

HOT SPRINGS HOUSING AUTHORITY

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2004

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

ar031v01

**PHA Plan
Agency Identification**

PHA Name: HOUSING AUTHORITY OF HOT SPRINGS

PHA Number: Ar031

PHA Fiscal Year Beginning: (07/2004)

Public Access to Information ADMINISTRATION OFFICE

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
- 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 2001 - 2005
[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.

X The PHA's mission is:

THE HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS IS COMMITTED TO PROVIDING QUALITY, AFFORDABLE HOUSING, THAT IS DECENT AND SAFE, TO ELIGIBLE FAMILIES IN THIS COMMUNITY. WE STRIVE TO MAKE THE BEST USE OF ALL AVAILABLE RESOURCES SO THAT OUR RESIDENTS MAY LIVE IN AN ENVIRONMENT THAT IS CLEAN, WELL MAINTAINED AND ATTRACTIVE. OUR GOAL IS TO MANAGE OUR PUBLIC HOUSING UNITS AND SECTION 8 PROGRAM IN A MANNER THAT IS CONSISTENT WITH GOOD, FINANCIALLY SOUND MANAGEMENT PRACTICES. BY TAKING ADVANTAGE OF AVAILABLE COMMUNITY AND GOVERNMENT RESOURCES, WE INTEND TO PROVIDE OUR RESIDENTS WITH AS MANY OPPORTUNITIES FOR ECONOMIC SELF-SUFFICIENCY AS WE CAN IDENTIFY AS THEY STRIVE TO PROVIDE FOR THEIR FAMILIES AND IMPROVE THE QUALITIES OF THEIR LIVES FREE FROM DISCRIMINATION. WE ENDEAVOR TO INSTILL PRIDE AND DESIRE FOR AN ENHANCED QUALITY OF LIFE FOR OUR RESIDENTS. WE ARE COMMITTED TO SERVING OUR RESIDENTS AND THIS ENTIRE COMMUNITY IN A MANNER THAT DEMONSTRATES HIGH ETHICAL STANDARDS, PROFESSIONAL COURTESY, RESPECT AND CARING.

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.

- X PHA Goal: Expand the supply of assisted housing
Objectives:
 - X Apply for additional rental vouchers:
 - X Reduce public housing vacancies:
 - X Leverage private or other public funds to create additional housing opportunities:
 - X Acquire or build units or developments
 - Other (list below)

- X PHA Goal: Improve the quality of assisted housing
Objectives:
 - X Improve public housing management: (PHAS score)
 - X Improve voucher management: (SEMAP score)
 - X Increase customer satisfaction:
 - X Concentrate on efforts to improve specific management functions:
UNIT TURNAROUND AND TENANTS ACCOUNTS
RECEIVABLE
 - X Renovate or modernize public housing units:
 - X Demolish or dispose of obsolete public housing: Researching the requirements and possibilities for a potential goal
 - X Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

- X PHA Goal: Increase assisted housing choices
Objectives:
 - X Provide voucher mobility counseling:
 - X Conduct outreach efforts to potential voucher landlords
 - X Increase voucher payment standards
 - X 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

- X PHA Goal: Provide an improved living environment
Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

- X Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

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

Objectives:

- X Increase the number and percentage of employed persons in assisted families:
- X Provide or attract supportive services to improve assistance recipients' employability:
- X Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

X PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

STATEMENT OF PROGRESS
IN MEETING 5-YEAR PLAN MISSION
AND GOALS

GOAL ONE

IMPROVE THE PHYSICAL QUALITY OF THE EXISTING HOUSING PROPERTY UNTIL A SCORE OF 25 OR HIGHER IS ACHIEVED ON PHAS PHYSICAL INSPECTION CONDUCTED BY REAC (OBJECTIVE REVISED)

OBJECTIVES:

1. EXPEND NOT LESS THAN 75% OF CAPITAL FUNDS EACH YEAR TO IMPROVE THE PHYSICAL CONDITION OF THE PROPERTY

PROGRESS REPORT YEAR NO. 1: \$187,121 OR 32% WAS EXPENDED THROUGH JUNE 30, 2001 FROM THE 2000 CAPITAL FUND PROGRAMS TO IMPROVE THE PHYSICAL QUALITY OF PUBLIC HOUSING

PROGRESS REPORT YEAR NO. 2:

(a) 91% WAS EXPENDED THROUGH DECEMBER 30, 2001 FROM THE 2000 CAPITAL FUNDS PROGRAMS TO IMPROVE THE PHYSICAL QUALITY OF PUBLIC HOUSING.

(b) \$27,156.87 OR 4.3% WAS EXPENDED THROUGH DECEMBER 30, 2001 FROM THE 2001 CAPITAL FUNDS PROGRAMS TO IMPROVE THE PHYSICAL QUALITY OF PUBLIC HOUSING.

(c) THE HOT SPRINGS HOUSING AUTHORITY PHYSICAL REAC INSPECTION SCORE FOR 2001 WAS 29 OUT OF 30 POSSIBLE POINTS.

PROGRESS REPORT YEAR NO. 3:

(a) 474,611.75 or 80.5% WAS EXPENDED THROUGH DECEMBER 31, 2002 FROM THE 2002 CAPITAL FUNDS PROGRAM TO IMPROVE THE PHYSICAL QUALITY OF PUBLIC HOUSING.

((b) THE HOUSING AUTHORITY WAS DESIGNATED A HIGH PERFORMER FOR FY 2002 WITH A SCORE OF 90.

PROGRESS REPORT YEAR NO. 4:

EXPEND NOT LESS THAN

(a) \$548,204 OR 100% OF THE 2002 CAPITAL FUNDS WERE OBLIGATED BY 12-31-03 AND \$264,285 WERE EXPENDED

2. TAKE CORRECTIVE ACTION ON ALL REAC NOTED HEALTH AND SAFETY FINDINGS:

PROGRESS REPORT YEAR NO. 1: IMMEDIATE CORRECTIVE ACTION WAS TAKEN ON ALL HEALTH AND SAFETY FINDINGS

PROGRESS REPORT YEAR NO. 2: IMMEDIATE CORRECTIVE ACTION WAS TAKEN ON ALL HEALTH AND SAFETY FINDINGS FOR THE 2001 REAC INSPECTION.

PROGRESS REPORT YEAR NO. 3: A REAC INSPECTION WAS NOT CONDUCTED IN 2002. THE PHA SCORED 29 OUT OF 30 ON THE PHYSICAL REAC INSPECTION OF 2001.

PROGRESS REPORT YEAR NO. 4:

(a) THE PHA SCORED 29 OUT OF 30 ON THE REAC INSPECTION CONDUCTED ON MAY 9, 2003. IMMEDIATE CORRECTIVE ACTION WAS TAKEN ON ALL HEALTH AND SAFETY FINDINGS

(b) THE HOUSING AUTHORITY WAS DESIGNATED A HIGH PERFORMER FOR FY 2003 WITH A SC ORE OF 93.

3. COMPLETE VINYL SIDING AND REPLACE SECOND FLOOR WINDOWS ON ALL UNITS NOT LATER THAN 12-31-2002

PROGRESS REPORT YEAR NO. 1: EFFECTIVE JUNE 30, 2001 56% OF ALL VINYL SIDING HAD BEEN INSTALLED. ENERGY EFFICIENT WINDOWS HAVE BEEN INSTALLED ON 97% OF ALL SECOND FLOOR UNITS. THE COMPLETE INSTALLATION OF SIDING AND WINDOWS SHOULD BE COMPLETED NOT LATER THAN 8-31-2001 ALMOST A FULL YEAR AHEAD OF SCHEDULE.

PROGRESS REPORT YEAR NO. 2: EFFECTIVE 10-20-2001 100% OF ALL VINYL SIDING AND ENERGY EFFICIENT WINDOWS HAD BEEN INSTALLED.

PROGRESS REPORT YEAR NO. 3: 100% OF WORK COMPLETED

PROGRESS REPORT YEAR NO. 4: 100% OF WORK COMPLETED

4. REPLACE KITCHEN CABINETS IN ALL UNITS THAT DO NOT HAVE NEW CABINETS NOT LATER THAN 12-31-2004

PROGRESS REPORT YEAR NO. 1: EFFECTIVE JUNE 30, 2001 25% OF ALL THE 48 CABINETS SCHEDULED FOR INSTALLATION FROM THE 2000 CAPITAL FUND HAVE BEEN INSTALLED. THIS WORK IS SCHEDULED WITH ONE NEW SET OF KITCHEN CABINETS BEING INSTALLED EACH WEEK WITH A COMPLETION DATE OF APRIL 3, 2002.

PROGRESS REPORT YEAR NO. 2: EFFECTIVE 3-1-2002 85% OF ALL THE 48 CABINETS SCHEDULED FOR INSTALLATION FROM THE 2000 CAPITAL FUND HAVE BEEN INSTALLED. THE COMPLETION DATE FOR THIS WORK IS 4-10-2002.

PROGRESS REPORT YEAR NO. 3: EFFECTIVE 3-1-2002 60% OF ALL FAMILY UNITS HAVE NEW CABINETS INSTALLED.

PROGRESS REPORT YEAR NO. 4: EFFECTIVE 12-31-2003 77% OF ALL FAMILY UNITS HAVE NEW CABINETS INSTALLED. THE COMPLETION OF THIS OBJECTIVE MAY REQUIRE ADDITIONAL TIME AND FUNDS. THE CAPITAL FUNDS HAVE BEEN AND WILL BE DIVERTED TO THE ACCOMPLISHMENT OF THE OBJECTIVES OF THE 504 VOLUNTARY COMPLIANCE AGREEMENT.

5. WINDOW AIR CONDITIONERS IN AT LEAST 50% (128) UNITS OF THE PUBLIC HOUSING FAMILY UNITS NOT LATER THAN 2005

PROGRESS REPORT YEAR NO. 1: NO ACTION HAS BEEN TAKEN ON THIS OBJECTIVE AS OF JUNE 30, 2001.

PROGRESSSS REPORT YEAR NO. 2: NO ACTION HAS BEEN TAKEN ON THIS OBJECTIVE AS OF 3-1-2002.

PROGRESS REPORT YEAR NO. 3: NO ACTION HAS BEEN TAKEN ON THIS OBJECTIVE EFFECTIVE 3-1-2003.

PROGRESS REPORT YEAR NO. 4: NO ACTION TAKEN ON THIS OBJECTIVE EFFECTIVE 2-1-2004. OBJECTIVE IS BEING DELETED.

6. REPLACE ALL VINYL FLOORING AS REQUIRED NOT LATER THAN 12-31-2005

PROGRESS REPORT YEAR NO. 1: NO ACTION HAS BEEN TAKEN ON THIS OBJECTIVE AS OF JUNE 30, 2001.

PROGRESS REPORT YEAR NO. 2: NO ACTION HAS BEEN TAKEN ON THIS OBJECTIVE AS OF 3-1-2002.

PROGRESS REPORT YEAR NO. 3: NO ACTION HAS BEEN TAKEN ON THIS OBJECTIVE AS OF 3-1-2003. THIS OBJECTIVE IS BEING DELETED FROM THE PLAN. VINYL FLOORING IS BEING REPLACED AS THE APARTMENTS ARE REHABBED.

PROGRESS REPORT YEAR NO. 4: OBJECTIVE DELETED AS NOTED IN YEAR 3.

GOAL TWO

IMPROVE THE QUALITY OF LIFE BY PROVIDING A SECURE ENVIRONMENT, EDUCATIONAL OPPORTUNITIES, ECONOMIC DEVELOPMENTAL ACTIVITIES, RESIDENT INVOLVEMENT, YOUTH PROGRAMS, ADULT ACTIVITIES AND ON SITE CHILD CARE

OBJECTIVE:

1. APPLY FOR ALL AVAILABLE PHDEP OR SECURITY RELATED GRANTS

PROGRESS REPORT YEAR NO. 1: THE HOT SPRINGS HOUSING AUTHORITY IS ACTIVELY ADMINISTERING THE 1999 AND 2000 PHDEP PROGRAMS AND ANTICIPATE APPROVAL OF THE 2001 PHDEP.

PROGRESS REPORT YEAR NO. 2: THE HOT SPRINGS HOUSING AUTHORITY IS ACTIVELY ADMINISTERING THE 2000 AND 2001 PHDEP.

PROGRESS REPORT YEAR NO. 3: THE HOT SPRINGS HOUSING AUTHORITY IS ACTIVELY ADMINISTERING THE 2001 PHDEP. THE PHDEP GRANTS ARE NO LONGER AVAILABLE TO THE PHA.

PROGRESS REPORT YEAR NO. 4: THE PHDEP GRANTS ARE NO LONGER AVAILABLE TO THE PHA.

2. CONTINUE TO PROVIDE ON-SITE POLICE SECURITY

PROGRESS REPORT YEAR NO. 1: THE HOT SPRINGS HOUSING AUTHORITY RESIDENTS LIVE IN A TOTALLY DIFFERENT

ENVIRONMENT THAN THEY DID 10 YEARS AGO AS A RESULT OF THE PRESENCE OF TWO (2) POLICE OFFICERS. THIS SECURITY WILL CONTINUE AS LONG AS FUNDS ARE AVAILABLE TO PROVIDE PROTECTION ABOVE THE BASE LINE.

PROGRESS REPORT YEAR NO. 2: ON-SITE SECURITY IS BEING PROVIDED BY TWO POLICE OFFICERS UTILIZING TWO SUB-STATIONS.

PROGRESS REPORT YEAR NO. 3: ON-SITE SECURITY IS BEING PROVIDED BY TWO POLICE OFFICERS UTILIZING TWO SUB-STATIONS. THE PHA WILL EXPEND CAPITAL FUNDS TO PROVIDE ON-SITE POLICE SECURITY AS A RESULT OF THE DISCONTINUANCE OF PHDEP FUNDING.

PROGRESS REPORT YEAR NO. 4 ON-SITE SECURITY IS BEING PROVIDED BY TWO POLICE OFFICERS UTILIZING TWO SUB-STATIONS. THE PHA WILL EXPEND CAPITAL FUNDS TO PROVIDE ON-SITE POLICE SECURITY AS A RESULT OF THE DISCONTINUANCE OF PHDEP FUNDING.

3. PROVIDE COMPUTER ACCESS TO STUDENTS AND ADULTS RECEIVING HOUSING ASSISTANCE

PROGRESS REPORT YEAR NO. 1: COMPUTER ACCESS AND TUTORING IS BEING PROVIDED DURING AFTER SCHOOL PROGRAMS IN THE TWO FAMILY COMMUNITY CENTERS IN COLLABORATION WITH THE HOT SPRINGS SCHOOL DISTRICT.

PROGRESS REPORT YEAR NO. 2: COMPUTER ACCESS AND TUTORING ARE BEING PROVIDED DURING AFTER SCHOOL PROGRAMS IN THE TWO FAMILY COMMUNITY CENTERS IN COLLABORATION WITH THE HOT SPRINGS SCHOOL DISTRICT.

PROGRESS REPORT YEAR NO. 3: COMPUTOR ACCESS IS AVAILABLE IN THE TWO FAMILY COMMUNITY CENTERS.

PROGRESS REPORT YEAR NO. 4: COMPUTER ACCESS IS AVAILABLE IN THE TWO FAMILY COMMUNITY CENTERS.

4. APPLY FOR (IF AVAILABLE) A MINIMUM OF ONE GRANT THAT WOULD BE INSTRUMENTAL IN PROVIDNG JOB TRAINING FOR ALL INTERESTED ASSISTED RESIDENTS

PROGRESS REPORT YEAR NO. 1: A GRANT WAS NOT APPLIED FOR DURING THIS REPORT PERIOD, HOWEVER, GED CLASSES

WERE OFFERED TO ALL RESIDENTS WHO DO NOT HAVE A HIGH SCHOOL DIPLOMA.

PROGRESS REPORT YEAR NO. 2: A GRANT WAS NOT APPLIED FOR DURING THIS REPORTING PERIOD.

PROGRESS REPORT YEAR NO. 3: IN JUNE 2002 THE PHA APPLIED FOR A ROSS RESIDENT SERVICES GRANT IN THE AMOUNT OF \$250,000. THE PHA'S GRANT APPLICATION WAS NOT FUNDED.

PROGRESS REPORT YEAR NO. 4: ON SEPTEMBER 30, 2003 THE PHA RECEIVED NOTIFICATION THAT THE HOT SPRINGS HOUSING AUTHORITY WAS APPROVED FOR A FAMILY SELF-SUFFICIENCY COORDINATOR.

5. CONTINUE TO EMPLOY A RESIDENT INITIATIVES COORDINATOR TO BE RESPONSIBLE FOR PROVIDING ALL PROGRAMATIC OPPORTUNITIES FOR ALL RESIDENTS OF ASSISTED HOUSING

PROGRESS REPORT YEAR NO. 1: A RESIDENT INITIATIVES COORDINATOR HAS PROVIDED PROGRAM ACTIVITIES DURING THE REPORT PERIOD.

PROGRESS REPORT YEAR NO. 2: A RESIDENT INITIATIVES COORDINATOR WITH THE ASSISTANCE OF A YOUTH ACTIVITIES COORDINATOR HAVE CONTINUED TO PROVIDE PROGRAM ACTIVITIES DURING THIS REPORTING PERIOD.

PROGRESS REPORT YEAR NO. 3: THE RESIDENT INITIATIVE COORDINATOR POSITION IS AN ACTIVE PART OF AND IS NOW INCORPORATED IN THE PUBLIC HOUSING MANAGER POSITION.

PROGRESS REPORT YEAR NO. 4: THE PUBLIC HOUSING MANAGER/RESIDENT INITIATIVES COORDINATOR POSITION CONTINUED TO BE FUNDED IN 2003.

6. PROVIDE A MINIMUM OF ONE (1) PROGRAM EACH 12 MONTHS THAT WILL ASSIST RESIDENTS IN THE PURCHASE OF A HOME

PROGRESS REPORT YEAR NO. 1: A HOME OWNERSHIP CLASS WAS OFFERED TO OUR RESIDENTS THROUGH THE COMMUNITY SERVICE ORGANIZATION OF GARLAND COUNTY.

PROGRESS REPORT YEAR NO. 2: HOME OWNERSHIP CLASSES WERE NOT PROVIDED DURING THIS REPORT PERIOD.

PROGRESS REPORT YEAR NO. 3: HOME OWNERSHIP CLASSES WERE NOT PROVIDED DURING THIS REPORT PERIOD.

PROGRESS REPORT YEAR NO. 4: HOMEOWNERSHIP CLASSES WERE NOT PROVIDED IN 2003, HOWEVER, WITH THE EMPLOYMENT OF A NEW FSS COORDINATOR THE PHA PLANS TO OFFER HOME OWNERSHIP OPPORTUNITIES.

7. CONTRACT ON-SITE DAY CARE SERVICES WITHIN 12 MONTHS DEPENDING ON THE INTEREST OF A QUALIFIED CONTRACTOR

PROGRESS REPORT YEAR NO. 1: A QUALIFIED CONTRACTOR HAS NOT BEEN SELECTED BY THE HOUSING AUTHORITY.

PROGRESS REPORT YEAR NO. 2: A QUALIFIED CONTRACTOR HAS NOT BEEN SELECTED BY THE HOUSING AUTHORITY. A DAY CARE HAS BEEN OPENED WITHIN ONE (1) BLOCK OF HOUSING AUTHORITY PROPERTY, THEREFORE, THIS GOAL IS BEING ABATED AT THIS TIME.

PROGRESS REPORT YEAR NO. 3: OBJECTIVE WAS ABATED AT THIS TIME.

PROGRESS REPORT YEAR NO. 4: OBJECTIVE ABATED

GOAL THREE

EXPAND THE AVAILABILITY AND QUALITY OF HOUSING CHOICES AVAILABLE TO PARTICIPANTS IN THE HOUSING AUTHORITIES TENANT-BASED ASSISTANCE PROGRAM

OBJECTIVES:

1. EXPEND BOND REFINANCING FUNDS TO BUILD OR PURCHASE TWO (2) UNITS ADDITIONAL SCATTERED SITE HOUSING, COMMENSURATE WITH THE AVAILABILITY OF FUNDS, EACH YEAR

PROGRESS REPORT YEAR NO. 1: THE HOT SPRINGS HOUSING AUTHORITY COMPLETED THE CONSTRUCTION OF A TRI-PLEX AT LACEY AND HOBSON STREETS, HOT SPRINGS, ARKANSAS ON DECEMBER 18, 2000. THE TRIPLEX CONSISTED OF A ONE (1) BEDROOM HANDICAP UNIT, A TWO (2) BEDROOM UNIT AND A THREE (3) BEDROOM UNIT. RESIDENTS ARE ASSISTED THROUGH THE SECTION 8 VOUCHER PROGRAM.

PROGRESS REPORT YEAR NO. 2: THE HOT SPRINGS HOUSING AUTHORITY IS IN THE PROCESS OF PURCHASING PROPERTY TO

BUILD FIVE (5) UNITS FOR RESIDENTS TO BE ASSISTED THROUGH THE HOUSING CHOICE VOUCHER PROGRAM.

PROGRESS REPORT YEAR NO. 3: THE HOT SPRINGS HOUSING AUTHORITY HAS PURCHASED PROPERTY ON S. LOUIS STREET THAT WILL BE UTILIZED TO BUILD 5 UNITS OF SCATTERED SITE AFFORDABLE HOUSING.

PROGRESS REPORT YEAR NO. 4: BIDS WERE TAKEN ON FEBRUARY 26, 2004 FOR THE CONSTRUCTION OF A DUPLEX TO PROVIDE AFFORDABLE HOUSING THROUGH THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM.

2. LEVERAGE EXISTING PROPERTY TO CONSTRUCT OR PURCHASE AT LEAST TWO (2) UNITS OF ADDITIONAL SCATTERED SITE HOUSING PER YEAR DEPENDING ON THE AVAILABILITY OF FUNDS

PROGRESS REPORT YEAR NO. 1: SUFFICIENT FUNDING COULD NOT BE GENERATED FROM THE LEVERAGING OF HOUSING AUTHORITY OWNED SECTION 8 PROPERTY DURING THIS REPORT PERIOD.

PROGRESS REPORT YEAR NO. 2: SUFFICIENT FUNDING COULD NOT BE GENERATED FROM THE LEVERAGING OF HOUSING AUTHORITY OWNED SECTION 8 PROPERTY DURING THIS REPORT PERIOD.

PROGRESS REPORT YEAR NO. 3: SUFFICIENT FUNDING COULD NOT BE GENERATED FROM THE LEVERAGING OF HOUSING AUTHORITY OWNED SECTION 8 PROPERTY DURING THIS REPORT PERIOD.

PROGRESS REPORT YEAR NO. 4: SUFFICIENT RENTAL INCOME WILL BE GENERATED FROM EXISTING HOUSING AUTHORITY OWNED SECTION 8 PROPERTY TO FUND THE DEBT SERVICE ON THE CONSTRUCTION OF A DUPLEX IN 2004.

3. PROVIDE THE OPTION OF HOMEOWNERSHIP IN ACCORDANCE WITH SECTION 555 OF THE QHWRA TO AT LEAST 5% OF THE TENANT BASED FAMILIES WHO REQUEST THE OPTION TO PURCHASE A DWELLING (INCLUDING A UNIT UNDER A LEASE PURCHASE AGREEMENT) THAT WILL BE OWNED BY ONE OR MORE MEMBERS OF THE FAMILY AND WILL BE OCCUPIED BY THE FAMILY

PROGRESS REPORT YEAR NO. 1: NO ACTION WAS TAKEN DURING THE FIRST YEAR OF THIS 5 YEAR PLAN OBJECTIVE.

PROGRESS REPORT YEAR NO. 2: NO ACTION WAS TAKEN DURING THE SECOND YEAR OF THIS 5-YEAR PLAN OBJECTIVE.

PROGRESS REPORT YEAR NO. 3: NO ACTION WAS TAKEN DURING THE THIRD YEAR OF THIS 5-YEAR PLAN OBJECTIVE.

PROGRESS REPORT YEAR NO.4: NO ACTION WAS TAKEN DURING THE FOURTH YEAR OF THIS 5-YEAR PLAN OBJECTIVE. AN FSS COORDINATOR HAS BEEN EMPLOYED AND ONE OF THE GOALS OF THIS POSITION WILL BE TO ESTABLISH A HOMEOWNERSHIP PROGRAM.

GOAL FOUR

MANAGE THE HOT SPRINGS HOUSING AUTHORITY SECTION 8 HOUSING CHOICE VOUCHER TENANT-BASED PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER

OBJECTIVES:

1. ATTAIN A RATING OF STANDARD OR HIGHER ON SEMAP SCORING

PROGRESS REPORT YEAR NO. 1: A SCORING REPORT WAS NOT ISSUED FOR 6-30-2000 PHA'S.

PROGRESS REPORT YEAR NO. 2: THE HOT SPRINGS HOUSING AUTHORITY SCORE FOR THIS REPORTING PERIOD WAS 100.

PROGRESS REPORT YEAR NO. 3: THE HOT SPRINGS HOUSING AUTHORITY HAS NOT RECEIVED THE SCORE FOR THIS REPORTING PERIOD.

PROGRESS REPORT YEAR NO. 4: THE HOT SPRINGS HOUSING AUTHORITY SEMAP SCORE FOR THE FISCAL YEAR ENDING 6-20-2003 WAS 100.

2. HOT SPRINGS HOUSING AUTHORITY SHALL SUSTAIN AT LEAST A UTILIZATION RATE OF 85% IN ITS TENANT-BASED PROGRAM

PROGRESS REPORT YEAR NO. 1: THE ACTUAL FISCAL YEAR TO DATE AVERAGE WAS 102%.

PROGRESS REPORT YEAR NO. 2: THE ACTUAL FISCAL YEAR TO DATE AVERAGE WAS 104%.

PROGRESS REPORT YEAR NO. 3: THE ACTUAL FISCAL YEAR TO DATE AVERAGE WAS 100%.

PROGRESS REPORT YEAR NO. 4: THE UTILIZATION RATE FOR THE REPORT DATE OF 5-31-2003 WAS 102.63

GOAL FIVE

MANAGE THE HOT SPRINGS HOUSING AUTHORITY PUBLIC HOUSING PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER

PROGRESS REPORT YEAR NO. 1: THE PHAS SCORE FOR FISCAL YEAR 2000 WAS 81.2 – STANDARD PERFORMER

PROGRESS REPORT YEAR NO. 2: THE PHAS SCORE FOR FISCAL YEAR 2001 WAS 89 – STANDARD PERFORMANCE.

PROGRESS REPORT YEAR NO. 3: THE PHAS SCORE FOR FISCAL YEAR 2002 WAS 90 – HIGH PERFORMER

PROGRESS REPORT YEAR NO. 4: THE PHAS SCORE FOR FISCAL YEAR 2003 WAS 93 – HIGH PERFORMER.

GOAL SIX

ENHANCE THE IMAGE OF PUBLIC HOUSING AND THE SECTION 8 PROGRAM IN HOT SPRINGS AND GARLAND COUNTY

OBJECTIVES:

1. ENHANCE THE CURB APPEAL AND CONSEQUENTLY IMPROVED ACCEPTANCE OF PUBLIC HOUSING BY INSTALLING VINYL SIDING AND NEW WINDOWS

PROGRESS REPORT YEAR NO. 1: THE VINYL SIDING WAS 56% COMPLETE ON 6-30-2001 AND THE WINDOWS WERE 97% COMPLETE.

PROGRESS REPORT YEAR NO. 2: VINYL SIDING AND INSULATED WINDOWS HAVE BEEN INSTALLED ON 100% OF THE UNITS.

PROGRESS REPORT YEAR NO. 3: OBJECTIVE COMPLETED

PROGRESS REPORT YEAR NO. 4: OBJECTIVE COMPLETED.

2. IMPROVE THE APPEARANCE OF THE LAWNS BY CONTRACTING WITH A LAWN MOWING SERVICE

PROGRESS REPORT YEAR NO. 1: MOWING SERVICE WAS CONTRACTED WITH A COMMERCIAL MOWING SERVICE.

PROGRESS REPORT YEAR NO. 2: MOWING SERVICE WAS CONTRACTED WITH A COMMERCIAL MOWING SERVICE.

PROGRESS REPORT YEAR NO. 3: MOWING SERVICE WAS CONTRACTED WITH A COMMERCIAL MOWING SERVICE

PROGRESS REPORT YEAR NO. 4: MOWING SERVICE WAS CONTRACTED WITH A COMMERCIAL MOWING SERVICE.

3. PROVIDE POSITIVE PRESS INFORMATION TO THE LOCAL NEWS MEDIA ABOUT THE YOUTH, ADULT AND SENIOR RESIDENTS ACTIVITIES AND ACCOMPLISHMENTS

PROGRESS REPORT YEAR NO. 1: AT LEAST (9) NINE POSITIVE NEWS ARTICLES APPEARED IN THE LOCAL NEWSPAPER. ADDITIONAL STUDENTS FROM THE HOUSING AUTHORITY AND THE COMMUNITY AT – LARGE APPEARED APPROXIMATELY 24 TIMES ON THE LOCAL CABLE TELEVISION. THE YOUTH PROGRAM RESULTING FROM A DRUG PREVENTION GRANT AWARDED TO THE HOT SPRINGS HOUSING AUTHORITY BY THE STATE OF ARKANSAS.

PROGRESS REPORT YEAR NO. 2: AT LEAST FIFTEEN (15) POSITIVE NEWS NOTICES APPEARED IN THE LOCAL NEWSPAPER

PROGRESS REPORT YEAR NO. 3: AT LEAST TEN (10) POSITIVE NEWS ARTICLES APPEARED IN THE LOCAL NEWSPAPER

PROGRESS REPORT YEAR NO. 4: AT LEAST FOUR POSITIVE NEWS ARTICLES APPEARED IN THE LOCAL NEWSPAPER.

4. MARKET THE PROPERTY IN A POSITIVE, UPSCALE MANNER BY PROVIDING CREATIVE ADVERTISING OF EXCEPTIONAL QUALITY AND PRESENTATION

PROGRESS REPORT YEAR NO. 1: NO ACTION HAS BEEN TAKEN ON THIS OBJECTIVE

PROGRESS REPORT YEAR NO. 2: NO ACTION HAS BEEN TAKEN ON THIS OBJECTIVE.

PROGRESS REPORT YEAR NO. 3: NO ACTION HAS BEEN TAKEN ON THIS OBJECTIVE.

PROGRESS REPORT YEAR NO. 4: THIS OBJECTIVE IS BEING DELETED FROM THE PLAN.

5. PRODUCE A VIDEO PRESENTATION 6-10 MINUTES IN LENGTH THAT ACCENTS THE POSITIVE ENVIRONMENT AND ACTIVITIES OF EASTWOOD GARDENS AND SECTION 8 RESIDENTS

PROGRESS REPORT YEAR NO. 1: NO ACTION HAS BEEN TAKEN ON THIS OBJECTIVE.

PROGRESS REPORT YEAR NO. 2: NO ACTION HAS BEEN TAKEN ON THIS OBJECTIVE.

PROGRESS REPORT YEAR NO. 3: THIS OBJECTIVE IS BEING DELETED FROM THE PLAN

PROGRESS REPORT YEAR NO. 4: THIS OBJECTIVE IS BEING DELETED FROM THE PLAN.

GOAL SEVEN

AS CONTRACT ADMINISTRATOR FOR PARK PLACE APARTMENTS THE PHA WILL STRIVE TO PERFORM THE DUTIES OF A CONTRACTOR ADMINISTRATOR AS OUTLINED IN HUD HANDBOOK 4350.5.

OBJECTIVES:

1. ANNUALLY PERFORM A MANAGEMENT REVIEW OF THE PARK PLACE APARTMENT PROPERTY.
2. ANNUALLY PERFORM A PHYSICAL INSPECTION OF 100% OF THE 71 APARTMENTS AT PARK PLACE APARTMENTS.
3. MONTHLY REVIEW ALL REQUESTS FOR RENTAL ASSISTANCE PAYMENTS AND ISSUE SUBSIDY PAYMENT TO PARK PLACE APARTMENTS.
4. ENSURE TO THE BEST OF THE PHA'S ABILITY, THAT THE MANAGEMENT OF PARK PLACE APARTMENTS IS IN ACCORDANCE WITH HUD HANDBOOK 4350.3 OCCUPANCY REQUIREMENT OF SUBSIDIZED MULTIFAMILY HOUSING PROGRAMS.

GOAL SEVEN

ENROLL TWENTY-FIVE (25) SECTION 8 ASSISTED FAMILIES IN THE FAMILY SELF-SUFFICIENCY PROGRAM.

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

**Standard Plan HIGH PERFORMING PHA FY 2003
SUBMITTING 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.

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.

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Annual Plan

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- ii. Table of Contents
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 - 3. Policies on Eligibility, Selection and Admissions
 - 4. Rent Determination Policies
 - 5. Operations and Management Policies
 - 6. Grievance Procedures
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11. Homeownership
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13. Crime and Safety
14. Pets (Inactive for January 1 PHAs)
15. Civil Rights Certifications (included with PHA Plan Certifications)
16. Audit
17. Asset Management
18. Other Information

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.

SEE LISTS OF ATTACHMENTS

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

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	Annual Plan: Housing Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	support statement of housing needs in the jurisdiction	
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
	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
	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
	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<u>X</u> check here if included in Section 8 Administrative 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
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	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
	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	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
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program 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
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	grant and most recently submitted PHDEP application (PHDEP Plan)	
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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	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-ibility	Size	Loca-tion
Income <= 30% of AMI	3,562	3	3	4	4	2	2
Income >30% but <=50% of AMI	3,244	2	3	3	4	2	2
Income >50% but <80% of AMI	3,217	2	2	3	4	2	2
Elderly	N/A						
Families with Disabilities	N/A						
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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.)

- X Consolidated Plan of the Jurisdiction/s
Indicate year: 1997
U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. 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)

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	155		
Extremely low income <=30% AMI	117	75%	
Very low income (>30% but <=50% AMI)	34	22%	
Low income (>50% but <80% AMI)	4	3%	
Families with children	64	41%	
Elderly families	2	1%	
Families with Disabilities	27	17%	
Race/ethnicity W/NH	81	52%	
Race/ethnicity W/h	4	2%	
Race/ethnicity b/nh	72	46%	
Race/ethnicity INDIAN OR NH	0	0%	
Race/ethnicity ASIAN/NH	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	8	5%	
1BR	106	69%	
2 BR	31	20%	
3 BR	5	3%	
4 BR	5	3%	
5 BR 0BR	0	0%	
5+ BR	0	0%	

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
X Section 8 tenant-based assistance 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	668		
Extremely low income <=30% AMI	538	81%	
Very low income (>30% but <=50% AMI)	123	18%	
Low income (>50% but <80% AMI)	7	1%	
Families with children	398	60%	
Elderly families	20	3%	
Families with Disabilities	106	16%	
Race/ethnicity W/NH	413	62%	
Race/ethnicity W/H	13	2%	
Race/ethnicity b/nh	236	35%	
Race/ethnicity INDIAN OR NH	5	1%	
Race/ethnicity ASIAN/NH	1	.14%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR			
1BR			
2 BR			
3 BR			
4 BR			
5 BR 0BR			
5+ BR			

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one) No Yes

If yes:

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

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

Yes

Does the PHA permit specific categories of families onto the waiting list, even if

Generally closed: No Yes

Housing Needs of Families on the Wait Lists

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	494		
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Extremely low

Income <= 30% AMI	374	76%	
-------------------	-----	-----	--

Very low income

(<30% but <=50

AMI	117	23%	
-----	-----	-----	--

Low income	3	1%	
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Housing Needs of Families on the Waiting List

(<50% but 80%

AMI

Families with

Children	252	51%
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Elderly Families	18	4%
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Families with

Disabilities	59	12%
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Race/ethnicity-white	310	62.5%
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Race/ethnicity-black	177	36%
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Race/ethnicity

Indian or Alaskan	5	1%
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Race-ethnicity-Asian	2	.5%
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Is the waiting list closed (select one)? X 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 (list below)

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)

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)

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

- X 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

- X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
X 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:

- X Funding constraints
X Staffing constraints
 Limited availability of sites for assisted housing
 Extent to which particular housing needs are met by other organizations in the community
X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
X Influence of the housing market on PHA programs
X Community priorities regarding housing assistance
X Results of consultation with local or state government
X 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 2000 grants)	-0-	
a) Public Housing Operating Fund 2004	659,252	
b) Public Housing Capital Fund 2003	451,044	
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance 2003	3,134,979	HAP ADMIN. EXPENSES
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self-Sufficiency Grants	34,639	FAMILY SELF SUFFICIENCY COORDINATOR
h) Community Development Block Grant	-0-	
i) HOME		
Other Federal Grants (list below)		
2003 BONUS CFP	89,894	504 REQUIREMENTS
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2003 CFP	90,409	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income		
	485,890	PHA OPERATIONS
4. Other income (list below)		
LOW INCOME RESERVE	494,103	PHA OPERATIONS
VOUCHER RESERVE	207,685	
4. Non-federal sources (list below)		
Total resources	5,647,906	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

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)
- X Other: (describe)
AT TIME OF APPLICATION AND TIME OF ADMISSION

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- X Criminal or Drug-related activity
- X Rental history
- Housekeeping
- X Other (describe) PRIOR LANDLORD

c. X Yes o: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes X 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)

- 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?
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
 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
 Overhoused
 Underhoused
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)

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(s) (list below)

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.

Date and Time

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

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(s) (list below)

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)

- X The PHA-resident lease
- X The PHA's Admissions and (Continued) Occupancy policy
- X PHA briefing seminars or written materials
- Other source (list)

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

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

(6) Deconcentration and Income Mixing

a. Yes X No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes X No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
- If selected, list targeted developments below:

- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
- d. Yes X No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

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)
HOUSE OR DO NOT HOUSE

(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)

(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:

EXTENSION GRANTED UP TO 120 DAYS WHEN REQUESTS FOR EXTENSION IS RECEIVED PRIOR TO EXPIRATION OF 60 AND 90 DAY PERIODS

(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(s) (list below)

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.

Date and Time

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

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(s) (list below)

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)

- X The Section 8 Administrative Plan
- X 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?

- X 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)

- X 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
X \$26-\$50 July 1, 2002

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

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

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

1. Yes X 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:

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

X For the earned income of a previously unemployed household member

X For increases in earned income

Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

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
X 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
- 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
- X 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
- X Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- X Other (list below)

ANY CHANGE IN INCOME – INCREASE OR DECREASE

g. Yes X 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.)

- X The section 8 rent reasonableness study of comparable housing
- X Survey of rents listed in local newspaper
- X Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
- N/A

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
- X 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
- X To increase housing options for families
- Other (list below)

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

- X 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)

X Success rates of assisted families

X Rent burdens of assisted families

X Other (list below)

EFFECT OF 40% OF ADJUSTED INCOME CAP

(2) Minimum Rent

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

\$0

\$1-\$25

X \$26-\$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (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)

X 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:

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	375	166 (44.2%)
Section 8 Vouchers	658	211 (32.8%)
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

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 & CONTINUED OCCUPANCY POLICY
MAINTENANCE PLAN
- (2) Section 8 Management: (list below)
SECTION 8 ADMINISTRATION PLAN

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)
- X PHA main administrative office
X 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)
- X 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)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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: X 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: X 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: X 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 type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(DD/MM/YY)
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 903.7 9 (j)]

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

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

1. Yes X No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

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 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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: <u>(DD/MM/YYYY)</u>
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. X 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

X 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)

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

b. PHA-established eligibility criteria

Yes X 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:

THE HOT SPRINGS HOUSING AUTHORITY WILL OFFER A HOMEOWNERSHIP PROGRAM THROUGH THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM.

THE FAMILY MUST MEET THE FEDERAL MINIMUM EMPLOYMENT REQUIREMENTS. THE PHA WILL IMPOSE THE FOLLOWING ADDITIONAL REQUIREMENTS:

- THE FAMILY HAS HAD NO FAMILY-CAUSED VIOLATIONS OF HUD'S HOUSING QUALITY STANDARDS WITHIN ONE YEAR.
- THE FAMILY IS NOT WITHIN THE INITIAL ONE (1) YEAR PERIOD OF A HAP CONTRACT.

THE FAMILY HAS NOT COMMITTED ANY SERIOUS OR REPEATED VIOLATIONS OF THE PHA-ASSISTED LEASE WITHIN THE PAST THREE (3) YEARS.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (I)]

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

If yes, what was the date that agreement was signed?

DD/MM/YY

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

X 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		
Section 8	NEW PROGRAM EFFECTIVE 2-24-04	

- 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:

FSS ORIENTATION PROGRAM WILL BE HELD 3-16-2004

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)
- X Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - X Informing residents of new policy on admission and reexamination
 - X Actively notifying residents of new policy at times in addition to admission and reexamination.
 - X Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - X 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

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 use 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)

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

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)

- X Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- X Crime Prevention Through Environmental Design
- X Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)
 Eastwood Gardens – Family Development

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)

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

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

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. ____)

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) ar031a01
- 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)

X 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: (provide name here)

State of Arkansas

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.

X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

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

Provide low income housing and very low income housing through the Public Housing and Section 8 Programs.

D. Other Information Required by HUD

LIST OF ATTACHMENTS

1. ar031a01
RESIDENT ADVISORY BOARD MEETING
2. ar031b01
HOT SPRINGS HOUSING AUTHORITY
ADVISORY BOARD MEMBERS
3. ar031c01
HOT SPRINGS HOUSING AUTHORITY PUBLIC HEARING
4. ar031d01
ANNUAL STATEMENT/PERFORMANCE & EVALUATION REPORT
PART 1: SUMMARY 2002
5. ar031e01
ANNUAL STATEMENT/PERFORMANCE & EVALUATION REPORT
PART 1: SUMMARY 2003
6. ar031f01 ANNUAL STATEMENT/PERFORMANCE & EVALUATION
REPORT – PART 1: SUMMARY 2003 BONUS FUND
7. ar031g01 ANNUAL STATEMENT/PERFORMANCE & EVALUATION
REPORT – PART 1: SUMMARY 2004
8. ar031h01
HOT SPRINGS HOUSING AUTHORITY ORGANIZATIONAL CHART
9. ar031i01
RESIDENT ASSESSMENT FOLLOW UP PLAN
10. ar031j01
RESIDENT MEMBERSHIP ON THE PHA GOVERNING BOARD
11. ar031k01
EXECUTIVE SUMMARY

ATTACHMENT 1

ar031a01
HOT SPRINGS HOUSING AUTHORITY
RESIDENT ADVISORY BOARD MEETING
WEDNESDAY, JANUARY 28, 2004

The Hot Springs Housing Authority met with the Eastwood Gardens and Mountainview Towers Advisory Board in the West Conference Room of the Mountainview Towers on January 28, 2004 at 3:30 p.m. The purpose of the meeting was to discuss ways to improve the Hot Springs Housing Authority.

Lanny Gorman, Executive Director of the Hot Springs Housing Authority, welcomed the group and thanked everyone for their attendance. Judith Brown represented Eastwood Gardens Public Housing Site A and Danny Hughes represented Site B. Glenda De Priest and Clara Sue Cockman represented Mountainview Towers. Housing Authority staff attending the meeting included Lanny Gorman, Jane Ury, Ed Mitchell, Dawn Waddle, Joni Heritage, Roberta Firestone, Tracey Mc Elroy and R. F. Otto.

Since the establishment of the 1998 Quality Housing and Work Responsibility Act, Resident Advisory Boards have been required. Their role is to participate in the public housing planning process on an annual basis. Proposed future plans have to be documented in the Annual Plan submitted to HUD. REAC inspections by HUD provide a base for suggested future improvements and the annual meeting serves as a vehicle to receive feedback from the residents.

Mr. Gorman talked about the 2002 and 2003 annual reports which indicated a breakdown of suggested improvements, cost of the project, actual amount spent and if the project was complete. He pointed out some of the completed improvements and the cost such as the boilers, kitchen cabinets, parking lot improvements, and bathroom showers in various locations on the property.

As a result of the Fair Housing Review some physical conditions of the property have to be amended to conform to HUD requirements. The degree of the slant on some sidewalks have to be changed to accommodate wheelchairs. Sidewalks have to be torn out and new ones installed. The cost of changes to fulfill the Fair Housing Review requirements can reduce the number of improvements previously planned. The 2003 and 2004 Capital Funds will be expended to meet the requirements of the 504 Voluntary Compliance Agreement.

Application fee – ex offenders away. They are checked on the computer and by police.

EASTWOOD GARDENS PUBLIC HOUSING

- TOPIC: Black wrought iron railings in front of units would add curb appeal.
- RESPONSE: The PHA agrees that the iron railings would significantly improve the appearance of the apartments, however, this work cannot be done until adequate capital funds are available.
- TOPIC: Concern - Draining by bridge on Cypress Street needs attention.
the current walkway to the bridge needs to extend the full distance and be smoothed out.
- RESPONSE: An on-site visit will be required to determine if improvements can be made from the operating fund.
- TOPIC: Sweet gum trees at 1000 Illinois Street create a safety hazard as the sweet gum balls fall on the ground and become a safety hazard.
- RESPONSE: Maintenance staff will continue to try to keep sweet gum balls off the sidewalk and parking area...may cut tree in the fall.
- TOPIC: The unused playground area behind the Community Center on Site B should be cleared of the unused playground equipment. Clear the area for a better walkway to the building.
- RESPONSE: The PHA concurs that the playground equipment should be removed.
- TOPIC: 1000 Illinois sidewalks need attention.
- RESPONSE: Sidewalks needing attention will be addressed in a future Capital Program.
- TOPIC: Fire alarms do not function properly.

RESPONSE: Fire alarms are tested each time maintenance staff enters and apartment and during annual inspections.

TOPIC: 59 units on Site B have older kitchen cabinets to be replaced.

RESPONSE: Cabinets will be addressed in a future Capital Fund Program.

TOPIC: The electrical systems on Site A and Site B are the original, are outdated, and need to be replaced.

RESPONSE: An engineering evaluation of the electrical distribution is planned for A and B Sites.

TOPIC: Ants have been a recurring problem.

RESPONSE: A large scale recurring spraying program appears to be the only way to control fire ants.

TOPIC: The community Centers floors need to be stripped of old wax and new applied. This is being addressed.

RESPONSE: This is being addressed.

TOPIC: There is missing vinyl siding on the Community Center and on some units on sites which need to be replaced. Some fascia boards are missing the metal flashing.

RESPONSE: Vinyl siding and metal flashing will be addressed with future capital funds.

TOPIC: Lower limbs on trees need to be removed. Children are climbing, hanging and running on the lower limbs. These are mostly in the 221 Autumn Street area and on Spring Street.

RESPONSE: Lower limbs will be trimmed.

TOPIC: Areas outside laundromats and around public telephones need better lighting. Some fixtures may need wiring.

RESPONSE: Additional lighting will be provided where needed.

TOPIC: Lighting between buildings is not sufficient. Undesirable activities have been reported in these areas. The police report that the current lighting is not adequate.

RESPONSE: Lighting that is in proper working condition provide sufficient lighting in most areas.

TOPIC: It was suggested that existing attic fans be removed and the spaces sealed. The fans which are original to the buildings are very loud and inadequate. Wasps use the open space to enter the buildings. Ceiling fans with lights have been requested. The airflow could be adjusted between seasons for better distribution of air.

RESPONSE: Capital funds may be used to purchase ceiling fans or provide air conditioners.

TOPIC: Residents have requested that children be allowed to play in the playground area not being used behind the Community Center on Site A.

RESPONSE: There does not seem to be any reason why this area should not be used. The Site Manager and Resident Council will be advised.

TOPIC: Basketball courts need new hoops with metal nets. A low one has been installed for younger children. A sign posted with Open and Closed hours could be posted on a locked gate in order to control unwanted late night use of the courts. A resident has offered to lock and unlock the gates on a daily basis.

RESPONSE: Metal nets can be provided as well as locks.

TOPIC: Children have been climbing on fences and onto the roof of the Site A office. Reprimands from the office manager and the police have not discouraged them.

Response: PHA staff will attempt to determine what type of physical barrier can be installed to stop access to the roof.

TOPIC: The clear story windows at the Site A Community Center need attention. The plexiglass windows in the office have a mold problem. The mold situation will be addressed. One window is not secured.

RESPONSE: Maintenance will attempt to correct this problem.

MOUNTAINVIEW TOWERS

- TOPIC:** Front loading machines have been suggested when replacing laundry equipment. Residents in wheelchairs and short people have trouble reaching top controls. This project has been included in the 2003 CFP.
- RESPONSE:** If front loading laundry equipment is purchased the PHA will ensure controls are accessible from the front of the machine before purchasing.
- TOPIC:** The aluminum strip on the outside edge of balcony floors makes it difficult to sweep off balconies. A drain located nearby gets stopped up.
- RESPONSE:** The aluminum strips are being removed from the building.
- TOPIC:** Kickplates on bottom of unit doors would prevent wheelchair marks on doors.
- RESPONSE:** Kickplates will be budgeted from future capital funding.
- TOPIC:** Craft room needs two more lights installed. Lighting in insufficient for games and crafts.
- RESPONSE:** Two additional lights will be installed.
- TOPIC:** Put retainer wall around trees in front of building. Fill area with topsoil and plant ground cover. Remove unneeded or dead trees in area and plant smaller ones.
- RESPONSE:** Future capital funds will be expended to meet this need.
- TOPIC:** Design and erect a "Hot Springs Housing Authority" sign at the end of the property.
- RESPONSE:** Capital funding, as available, will be expended to erect a sign.
- TOPIC:** Place a "Don't Block Driveway" or "Loading and Unloading Area Only" sign in front of building to prevent illegal parking by visitors. Perhaps paint diagonal white stripes across driveway.
- RESPONSE:** Designation sign / stripping can be installed to help alleviate this problem.

TOPIC: Replace window screens on units that do not have them.

RESPONSE: Maintenance staff will replace screens that are missing.

TOPIC: Kitchen cabinets are original to building and need to be replaced.

RESPONSE: Future capital funds will be expended to met this need.

TOPIC: Floors need to be stripped of wax and re-applied at least once a year. Arrangements have been made for a cleaning service to clean the blinds and windows, the bathrooms, etc. on a regular basis.

RESPONSE: The PHA will obtain information.

TOPIC: The alarm system controlling unauthorized use of exit doors from stairways is very loud when activated and can be heard in the lobby. It was requested that they be turned on before 10:00 p.m. Mr. Gorman advised that the alarm should be left on all the time.

RESPONSE: Mr. Gorman advised that the alarm system should be left on at all times.

TOPIC: Trees with root problems are uprooting the bricks on the back patio. The bricks are uneven which creates a tripping hazard. The sewer system is also affected by the tree roots.

RESPONSE: The tree root problems on the patio will require capital funding to correct.

Mr. Gorman thanked the group for their input and declared the meeting adjourned.

Lanny K. Gorman, Executive Director

ATTACHMENT 2

ar031b01
ADVISORY BOARD MEMBERS

GLEND A DE PRIEST
100 HIGHRI SE CIRCLE # 14 12
HOT SPRINGS, AR 71901

HAROLD MC DANIEL
124 DRAWER # D
HOT SPRINGS, AR 71913

DANNY HUGHES
1000 ILLINOIS ST. # 3
HOT SPRINGS, AR 71901

VERA WORD
104 HARREL STREET
HOT SPRINGS, AR 71901

JUDITH BROWN
760 SPRING ST. # 40
HOT SPRINGS, AR 71901

ANGELA POE
206 HARRELL
HOT SPRINGS, AR 71901

MARGARET CAMPBELL
414 CLARK STREET
HOT SPRINGS, AR 71913

HOPE ANDERSON
160 MORPHEW RD. # L-13
HOT SPRINGS, AR 71913

IDA ISOM
133 ROOSEVELT
HOT SPRINGS, AR 71913

VALERIE VINSON
229 S. PATTERSON # B
HOT SPRINGS, AR 71913

ATTACHMENT 3

ar031c01
PUBLIC HEARING
FOR
HOT SPRINGS HOUSING AUTHORITY
2004 ANNUAL PLAN
MARCH 18, 2004

A public hearing was held Thursday, March 18, 2004 at 5:00 p.m. at the Hot Springs Housing Authority Mountainview Towers building, 110 Highrise Circle, Hot Springs, Arkansas.

Housing Authorities are required to hold an annual public hearing to hear improvement suggestions from the public as a result of the Quality Housing Work Responsibility Act of 1998. The March 18 meeting was held for the purpose of discussing the Annual Plan for 2004.

Lanny Gorman, Executive Director of the Housing Authority welcomed the eighteen persons who attended. Jane Ury, Administrative Assistant, also of the Housing Authority attended.

Improvements made at the Mountainview Towers facilities and Eastwood Gardens Apartments for the years 2002 and 2003 were presented. Mr. Gorman explained the costs of improvements. The cost of repair for the concrete reconstructing at the Mountainview Towers is escalating as repair work continues. This project will have to be financed from capital funds received for the years 2002 and 2003.

As a result of a Fair Housing Review conducted by HUD a major part of the 2003 and 2004 Capital Funds and \$89,894 of the 2003 Bonus Funds will be targeted for 504 Compliance requirements. These include ramps being redesigned with the correct degree of slant to assure easy access for persons in wheelchairs. Sidewalks not conforming to a specific degree of slant will be torn out and rebuilt. Visual / hearing aids in units will be required and also a handicap accessible walkway to the basketball court. New laundry equipment is slated for Mountainview Towers laundromat. The existing clothes folding shelf may be removed to accommodate two new washers and two new dryers.

The 504 Compliance includes new kitchen cabinets at a 34" height in the Stage Room and bathroom light switches being reinstalled at a 48" height for accessibility in the six handicap accessible units. The Housing Authority received \$451,055.00 in 2003 for capital fund improvements.

The Hot Springs Housing Authority was fortunate to receive a bonus fund for 2003. HUD allows housing authorities two years to obligate projected improvements from the time funds are received and an additional two years to expend the funds. Some housing authorities are not successful in achieving this. The unused funds are returned to HUD to be distributed to housing authorities who meet the time requirements. The Hot Springs Housing Authority received a bonus fund of \$89,894.00 for 2003.

The proposed 2004 budget will be submitted to HUD. A major portion of the funds received will be applied to the 504 Compliance requirements. Bathrooms in the Administration building do not meet the handicap accessible requirements. Additional space for management is also needed. The proposed 2004 budget totals \$451,055.00.

The Hot Springs Housing Authority was granted a one-year grant for a Family Self-Sufficiency Program. The program is designed to assist eligible Section 8 tenants attend school, receive aptitude testing, set goals and obtain a job. By meeting the program requirements the Housing Authority can provide savings in an escrow bank account to be presented to the tenant upon completion of their program. It provides incentive for tenants to improve themselves and to become self sufficient.

Mr. Gorman explained that the Hot Springs Housing Authority serves as the HUD Contract Administrator for Park Place Apartments owned by an individual in Jonesboro, Arkansas. By refinancing bonds for Park Place Apartments the Hot Springs Housing Authority was able to accumulate a substantial savings account. HUD stipulates that these monies have to be used for new housing. To date a duplex and a triplex have been built. Rent collected from these units is set aside for additional housing. In the near future new construction will begin at another site.

The Mountainview Towers residents presented the following problems.

- Hot water needs to be evenly distributed through Mountainview Towers .
- Broken floors on patios create walking hazard
Mr. Gorman explained that concrete situation on the exterior will be repaired first as planned. Then patio floors could be addressed.
- Brick floor in MVT lobby is not feasible for senior and disabled tenants.
- Could designated parking spaces for handicapped be placed closer to front of the building?
- Newspapers are being left in building lobby because papers are stolen when left in front of tenants' doors. Some tenants report not having any papers left. Could the unit front door have slot for paper?

Mr. Gorman thanked everyone for their input and adjourned the meeting.

Lanny K. Gorman, Executive Director

ATTACHMENT 4

ar031d01

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report ar031d 01					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No:AR37P3150102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:					
XPerformance and Evaluation Report for Period Ending: 12-31-03 Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	29,975.52	29,975.52	29,975.52	20,850.14
3	1408 Management Improvements	23,525.72	23,525.72	23,525.72	23,525.72
4	1410 Administration	17,285.74	17,285.74	17,285.74	8,821.50
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	40,380.02	40,380.02	40,380.02	34,130.02
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	428,800.003	429,600.00	429,600.00	129,031.00
11	1465.1 Dwelling Equipment— Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00

**Annual Statement/Performance and Evaluation Report ar031d 01
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS	Grant Type and Number Capital Fund Program Grant No:AR37P3150102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: X
Performance and Evaluation Report for Period Ending: 12-31-03 ___ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
13	1475 Nondwelling Equipment	8,237.0000	7,437.00	7,437.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collaterization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	548,204.00	548,204.00	548,204.00	216,358.38
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	8,263.46	8,263.46	8,263.46	8,263.46
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy	76,157.00	76,157.00	76,157.00	76,157.00

Annual Statement/Performance and Evaluation Report ar031d 01
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS	Grant Type and Number Capital Fund Program Grant No:AR37P3150102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: X
Performance and Evaluation Report for Period Ending: 12-31-03 ___ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Conservation Measures				

Annual Statement/Performance and Evaluation Report ar031 01
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS	Grant Type and Number Capital Fund Program Grant No: AR37P03150102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AR31001 EASTWOOD GARDENS								
1	KITCHENS CABINETS	1460	17 APT	44,493.00	44,493.00	44,493.00	44,493.00	
2	TUB WALL SURROUNDS	1460	50 APT	15,066.00	15,066.00	15,066.00	15,066.00	

**Annual Statement/Performance and Evaluation Report ar031d 01
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS	Grant Type and Number Capital Fund Program Grant No:AR37P3150102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: X) Performance and Evaluation Report for Period Ending: 12-31-03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost				
		Original	Revised	Obligated	Expended			
	AR 31002 MOUNTAINVIEW TOWERS							
1	FIRST FLOOR CEILING FANS	1460	25 EA	4,725.00	4,725.00	4,725.00	4,725.00	
2	REPAIR STRUCTURAL CONCRETE	1460	100%	293,084.00	293,884.00	293,884.00	0.00	
3	FIRST FLOOR CENTRAL A/C	1460	100%	10,998.00	10,998.00	10,998.00	10,998.00	
4	HEATING SYSTEM BOILERS	1460	2 EA	60,434.00	60,434.00	60,434.00	53,749.00	
	MANAGEMENT IMPROVEMENT							
1	COMPUTER MAINTENANCE	1408	100%	15,262.26	15,262.26	15,262.26	15,262.26	
2	MAINTENANCE STAFF	1406	2 EA	29,975.52	29,975.52	29,975.52	20,850.14	

Annual Statement/Performance and Evaluation Report ar031d 01									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary									
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS			Grant Type and Number Capital Fund Program Grant No:AR37P3150102 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: XPerformance and Evaluation Report for Period Ending: 12-31-03 <input type="checkbox"/> Final Performance and Evaluation Report									
Line No.	Summary by Development Account		Total Estimated Cost			Total Actual Cost			
			Original		Revised		Obligated		Expended
3	SECURITY GUARD	1408	100%	8,263.46	8,263.46	8,263.46	8,263.46		
4	COMPUTER EQUIPMENT	1475.4	3 EA	8,237.00	7,437.00	7,437.00	0.00		
	ADMINISTRATION								
1	CFP COORDINATOR	1410	100%	17,285.74	17,285.74	17,285.74	8,821.50		
2	FEES AND COSTS	1430	100%	318.43	318.43	318.43	318.43		
3	ARCHITECT	1430.2	100%	30,671.21	30,671.21	30,671.212	24,421.21		
4	MECHANICAL ENGINEER	1430.2	100%	8,190.38	8,190.38	8,190.38	8,190.38		
5	ASBESTOS TESTING	1430.2	100%	1,200.00	1,200.00	1,200.00	1,200.00		
	TOTALS			548,204.00	548,204.00	548,204.00	216,358.38		

Annual Statement/Performance and Evaluation Report ar031d01
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS	Grant Type and Number Capital Fund Program No: AR37P03150102 Replacement Housing Factor No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AR31001 EASTWOOD GARDENS							
1	6-19-04		11-12-02	6-30-06		5-14-03	
2	"		8-27-02	"		11-10-02	
AR31002 EASTWOOD GARDENS							
1	6-19-04		8-27-02	"		11-01-02	
2	"		9-18-03	"			
3	"		2-04-03	"		6-05-03	
4	"		7-30-03	"			

Annual Statement/Performance and Evaluation Report ar031d01 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program No: AR37P03150102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MANAGEMENT IMPROVEMENT							
1	6-19-04		4-02-03	"		1-21-04	
2	"		1-06-03	"			
3	"		8-06-03	"		9-03-03	
4	"		1-09-04	"			

ATTACHMENT 5

Ar031e01

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report ar031e01					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No:AR37P03150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: XPerformance and Evaluation Report for Period Ending: 12-31-03 Final Performance and Evaluation Report					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	16,000.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	97,000.00	95,000.00	75,000.00	19,506.27
5	1411 Audit	18,000.00	18,000.00	18,000.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	8,500.00	500.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	47,000.00	49,000.00	0.00	0.00
10	1460 Dwelling Structures	248,816.00	270,836.00	241,846.00	21,435.000
11	1465.1 Dwelling Equipment— Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	3,000.0000	5,000.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report ar031e01					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No:AR37P03150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		Revised Annual Statement (revision no: XPerformance and Evaluation Report for Period Ending: 12-31-03 Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collaterization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	12,739.00	12,709.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	451,055.000	451,055.00	334,846.00	40,941.27
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00	31,000.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	91,000.00	75,000.00	75,000.00	24,389.31
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report ar031e01
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No: AR37P03150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AR31001 EASTWOOD GARDENS								
1	KITCHEN CABINETS	1460	20 APT	39,400.00	40,230.00	40,230.00	21,435.00	
2	ROWHOUSE EXT. RAILINGS	1450	30 APT	40,000.00	40,000.00	0.00	0.00	
3	504 COMPLIANCE -							
	VISUAL/HEARING WIRING	1460	3 APT	0.00	6,000.00	0.00	0.00	
	WALK TO BASKETBALL COURT	1450	60 LF	0.00	2,100.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report ar031e01
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No: AR37P03150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
AR 3102 MOUNTAINVIEW TOWERS								
1	REPAIR STRUCTURAL CONCRETE	1460	100%	202,416.00	201,616.00	201,616.00	0.00	
2	LAUNDRY EQUIPMENT	1460	5 EACH	7,000.00	7,000.00	0.00	0.00	
3	SITE IMPROVEMENT	1450	100%	7,000.00	0.00	0.00	0.00	
4	504 COMPLIANCE -							
	EXT. HANDICAP RAMP	1450	100%	0.00	6,900.00	0.00	0.00	
	KITCHEN/CABINET	1460	100%	0.00	12,000.00	0.00	0.00	
	BATH SWITCHES	1460	6 APT	0.00	4,000.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report ar031e01
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No: AR37P03150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
MANAGEMENT IMPROVEMENT								
1	COMPUTER UPGRADE	1408	100%	22,000.00	20,000.00	0.00	0.00	
2	APPLICANT CHECK	1406	100%	16,000.00	0.00	0.00	0.00	
3	SITE SECURITY POLICE	1408	100%	75,000.00	75,000.00	75,000.00	19,506.27	
4	NONDWELLING COMPUTER EQUIPMENT	1475.4	100%	3,000.00	5,000.00	0.00	.00	
ADMINISTRATION								
1	CFP COORDINATOR	1410	100%	18,000.00	18,000.00	18,000.00	0.00	
2	FEES AND COSTS	1430	100%	500.0000	500.00	0.00	0.00	
3	SITE ELECTRIC SURVEY	1430.2	100%	7,000.00	0.00	0.00	0.00	
4	ARCHITECT	1430.2	100%	1,000.00	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report ar031e01
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No: AR031P03150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
ADMINISTRATION								
	CONTINGENCY	1504	100%	12,739.00	12,709.00	0.00	0.00	
TOTALS				451,055.00	451,055.00	334,846.00	40,941.27	

Annual Statement/Performance and Evaluation Report ar031e01							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program No: AR37P03150103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AR31001 1) EASTWOOD 2) GARDENS 3)	6-19-05		10.07.03	6-30-07		1-09-04	
AR 31002 MOUNTAINVIEW TOWERS							
1	6-19-05		9-18-03	6-30-07			
2	"			"			
3	"			"			
4	"			"			
MANAGEMENT IMPROVEMENT							
1	6-19-04			6-30-07			
2	"	8-19-03		"			
3	"			"			
4	"			"			

**Annual Statement/Performance and Evaluation Report ar031e01
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS	Grant Type and Number Capital Fund Program No: AR37P03150103 Replacement Housing Factor No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
4	6-19-04			6-03-06			

Annual Statement/Performance and Evaluation Report ar031e01
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No: AR37P03150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
MANAGEMENT IMPROVEMENT								
1	COMPUTER UPGRADE	1408	100%	22,000.00	20,000.00	0.00	0.00	
2	APPLICANT CHECK	1406	100%	16,000.00	0.00	0.00	0.00	
3	SITE SECURITY POLICE	1408	100%	75,000.00	75,000.00	75,000.00	19,506.27	
4	NONDWELLING COMPUTER EQUIPMENT	1475.4	100%	3,000.00	5,000.00	0.00	.00	
ADMINISTRATION								
1	CFP COORDINATOR	1410	100%	18,000.00	18,000.00	18,000.00	0.00	
2	FEEES AND COSTS	1430	100%	500.0000	500.00	0.00	0.00	
3	SITE ELECTRIC SURVEY	1430.2	100%	7,000.00	0.00	0.00	0.00	
4	ARCHITECT	1430.2	100%	1,000.00	0.00	0.00	0.00	

ATTACHMENT 6

Ar031f01

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report ar031f01 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No:AR37P3150203 BONUS FUND Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: XPerformance and Evaluation Report for Period Ending: 12-31-03 ___ Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	7,480.00	7,480.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	82,414.00	82,414.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report ar031f01
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS	Grant Type and Number Capital Fund Program Grant No:AR37P3150203 BONUS FUND Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: X
Performance and Evaluation Report for Period Ending: 12-31-03 ___ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collaterization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	89,894.00	89,8984.00	0.00	0.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	89,894.00	89,894.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report ar031f01
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No: AR37P03150203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AR31001 EASTWOOD GARDENS								
	504 COMPLIANCE							
1	115 WADE APT. 10 RENOVATION	1460	1 APT	51,390.00	51,390.00	0.00	0.00	
2	800 SPRING COMMUNITY BUILDING	1460	1 BLDG	10,960.00	10,960.00	0.00	0.00	
3	707 CYPRESS APT. 2 RAMP	1460	1 APT	10,324.00	10,324.00	0.00	0.00	
4	115 WADE APT. 8 RAMP	1460	1 APT	9,740.00	9,740.00	0.00	0.00	
ADMINISTRATION								
	ARCHITECT	1930.2	100%	7,480.00	7,480.00	0.00	0.00	
TOTALS				89,894.00	89,894.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report ar031f01
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS	Grant Type and Number Capital Fund Program No: AR37P03150203 BONUS FUND Replacement Housing Factor No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)						Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AR31001 EASTWOOD GARDENS							
1	2-13-04			2-13-06			
2	"			"			
3	"			"			
4	"			"			

ATTACHMENT 7

ar031g01

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report ar031g01 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No:AR37P03150104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input checked="" type="checkbox"/> Original Annual Statement Performance and Evaluation Report for Period Ending <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	8,755.00	0.00	0.00	0.00
3	1408 Management Improvements	85,000.00	0.00	0.00	0.00
	1410 Administration	18,000.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	21,100.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	0.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment— Nonexpendable	0.00	0.00		
12	1470 Nondwelling Structures	299,200.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	10,000.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00

**Annual Statement/Performance and Evaluation Report ar031g01
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS	Grant Type and Number Capital Fund Program Grant No:AR37P03150104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no: Performance and Evaluation Report for Period Ending** **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collaterization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	9,000.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	451,055.00	0.00	0.00	0.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	299,200.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	78,055.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No: AR37P03150104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AR31002	MANAGEMENT & MAINTENANCE BUILDING							
	504 COMPLIANCE							
1	RENOVATION	1470	1 APT	299,200.00	0.00	0.00	0.00	
	MANAGEMENT IMPROVEMENT							
1	COMPUTER MAINTENANCE	1408	100%	15,000.00	0.00	0.00	0.00	
2	COMPUTER EQUIPMENT	1475.4	100%	10,000.00	0.00	0.00	0.00	
3	APPLICANT CHECK	1406	100%	8,755.00	0.00	0.00	0.00	
4	SITE SECURITY POLICE	1408	100%	70,000.00	0.00	0.00	0.00	
ADMINISTRATION								
	CFP COORDINATOR	1410	100%	18,000.00	0.00	0.00	0.00	
	FEES AND COSTS	1430	100%	100.00	0.00	0.00	0.00	
	ARCHITECT	1430.2	100%	21,000.00	0.00	0.00	0.00	
	CONTINGENCY	1502	100%	9,000.00	0.00	0.00	0.00	
TOTALS				451,055.00	0.00	0.00	0.00	

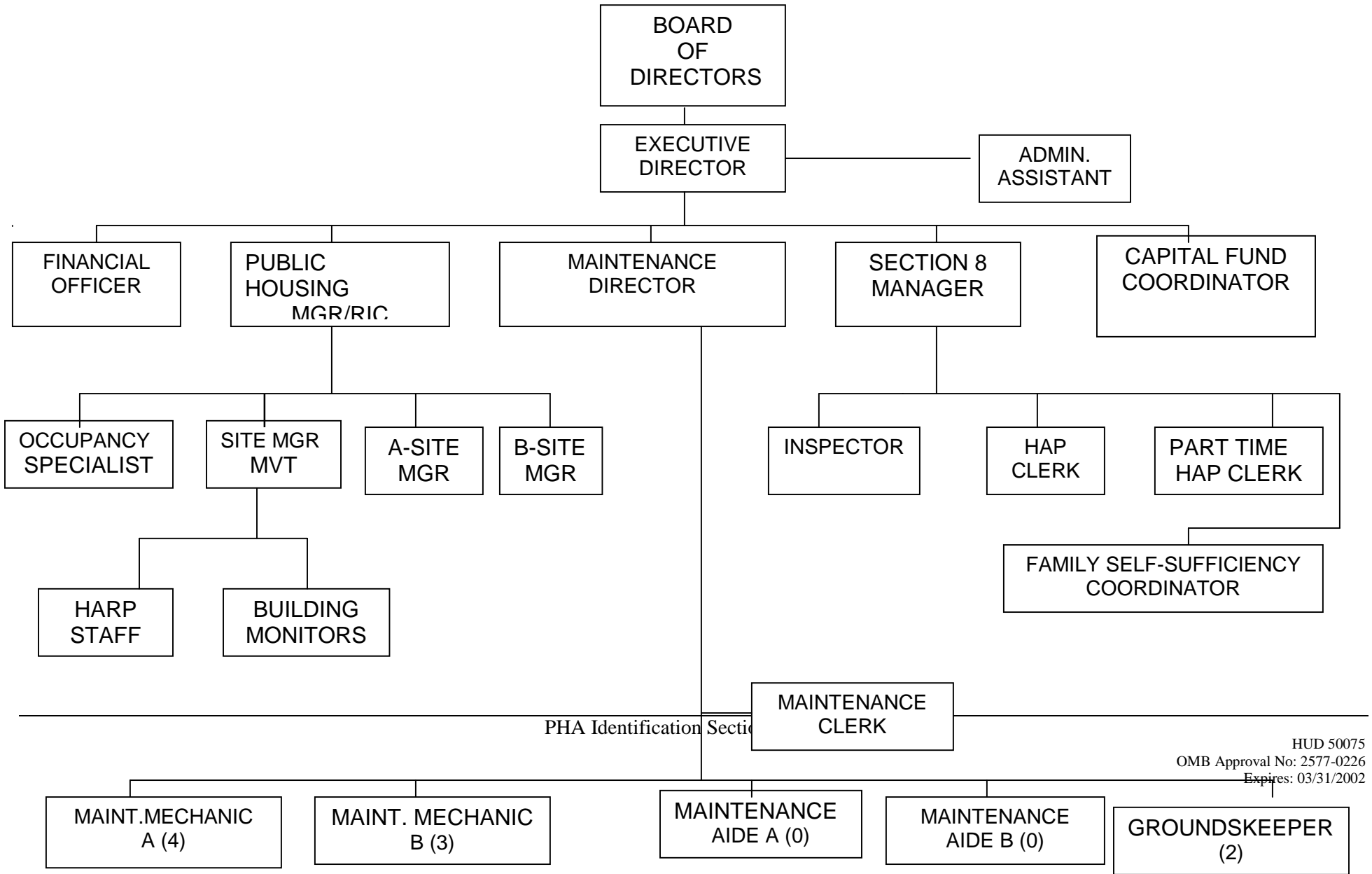
**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program No: AR37P03150203 Replacement Housing Factor No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
AR31002								
MANAGEMENT & MAINTENANCE BUILDING								
1	12-31-05			12-31-06				
MANAGEMENT IMPROVEMENT								
1	6-30-05			12-31-06				
2	"			"				
3	"			"				
4	"			"				

ATTACHMENT 8

ar031h01

**HOT SPRINGS HOUSING AUTHORITY
ORGANIZATIONAL CHART**



ATTACHMENT 9

ar031i01

2003 RESIDENT ASSESSMENT FOLLOW-UP PLAN

COMMUNICATION

1. Newsletters will be published for all three (3) sites each quarter
2. Site Managers will walk through the property more frequently in an effort to increase communications with residents. Site managers will also walk through the property police officers once each month.

NEIGHBORHOOD APPEARANCE

1. All parking lots have now been painted and marked.
2. All apartments are sprayed each six (6) weeks to control infestation. Fire ant insecticide will also be placed on any infested area each six (6) weeks.

ATTACHMENT 10

ar031j01

RESIDENT MEMBERSHIP ON THE PHA GOVERNING BOARD

MRS. VINA COOK, A RESIDENT OF PUBLIC HOUSING, RESIDING AT 760 SPRING STREET, APARTMENT # 37, HOT SPRINGS, ARKANSAS 71901 WAS RE-APPOINTED TO THE BOARD OF COMMISSIONERS ON OCTOBER 18, 2002. THIS IS HER SECOND TERM OF OFFICE. THE EXPIRATION DATE OF THE CURRENT TERM WILL BE OCTOBER 2007.

ar031k01

EXECUTIVE SUMMARY

THE 2003 PHA'S SCORE FOR THE HOT SPRINGS HOUSING AUTHORITY WAS 93 RESULTING IN A HIGH PERFORMANCE DESIGNATION.

THE REAC PHYSICAL INSPECTION SCORE OF 97 IS THE RESULT OF THE EMPHASIS PLACED ON IMPROVING THE PROPERTY THROUGH PRUDENT MANAGEMENT OF CAPITOL FUNDS. CONTINUED CAPITAL FUNDING WILL BE REQUIRED TO MAINTAIN THE PROPERTY AT THIS LEVEL OF PERFORMANCE.

IN MAY/JUNE 2004 FAIR HOUSING CONDUCTED A CIVIL RIGHTS / 504 COMPLIANCE REVIEW. THE PHA WAS REQUIRED TO ENTER INTO A VOLUNTARY COMPLIANCE AGREEMENT TO CORRECT 504 DEFICIENCIES. IT IS ESTIMATED THAT THE COST FOR THIS WORK COULD REQUIRE CAPITAL FUNDS EXCEEDING \$500,000 OVER A THREE YEAR PERIOD.

THE PHA CONTINUES TO HAVE HIGH VACANCIES EVEN THOUGH SECURITY AND THE PHYSICAL CONDITION OF THE PROPERTY IS GOOD. VACANCY RATES ARE LOW IN THE ELDERLY AND DISABLED MOUNTAINVIEW TOWERS HIGHRISE BUILDING. THE PHA WILL CONTINUE TO TRY TO IMPROVE THIS AREA OF OUR OPERATIONS.

THE PHA WAS APPROVED FOR A FAMILY SELF-SUFFICIENCY

PROGRAM IN OCTOBER 2003. A FAMILY SELF-SUFFICIENCY

COORDINATOR HAS BEEN EMPLOYED WITH A GOAL OF SIGNING SELF-SUFFICIENCY CONTRACTS WITH AT LEAST 25 FAMILIES. THE PHA WILL ALSO PROVIDE A HOMEOWNERSHIP PROGRAM.

THE PHA IS TAKING BIDS FOR THE CONSTRUCTION OF A PHA OWNED SECTION 8 DUPLEX PROPERTY. RENTAL INCOME FROM EXISTING PHA OWNED SECTION 8 RENTAL PROPERTY WILL BE USED TO RETIRE THE DEBT SERVICE.