishing and maintaining a suitable living environment, and expanding economic opportunities for individuals/families in Oklahoma, particularly for low- and verylow-income persons. These goals are incorporated in the State of Oklahoma Consolidated Plan”

The McAlester Housing Authority’s initiatives are similar to the goals identified in the Consolidated Plan. (1) The McAlester Housing Authority will provide decent housing for low-income individuals by improving management operations to decrease turnaround time and vacancy rates. Most work orders are expedited within 24 hours keeping the unit decent for the tenant to live in. The McAlester Housing Authority is continually modernizing units so that they are truly a decent housing choice. The McAlester Housing Authority has been providing and will continue to provide security for residents through funds applied for through the Capital Fund Program making the McAlester Housing Authority a safer place to live. The McAlester Housing Authority has been installing energy conservation measures such as new high efficiency heating units. (2) The McAlester Housing Authority, through its modernization activities and Security operations is continually making our houses a more suitable living environment than some private sector housing. (3) The McAlester Housing Authority has taken measures in its rent determination policies to help individuals who go to work or are currently working.

In addition, the consolidated plan lists as one of its priorities, Data/information coordination between agencies. The McAlester Housing Authority has agreements with DHS, Workforce Oklahoma and Social Security for the transfer of information so that we can verify incomes faster and easier.

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

HUD is requiring a locally derived definition of “substantial deviation” and “significant amendment or modification” For this purpose the McAlester Housing Authority has adopted the following definition:

“Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners. Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals are considered by HUD to be significant amendments to the CFP 5 Year Action Plan.”

HUD also requires PHA’s to disclose other income such as Oil and Gas Lease information.

The McAlester Housing Authority has leased out its Oil and Gas Mineral rights to two companies, Vanguard and Continental, who were bought out by Grizzly and Corterra. Currently the MHA receives about \$100 each month in royalties combined. This is reported on the budget page under “Other Income”. These leases have been in place for years. It should be noted that it states in the lease that no drilling may take place on any property that has a house/unit on it so that our tenants won’t be affected.

On June 12, 2017, the MHA adopted its No Smoking Policy that went into full effect January 1, 2018. This allowed people to get used to the rules and the MHA can get all the lease addendums signed. This policy is a little more restrictive than HUD’s requirements by prohibiting other Electronic Nicotine Delivery Systems (ENDS). A copy of the policy is as follows:

McAlester Housing Authority No-Smoking Policy

As required by HUD, the McAlester Housing Authority is hereby adopting a policy to forbid smoking in all of its structures and within 25 feet of a McAlester Housing Authority owned structure. It does not prohibit smoking by public housing residents. It just states where they cannot smoke. This policy shall go into effect on January 1, 2018.

PURPOSE:

This policy was developed to:

- 1. Protect tenants from the medical hazards of second hand smoke;**
- 2. Protect lives and property from fires due to smoking accidents; and**
- 3. Reduce turnover costs associated with smoke damage in our residential units.**

A. DEFINITIONS:

Prohibited tobacco products. Items that involve the ignition and burning of tobacco leaves, such as (but not limited to) store bought or hand-rolled cigarettes, cigars, and pipes. This includes water pipes and/or hookahs. This also includes electronic nicotine delivery system, e-cigarettes, and vapor cigarettes.

Restricted areas. Smoking is not allowed in any public housing living units and other interior areas. Interior areas include, but are not limited to, hallways, rental, and administrative offices, maintenance facilities, community centers, and similar structures. Smoking is also prohibited within 25 feet of public housing and other McAlester Housing Authority owned structures.

Designated smoking areas. Smoking will be limited to areas outside a restricted area.
Covered individuals. This policy covers not only everyone living on the property, but also all guests and visitors. Each resident is responsible for his or her guests or visitors. Violations of this policy by an aide, guest or visitor will be considered to have been made by the resident(s) head of household.

B. THE POLICY:

Beginning January 1, 2018, no lighted prohibited tobacco products, e-cigarettes, nicotine delivery systems or vapes will be allowed in restricted areas of the McAlester Housing Authority (all public housing living units and other interior areas. Interior areas include, but are not limited to, hallways, rental, and administrative offices, maintenance facilities, community centers, and similar structures. Smoking is also prohibited within 25 feet of public housing and other McAlester Housing Authority owned structures). Residents, aides, visitors, and guests are all covered by this policy. Any costs incurred by the McAlester Housing Authority due to a violation of this policy by a resident, an aide, visitor, or guest shall become the financial obligation of the resident.

C. PHASE-IN PERIOD:

All residents will need to sign a new lease/addendum incorporating this policy into the lease and sign a form attached to the end of this acknowledging their understanding of the No Smoking Policy as a condition of continued occupancy.

The McAlester Housing Authority encourages residents to seek assistance if they want to begin their effort to quit smoking even before the new No Smoking Policy goes into effect. People desiring assistance should contact 1800-QUIT-NOW or contact okhelpline.com or quitnow.net/Oklahoma/. If these agencies or any other cannot accept a resident or applicant into its stop smoking program, this is not a valid reason to continue smoking. This policy must be complied with in all situations.

While the policy did not take effect until January 1, 2018, the McAlester Housing Authority urges its smoking residents to begin their transition to a smoke-free life as soon as possible. The McAlester Housing Authority recognizes that quitting smoking is a difficult task and urges its residents to give themselves as much time as possible to make the transition.

Residents living in the property when this policy is adopted, have time to make the transition. This will not be the case for smokers admitted after the effective date of

this policy. The fact that one smokes is not a valid reason for rejecting an applicant for public housing. However, smokers admitted after the effective date of this policy are expected to comply with the policy immediately upon their admission to public housing. For this reason, the McAlester Housing Authority will offer a referral to a smoking cessation program both upon a request to join the public housing waiting list and upon reaching the top of the waiting list and getting close to being offered a public housing unit. Whether one takes advantage of the referral is totally up to the applicant.

D. REASONABLE ACCOMMODATION REQUESTS:

An addiction to nicotine or smoking is not a disability. That stated, a person with a disability may request reasonable accommodation if they are a smoker. Reasonable accommodations will be made, where warranted, as quickly as possible. A person cannot be allowed to smoke in or within 25 ft of a building as a reasonable accommodation, but they can request a transfer to a unit closer to a designated smoking area if one is available.

E. PENALTIES FOR VIOLATING THIS POLICY:

If a resident, aide, visitor, or guest violates this policy the following penalties shall be enforced:

First Offense	Oral Warning
Second Offense	Written Warning and Referral to a Smoking Cessation Program if the violator is a resident
Third Offense	Written Warning and Referral to a Smoking Cessation Program if the violator is a resident
Fourth Offense	Eviction

All penalties assessed against a resident will be documented in the resident's file.

F. DISCLAIMER:

The McAlester Housing Authority's adoption of this policy does not change the standard of care it has for the living units or common areas. The McAlester Housing Authority specifically disclaims any implied or express warranties concerning the air quality in either the living units or common area. There is no warranty or promise that the air will be smoke free.

The MHA has also updated its Violence Against Women Act Information and developed an Emergency Transfer Plan.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment A

**Community Service Requirements Update
FY 2025**

The McAlester Housing Authority implemented the Community Service Requirement as of October 1, 2003, per HUD's instructions. All tenants have been informed of the requirement and procedures are in place that track the tenants Community Service Status as well as the tenants monthly Community Service Activities.

Attachment B

5 Year Plan Mission and Goals Progress Report

The following is a progress report for the goals and objectives listed in the 5 Year Agency Plan. We are meeting some of the goals set, but there are some that we still need to work on.

The vacancy rate is currently 7%, which is a little lower than our original vacancy rate. Part of this problem is the lack of people on the waiting list for the two and three bedroom waiting lists. We are getting the houses done, but lack of people on the waiting list has made it difficult to get them rented. Lately the MHA has hired more maintenance men to decrease the vacancy rate and to address deficiencies identified by inspections. The MHA has even over-housed people to lower this vacancy rate.

The SEMAP score for 2023 is 100 which is a high performer. The MHA 2022 PHAS score was 65. The Accounts Receivable and the Occupancy killed us on our score as well as the physical assessment. The MHA has dedicated someone on maintenance to address deficiencies.

The MHA is doing better with the Physical unit Amp Scores. HUD changed the protocol from UPCS to NSPIRE. The MHA got out and fixed deficiencies identified in it's annual inspection and tried to be proactive to change over obvious things that were not in the previous protocol. The 2020 and 2021 scores were the same as the 2019 score due to inspections being suspended during COVID. The 2022 and 2023 scores were the same due to HUD getting started late on the inspections. The MHA Scored much better on the 2024 inspection as it was a new protocol and we spent more time on deficiencies.

Amp	2019	2020	2021	2022	2023	2024
Amp 1	66	66	66	56	56	91
Amp 2	48	48	48	37	37	85
Amp 3	70	70	70	64	64	87

We are currently modernizing our public housing units. We have replaced the sewer lines on most of the scattered units due to a lot of our sewer issues were old clay lines with root issues. The MHA has replaced 24 of the water lines and valves on the Madison site. The MHA has replaced the heaters and A-coil in 155 units. We just put in 87 new HVAC with this current project. We have installed double paned insulated windows that have redundant locking systems. The MHA is soon to be replacing screens on the windows. The MHA has replaced some roofs and will be replacing more as needed. We are still providing security for residents. The MHA is installing new fencing, handrails, and guardrails to comply with the new Nspire protocols

Our Amps are exempt from the Deconcentration Requirements because they are below 30% of the Area Median Income. But, our Deconcentration Analysis did show a need for action therefore we did implement a Deconcentration Policy in our Admissions and Occupancy Policy to address this need for action. We have one Amp outside the acceptable range of incomes determined by our Deconcentration Analysis. Since our

average income is less than 30% of the MFI for our area, our units are exempt from HUDs Deconcentration Requirements.

We originally had 90 families with wage income with a goal of at least 90 having wage income. We currently have 88 families with wage income. This is lower than anticipated. We are still providing referral services to elderly persons, people with disabilities, and all other residents.

The McAlester Housing Authority assures access to assisted housing regardless of race, color religion, national origin, sex, familial status, and disability. We have made minor changes to units to assist persons with disabilities, such as putting handrails in tubs. In addition the MHA has installed handicapped access to some of the mailboxes and made curb cuts for wheelchair access. We have also revamped some of the Handicapped parking and replaced signs and repainted some Handicapped spots for easier identification.

We have achieved some of the goal set with the 5 Year Plan. We have some goals/objectives that need work and we will make an effort to correct those deficiencies.

The MHA now has a website, mcalesterhousing.com that tenants can access information about housing. In addition, the MHA now accepts payments with debit/credit cards on the website and at the office.

Attachment C

Resident Membership of the PHA Governing Board

The McAlester Housing Authority (MHA) Board of Commissioners (BOC) does have a resident member of the board. Members of the MHA BOC are appointed by the City of McAlester Board of Commissioners. The term for board members is 4 years.

The resident board member is Angela Masterson. She was appointed in December, 2024 and her term will expire December 2029.

Attachment D

Pet Policy

The McAlester Housing Authority (MHA) had adopted a pet policy with the submission of the 2001 Annual Plan.

The MHA allows pets in public housing developments. Residents must get prior written approval before getting the pet. We have a pet ownership form that must be filled out before requests are approved. The form has basic information provided by the vet to ensure the pet has had proper inoculations.

Each household is to be only allowed one pet. Any pet deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, are not allowed. No animal may exceed 20 pounds in weight.

Residents are required to pay for any damages caused by the pet. Any pet related pest infestation will be the financial responsibility of the pet owner.

If the pet becomes a nuisance or threat to health or safety, the pet will have to be removed or the owner will face eviction. Visiting pets not registered will be allowed to stay for two weeks.

Pets may not be unattended in a dwelling unit for over 10 hours. Pets cannot be kept, bred, or used for any commercial purpose. Cat owners shall dispose of litter box waste in an appropriate manner. Owners must restrain/confine pets at times when agents of the Housing Authority must enter the unit.

The MHA's Grievance procedures shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

Attachment E

McAlester Housing Authority Resident Advisory Board 2025

We sent letters to all MHA residents and Section 8 participants informing them of the plan and requesting members for the Resident Advisory Board and inviting comments. The MHA also posted at both offices notices of the availability of the plan and the need for RAB members and comments. The MHA also put an ad in the paper advertising the plan and the public hearing. The MHA also put the Notice of the Plan on its website. The names below represent the residents and participants that reviewed the plan and either submitted comments or reviewed the plan and had no comment.

We had no residents offer to review the plan or submit comments.

Attachment F

Deconcentration Analysis

February 2025

The Public Housing Reform Act requires the McAlester Housing Authority to conduct a Deconcentration Analysis of its Public Housing developments each year. This analysis must be reported in the PHA Annual Plan and the Admissions and Continued Occupancy Policy with an explanation of any discrepancies in the analysis. The McAlester Housing Authority must also adopt Deconcentration Policies in its Admissions and Continued Occupancy Policy to rectify these discrepancies.

To be considered in compliance with Deconcentration regulations, the average income of each individual development must be similar to the average income of the entire PHA. Housing Authorities may substitute the medium income for the average income with a justification of the substitution. Also, Housing Authorities may use a bedroom adjustment to figure the average/medium incomes. To be in compliance, the average/medium income of the individual development must be within 15% of the average/medium income of the entire development. Since the McAlester Housing is now using AMPs, I have converted our projects/developments to AMPs.

In February of 2025, the McAlester Housing Authority conducted its Deconcentration Analysis. The results are as follows.

Project	Average Income	Deconcentration upper and lower limits		Average income/w Bedroom adjustment	Deconcentration upper and lower limits	
		85%	115%		85%	115%
62-All	\$16,037	\$13,631	\$18,442	\$15,968	\$13,572	\$18,363
Amp 1	\$15,324	Within Limits		\$15,832	Within Limits	
Amp 2	\$18,302	Within Limits		\$15,332	Within Limits	
Amp 3	\$14,617	Within Limits		\$17,398	Within Limits	

As you can see, the MHA is in compliance before and after the Bedroom Adjustment is applied. The MHA will be applying our Deconcentration Policies to its Projects to keep incomes within limit.

The MHA Deconcentration Policy contains incentives the MHA can offer applicants to increase appeal in targeted developments. These incentives include, but are not limited to:

1. Allow families to skip ahead on the waiting list if their income is such that it helps deconcentrate income levels of the McAlester Housing Authority projects.
2. Offer of a bigger unit so as to increase the appeal of the targeted development.

3. First month rent remainder waived if applicant is willing to move into targeted development.

Amp 2 is usually higher income projects than the other projects. The MHA suspects that this may be due to larger families and thus larger family incomes as these projects have several 3 and 4 and 5 bedroom units where other projects may not have these large of units. Also, this project is scattered with single-family units instead of duplexes and triplexes like other projects. People with higher incomes are able to wait for the scattered units to become available while people with lower income may have to take the higher turnover projects. Amp 1 has several 0 and 1 bedroom units that historically have lower income than the larger units.

According to HUD, no development whose income is below 30% MFI can be considered above the Average Income of the Development. All of MHA's developments are below the 30% thresh hold and therefore are exempt and not subject to Deconcentration guidelines. The MFI of Pittsburg County for 2024 is \$71,100 which 30% would be \$21,330.

In conclusion, the Deconcentration Analysis did not show a discrepancy in incomes among Amps owned by the MHA when using the average income. Even though the MHA developments are exempt, we will be using deconcentration policies to equalize development incomes.

Attachment G

Voluntary Conversion Statement

The McAlester Housing Authority has 3 developments that are eligible for voluntary conversion of Public Housing units to Section 8 Vouchers/RAD. They are:

Amps

OK062-000001

OK062-000002

OK062-000003

At this time the McAlester Housing Authority has looked at the feasibility of converting these units to Section 8 Vouchers and determined that it would not be beneficial at this time. The conversion would not help the vacancy rate at any of the projects and would not financially benefit any Section 8 participants to the extent Public Housing can benefit them. Additionally, the additional workload associated with converting the units would adversely affect the operations of the McAlester Housing Authority.

Attachment H

Violence Against Women Act of 2005

Section 601 - Addressing the Housing Needs of Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

PURPOSE.

``The purpose of this subtitle is to reduce domestic violence, dating violence, sexual assault, and stalking, and to prevent homelessness by--

``(1) protecting the safety of victims of domestic violence, dating violence, sexual assault, and stalking who reside in homeless shelters, public housing, assisted housing, tribally designated housing, or other emergency, transitional, permanent, or affordable housing, and ensuring that such victims have meaningful access to the criminal justice system without jeopardizing such housing;

``(2) creating long-term housing solutions that develop communities and provide sustainable living solutions for victims of domestic violence, dating violence, sexual assault, and stalking;

``(3) building collaborations among victim service providers, homeless service providers, housing providers, and housing agencies to provide appropriate services, interventions, and training to address the housing needs of victims of domestic violence, dating violence, sexual assault, and stalking; and

``(4) enabling public and assisted housing agencies, tribally designated housing entities, private landlords, property management companies, and other housing providers and agencies to respond appropriately to domestic violence, dating violence, sexual assault, and stalking, while maintaining a safe environment for all housing residents.

Violence Against Women Act Report

The McAlester Housing Authority provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

The MHA makes referrals to the Domestic Violence Shelter as well as accepts referrals from the Domestic Violence Shelter. The MHA application process allows for a preference to the top of the waiting list for verified victims of domestic violence.

The McAlester Housing Authority provides or offers the following activities, services, or programs that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

The MHA makes referrals to the Domestic Violence Shelter as well as accepts referrals from the Domestic Violence Shelter. The MHA application process allows for a preference to the top of the waiting list for verified victims of domestic violence.

The McAlester Housing Authority provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

The MHA application process allows for a preference to the top of the waiting list for verified victims of domestic violence. The MHA provides 3 security personnel that are available for tenant safety. Security has cell phones, which all tenants are given the security phone numbers upon renting a unit. Tenants are also advised to contact the police if security is not available. In addition, the MHA has developed a Ban Policy, which if someone is causing tenants problems, such as violence or stalking, the MHA may ban them and if caught back on MHA property, the violator will be arrested for trespassing in addition to any other charges that may be appropriate. The MHA is also putting in place protections from eviction for victims of domestic violence. The MHA also has an emergency transfer plan for tenants that qualify for VAWA protections.

The McAlester housing Authority has updated its Lease, Admissions and Continued Occupancy Policy and Section 8 Administrative Plan to comply with new HUD Regulations pertaining to the Violence against Women Act. The MHA has also adopted an Emergency Transfer Plan for Victims of Domestic Abuse.

The MHA has completed emergency transfers in relation to this policy.

Attachment I

**The following pages are Certifications
required with submission of the PHA Plan**



McAlester Housing Authority

New Budget 2025

Item	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Operations	111500	150000.00	189000	194000	200000	200000	200000	200000	200000	200000
Management Improvements	0	0.00	0	0	0	500	500	500	500	1500
Administration	250	3373.27	538.58	747.74	500	500	500	500	500	5000
Architect	35500	0.00	7125	47040	37000	17000	37000	37000	40000	37000
Physical Needs Assessment		0.00		0	0			0	10000	100
Floor Tile 1- all	5890.95	4773.77	25715.14	11917	0	20000	20000	20000	20000	10200
Floor Tile 2				0	0	0	0			0
Floor Tile 3			0	0	0	0	0			0
Landscaping 1-all	0	15500.00	3750	20000	15000	4242	15000	20000	20000	1200
Landscaping 2	2200	2800.00	2450	0	0	0	0			0
Landscaping 3	11802.25	0.00	24950	0		25000	0			0
Annual Inspections	0	2666.40	4080	0	3808	3808	3808	3808	3808	3808
Range 1 - All	0	5394.10	13500	721.99	13000	13000	13000	13000	13000	13000
Range 2	3400	8435.63	0	0	0	0	0			0
Range 3	700	850.00	0	0	0	0	0			0
Frig 1-All	5000	6984.00	5232.6	3451.27	11000	11000	11000	11000	11000	11000
Frig 2	0	0.00	5696.25	0	0	0	0			0
Frig 3	0	0.00	0	0	0	0	0			0
HWT 1- all	5050	0.00	1820.46	325485	2000	4000	4000	4000	4000	10000
HWT 2	0	0.00	0	3211.5	0	0	0			0
HWT 3	0	0.00	0		0	0	0			0
Storm doors/screens 1-all	66706.71	78455.51	42443.46	4238	0	2000	3000	3000	3000	300
Storm doors/screens 2		208573.76	2080		0	0				0
Storm doors/screens3		0.00	0			0				0
Door locks 1	0	12740.00		0						0
Door locks 2	0	0.00		0						5160
Door locks All	0	0.00	805.71	0	0		1000	1500	1500	7780
PTAC/HVAC 1-all	102860	2733.15	2196	4959.5	2000	2000	2000	2000	10000	76000
PTAC/HVAC 2		0.00	0	8150		0				86100
PTAC/HVAC 3	207448.09	0.00	15969			0				0
Sewer/water outside 1 All	3402	29784.08	32217.93	20000	20000	20000	20000	20000	10000	20000











