

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

PHA Plans
5-Year Plan for Fiscal Years 2005 - 2009
Streamlined Annual Plan for Fiscal Year 2005

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

PHA Plan Agency Identification

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS

PHA Number: AR031

PHA Fiscal Year Beginning: 07/2005

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- 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 2005 - 2009
[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: (state mission here)

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:
list; e.g., public housing finance; voucher unit inspections)
UNIT TURNAROUND
 - X Renovate or modernize public housing units:
 - X Demolish or dispose of obsolete public housing:
 - 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:
 - X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - X 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
2000 - 2004

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

PROGRESS REPORT YEAR NO. 5:

- (a) \$360,646 OR 79.9% OF THE 2003 CAPITAL FUNDS- \$451,055 WERE OBLIGATED BY 12-31-04. \$265,365 OR 73.%% OF THE OBLIGATED FUNDS WERE TO IMPROVE THE PHYSICAL CONDITION OF THE PROPERTY.
- (b) THE HOUSING AUTHORITY WAS DESIGNATED A HIGH PERFORMER FOR F6 2003 WITH A SCORE OF 93.

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 SCORE OF 93.

PROGRESS REPORT YEAR NO. 5

- (a) THE PHA WAS NOT REQUIRED TO RECEIVE A REAC INSPECTION IN 2004 AS A RESULT OF THE HIGH PERFORMER SCORE OF 93 ATTAINED IN 2003.
- (b) HEALTH AND SAFETY FINDINGS BY THE MAINTENANCE SUPERVISOR DURING THE 2004 ANNUAL INSPECTIONS WERE CORRECTED WITHIN 24 HOURS.

- 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

PROGRESS REPORT YEAR NO. 5: 100% OF THE WORK COMPLETED IN 2001.

- 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.

PROGRESS REPORT YEAR NO. 5: EFFECTIVE 12-31-2004 92% OF ALL FAMILY UNITS HAVE NEW CABINETS INSTALLED. THE REMAINING APARTMENTS THAT DO HAVE NEW CABINETS HAVE BEEN BUDGETED FOR IN THE 2004 CAPITAL FUND PROGRAM.

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.

PROGRESS REPORT YEAR NO. 5: OBJECTIVE DELETED AS STATED ABOVE.

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.

PROGRESS REPORT YEAR NO. 5: 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.

PROGRESS REPORT YEAR NO. 5: 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.

PROGRESS REPORT YEAR NO. 5 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.

PROGRESS REPORT YEAR NO. 5: COMPUTERS ARE AVAILABLE IN

THE TWO FAMILY COMMUNITY CENTERS BUT ARE NOT CURRENTLY BEING USED. INTERNET SERVICE IS NOT CURRENTLY PROVIDED, HOWEVER, THE PHA WILL DETER ITS FINANCIAL ABILITY TO PROVIDE INTERNET SERVICE.

4. APPLY FOR (IF AVAILABLE) A MINIMUM OF ONE GRANT THAT WOULD BE INSTRUMENTAL IN PROVIDING 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.

PROGRESS REPORT YEAR NO. 5: A FAMILY SELF-SUFFICIENCY COORDINATOR WAS EMPLOYED ON FEBRUARY 24, 2004.

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.

PROGRESS REPORT YEAR NO. 5: THE PUBLIC HOUSING
MANAGER/RESIDENT INITIATIVES COORDINATOR POSITION
CONTINUED TO BE FUNDED IN 2004.

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.

PROGRESS REPORT YEAR NO. 5: PHA STAFF HAS ATTENDED
HOMEOWNERSHIP TRAINING. TWENTY-FIVE (25) PERSONS ARE
ENROLLED IN THE FAMILY SELF-SUFFICIENCY PROGRAM WITH
ESCROW BALANCES TOTALING APPROXIMATELY \$13,500.

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

PROGRESS REPORT YEAR NO. 5: OBJECTIVE ABATED AT THIS TIME

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 ST. 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.

PROGRESS REPORT YEAR NO. 5: ALL BIDS FOR THE CONSTRUCTION OF THE DUPLEX TAKEN ON FEBRUARY 26, 2004 WERE REJECTED BECAUSE OF THE CONCERNS REGARDING SECTION 8 FUNDING AND ADMINISTRATIVE RESERVES RECAPTURE. PROJECT WAS RE-BID ON 11-18-04.

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.

PROGRESS REPORT YEAR NO. 5: SUFFICIENT RENTAL INCOME FROM THE EXISTING HOUSING AUTHORITY OWNED SECTION 8 PROPERTIES, SECTION 8 ADMINISTRATIVE RESERVES AND SHORT-TERM BANK FINANCING HAVE ALLOWED THE PHA TO START CONSTRUCTION OF A DUPLEX ON MARCH 1, 2005.

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.

PROGRESS REPORT YEAR NO. 5: A HOMEOWNERSHIP PROGRAM HAS BEEN ESTABLISHED AND APPROVED BY THE DEPARTMENT.

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.

PROGRESS REPORT YEAR NO. 5: THE HOT SPRINGS HOUSING AUTHORITY SEMAP SCORE FOR THE FISCAL YEAR ENDING 6-30-2004 WAS 100% RESULTING IN A PERFORMANCE RATING OF HIGH.

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

PROGRESS REPORT YEAR NO. 5: THE UTILIZATION RATE FOR THE REPORT DATE OF 6-4-2004 WAS 101.52%.

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.

PROGRESS REPORT YEAR NO. 5: THE PHAS SCORE FOR FISCAL YEAR 2004 WAS 92 – 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.

PROGRESS REPORT YEAR NO. 5: 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.

PROGRESS REPORT YEAR NO. 5: 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.

PROGRESS REPORT YEAR NO. 5: AT LEAST THREE POSITIVE NEW
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.

PROGRESS REPORT YEAR NO. 5 THIS OBJECTIVE HAS BEEN
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.

PROGRESS REPORT YEAR NO. 5: THIS OBJECTIVE HAS BEEN 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.

PROGRESS REPORT YEAR NO. 5: THE PHA PERFORMED A MANAGEMENT REVIEW AT PARK PLACE APARTMENTS IN NOVEMBER 2004. ALL MONTHLY REQUESTS FOR RENTAL WERE REVIEWED AND A SUBSIDY CHECK WAS ISSUED NOT LATER THAN THE 10TH OF THE MONTH. THE PHA IS ATTEMPTING TO REDUCE THE TIME FOR ISSUANCE OF THE SUBSIDY CHECK TO NOT LATER THAN THE THIRD OF THE MONTH.

GOALS AND OBJECTIVES

5 YEAR PLAN 2005 - 2009

GOAL ONE

ACHIEVE HIGH PERFORMER DESIGNATION ON ALL ANNUAL MANAGEMENT ASSESSMENT EVALUATIONS

OBJECTIVES:

1. SCORE 90% OR ABOVE ON THE ANNUAL PHAS MANAGEMENT REPORT
2. SCORE 90% OR ABOVE ON THE ANNUAL SEMAP – SECTION 8 MANAGEMENT ASSESSMENT PROGRAM

GOAL TWO

CONTINUE TO IMPROVE THE PHYSICAL QUALITY OF THE EXISTING HOUSING PROPERTY

OBJECTIVES:

1. COMPLETELY UPGRADE THE ELECTRICAL SYSTEM IN THE MOUNTAINVIEW TOWERS BUILDING TO PROVIDE EMERGENCY GENERATOR BACK-UP SYSTEMS FOR THE FIRE ALERT SYSTEM, LIGHTING, HEATING SYSTEM AND THE TWO ELEVATORS IN THE BUILDING.
2. REPLACE KITCHEN CABINETS IN ALL FAMILY UNITS THAT DO NOT HAVE NEW CABINETS NOT LATER THAN 12-31-06.
3. REMOVE ALL WOODEN FENCES IN EASTWOOD GARDENS FAMILY UNITS AND INSTALL IRON FENCING BY 12-31-07.

GOAL THREE

COMPLETE ALL REQUIREMENTS OF THE CIVIL RIGHTS COMPLIANCE REVIEW AND 504 GUIDELINES AS ESTABLISHED IN THE PLAN OF ACTION NO LATER THAN 12-31-2007.

OBJECTIVES:

1. COMPLETE ALL ADA RAMPING REQUIREMENTS, DOOR CLOSURE REQUIREMENTS, DOOR HARDWARE REPLACEMENT, PIPE INSULATION, HANDRAIL INSTALLATION, SIGNAGE, ACCESSIBLE ROUTES, LIGHTS WITH CONTROL HEIGHTS CORRECTED AND KITCHEN CABINETS NOT LATER THAN 12-31-06
2. RENOVATE MANAGEMENT AND MAINTENANCE BUILDING TO COMPLY WITH ADA ACCESSIBILITY REQUIREMENTS BY 12-31-07 TO INCLUDE:
 - A. PROVIDE HANDICAP ACCESSIBLE BATHROOS
 - B. PROVIDE HANDICAP ACCESSIBLE ENTRYWAYS ON THE FIRST AND SECOND FLOORS

GOAL FOUR

RENOVATE AND CONSTRUCT AN ADDITION TO THE MANAGEMENT AND MAINTENANCE BUILDING

OBJECTIVES:

1. PROVIDE ADDITIONAL STAFF OFFICE SPACE
2. PROVIDE RECORDS SECURITY AREA
3. PROVIDE A BOARD ROOM
4. PROVIDE A MAINTENANCE OFFICE AND A SECURE MATERIAL SUPPLY STORAGE AREA

GOAL FIVE

PURSUE AN ACTIVE AND RESULTS ORIENTED HOMEOWNERSHIP PROGRAM

OBJECTIVES:

1. INCREASE THE FSS (FAMILY SELF-SUFFICIENCY PROGRAM) FROM 25 TO 50 PARTICIPANTS BY JULY 1, 2006

2. ESTABLISH A COOPERATIVE WORKING RELATIONSHIP WITH A HOMEOWNERSHIP / CREDIT COUNSELING AGENCY THROUGH AN EFFECTIVE MEMORANDUM OF UNDERSTANDING BY JUNE 30, 2005
3. IDENTIFY A MINIMUM OF THREE (3) SECTION 8 PROGRAM PARTICIPANTS WHO ARE OR COULD BE ELIGIBLE TO PURCHASE A HOME BY JUNE 30, 2005
4. IDENTIFY A FINANCIAL INSTITUTION WHO WILL PARTNER WITH THE PHA TO MAKE LOANS TO SECTION 8 PROGRAM PARTICIPANTS BY JUNE 30, 2005
5. DETERMINE AT LEAST ONE VIABLE SOURCE OF DOWNPAYMENT ASSISTANCE BY JUNE 30, 2005
6. CLOSE A MINIMUM OF ONE (1) SECTION 8 HOMEOWNERSHIP LOAN BY SEPTEMBER 30, 2005

GOAL SIX

PROVIDE ADDITIONAL AFFORDABLE HOUSING TO THE RESIDENTS OF HOT SPRINGS AND GARLAND COUNTY

OBJECTIVES:

1. CONTINUE TO CONSTRUCT PHA OWNED SECTION 8 RENTAL PROPERTY EXPENDING FUNDS GENERATED FROM SECTION 8 ADMINISTRATION RESERVES AND RENTS FROM EXISTING PHA OWNED SECTION 8 RENTAL PROPERTIES
2. ESTABLISH A 501C3 NON-PROFIT CORPORATION FOR THE DEVELOPMENT OF ADDITIONAL AFFORDABLE HOUSING
3. DEVELOP A PROPERTY FOR ELDERLY PERSONS

**Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.12]**

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

**Standard Plan - HIGH PERFORMING PHA SUBMITTING
STANDARD PLAN**

Streamlined Plan:

- High Performing PHA
 Small Agency (<250 Public Housing Units)

- Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan (optional)

[24 CFR Part 903.12 (b), 24 CFR 903.7(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.

EXECUTIVE SUMMARY

THE 2004 PHA'S PHAS SCORE FOR THE HOT SPRINGS HOUSING AUTHORITY WAS 92 RESULTING IN A HIGH PERFORMANCE DESIGNATION. THE HOUSING AUTHORITY, HOWEVER, HAS NOT CORRECTED THE UNSATISFACTORY UNIT TURNAROUND TIMES. THE PHA CONTINUES TO OBLIGATE AND EXPEND CAPITAL FUNDS IN A TIMELY MANNER IN ORDER TO IMPROVE THE PHYSICAL CONDITION OF THE PROPERTY.

A MAJOR ELECTRICAL OUTAGE IN THE MOUNTAINVIEW TOWERS 120 UNIT ELDERLY AND DISABLED BUILDING HAS RESULTED IN A MAJOR REPRIORITIZING OF THE CAPITAL FUND PROGRAM EXPENDITURES. IT IS NECESSARY TO COMPLETELY UPGRADE THE ELECTRICAL SYSTEM IN THIS BUILDING TO PROVIDE EMERGENCY GENERATOR BACK UP

SYSTEMS FOR THE FIRE ALERT SYSTEM, LIGHTING, HEATING SYSTEM AND THE TWO ELEVATORS IN THE BUILDING. 504/ADA COMPLIANCE WILL CONSUME A LARGE PERCENTAGE OF FUTURE CAPITAL FUND EXPENDITURES.

THE HOUSING AUTHORITY WAS ABLE TO RECOVER \$9,236 OF WRITTEN-OFF RESIDENT DEBT THROUGH PARTICIPATION IN THE STATE INCOME TAX SET-OFF PROGRAM.

THE 2004 SEMAP SCORE FOR THE HOUSING AUTHORITY WAS 100%. A FAMILY SELF-SUFFICIENCY COORDINATOR WAS EMPLOYED AND TWENTY-FIVE (25) SECTION 8 RESIDENTS ARE PARTICIPATING IN THE PROGRAM. THE PHA IS CURRENTLY BUILDING A PHA OWNED SECTION 8 DUPLEX ON WEST ST. LOUIS STREET. THE DUPLEX IS BEING FUNDED THROUGH SECTION 8 ADMINISTRATIVE RESERVES AND RENTAL RECEIPTS FROM FIVE (5) OTHER PHA OWNED SECTION 8 RENTAL PROPERTIES.

THE HOUSING AUTHORITY BOARD OF COMMISSIONERS IS CURRENTLY INTERVIEWING APPLICANTS TO FILL THE EXECUTIVE DIRECTOR'S POSITION AS A RESULT OF THE CURRENT DIRECTOR'S RETIREMENT ON JUNE 30, 2005.

iii. Annual Plan Table of Contents

[24 CFR Part 903.12(b)]

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

Table of Contents

Page #

Annual Plan

- i. Executive Summary
- ii. Table of Contents
 - 1. Housing Needs
 - 2. Financial Resources
 - 3. Policies on Eligibility, Selection and Admissions
 - 4. Rent Determination Policies
 - 5. Capital Improvements Needs
 - 6. Demolition and Disposition
 - 7. Homeownership
 - 8. Civil Rights Certifications (included with PHA Plan Certifications)
 - 9. Other Information (criteria for significant deviations/substantial modifications, progress in meeting 5-year goals)
 - 10. Project Based Voucher Program

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- X FY 2005 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- X PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5-Year Action Plan
- X 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	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs of families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions
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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		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
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	
	Public housing rent determination policies, including the methodology for setting public housing flat rents X 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 X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies X Check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any 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	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(provided at PHA option)	
	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
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program X check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	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 903.12 (b), 903.7(a)]

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
X	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	240		
Extremely low	194	81%	

Housing Needs of Families on the Waiting List			
income <=30% AMI			
Very low income (>30% but <=50% AMI)	40	17%	
Low income (>50% but <80% AMI)	6	2	
Families with children	113	47%	
Elderly families	2	1%	
Families with Disabilities	62	26%	
Race/ethnicity W/NH	115	48%	
Race/ethnicity W/h	5	2%	
Race/ethnicity B/nh	120	50%	
Race/ethnicity INDIAN OR NH	0	0%	
/race/ethnicity ASIAN/NH	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	181	75%	
2 BR	19	8%	
3 BR	10	4%	
4 BR	0	0%	
5 BR 0 BR	0	0%	
5+ BR	0	0%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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	871		
Extremely low income <=30% AMI	700	80%	
Very low income (>30% but <=50% AMI)	168	19%	
Low income (>50% but <80% AMI)	3	1%	
Families with children	536	62%	
Elderly families	28	3%	
Families with Disabilities	178	20%	
Race/ethnicity W/NH	545	63%	
Race/ethnicity W/h	17	2%	
Race/ethnicity B/nh	301	34%	
Race/ethnicity INDIAN OR NH	7	1%	
/race/ethnicity ASIAN/NH	1	.11%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR 0 BR			

B. 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

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

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)		
a) Public Housing Operating Fund	677,471	
b) Public Housing Capital Fund	534,340	
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,923,280	HAP ADMIN. EXPENSES
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self-Sufficiency Grants	36,237	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	58,613	
2004 CFP	455,585	
3. Public Housing Dwelling Rental Income	510,580	PHA OPERATIONS
4. Other income (list below)		
LOW INCOME RESERVE	415,627	PHA OPERATIONS
VOUCHER RESERVE	195,656	
4. Non-federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	5,897,286	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

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 No: 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.X 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:

X 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)

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

c. Preferences

1. Yes X 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)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- 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
- 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)

- X 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.X Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes X No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d.X Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords?
(select all that apply)

- Criminal or drug-related activity
 Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
 Other (list below)

(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:

(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**)

1. 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)

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7(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

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; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent re-determinations:

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

- Never
- At family option
- X At 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)_____
- Other (list below)

- 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)

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)

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

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

- X 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
- X Other (list below) PHA'S CONCERN THAT ADEQUATE FUNDING WOULD NOT BE AVAILABLE

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

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

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

5. Capital Improvement Needs

[24 CFR Part 903.7 (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.

Capital Fund Program

A. X Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$534,340.00

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of this component. If no, skip to next component.

D. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

E. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment X

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

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

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

1. Development name:

2. Development (project) number:

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

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

underway

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

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

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

6. Demolition and Disposition

[24 CFR Part 903.7 (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:

7. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 (k)]

A. Public Housing

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

1. Yes X 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 8.)

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 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.

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

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

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

B. Criteria for Substantial Deviations and Significant Amendments

C. Other Information

[24 CFR Part 903.13]

A. Resident Advisory Board Recommendations

1.X 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)

X Attached at Attachment (File name)

Provided below:

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

X 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 X No: Does the PHA meet the exemption criteria provided in 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.X 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)
- X 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
- X Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)
- c. Eligible voters: (select all that apply)
- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: (provide name here)
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)
- X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and

- offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)

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

10. Project-Based Voucher Program (if applicable)

If the PHA plans to use the project-based voucher program, provide a statement of the projected number of project-based units and general locations, and how project basing would be consistent with its PHA Plan.

Attachments

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

1. ar031a01
RESIDENT ADVISORY BOARD MEETING
1. ar031b01
HOT SPRINGS HOUSING AUTHORITY
ADVISORY BOARD MEMBERS
2. 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
ANNUAL STATEMENT/PERFORMANCE & EVALUATION REPORT
PART 1: SUMMARY 2005
9. ar031i01
HOT SPRINGS HOUSING AUTHORITY ORGANIZATIONAL CHART
10. ar031j01
RESIDENT ASSESSMENT FOLLOW UP PLAN
11. ar031k01
RESIDENT MEMBERSHIP ON THE PHA GOVERNING BOARD
12. ar031l01
EXECUTIVE SUMMARY

ATTACHMENT 1
ar031a01
ADVISORY BOARD MEETING
PUBLIC HOUSING AND SECTION 8 PROGRAM
MARCH 3, 2005

The Hot Springs Housing Authority met with the Public Housing and Section 8 Program Advisory Board in the West Conference Room of the Mountainview Towers on Thursday, March 3, 2005 at 3:00 p.m. The purpose of the meeting was to discuss possible future improvements for the Hot Springs Housing Authority.

Lanny Gorman, Executive Director of the Hot Springs Housing Authority, welcomed the group and thanked all for attending. Tenants representing Eastwood Gardens public housing were Judith Brown, Danny Hughes, and Phillip Pratt. Mountainview Towers was represented by Janet Moore. The Section 8 Program was represented by Harold L. McDaniel. Housing Authority staff who attended the meeting included Lanny Gorman, Jane Ury, Ed Mitchell, Joni Heritage, and Janey Threadgill,

The 1998 Quality Housing and Work Responsibility Act was established by the federal government. This Act has required Housing Authorities to establish Advisory Boards consisting of tenants representing the Housing Authority Public Housing and Section 8 Programs. The Advisory Board has been asked to participate in the public housing planning process and to assist in recommendations of plans for a five year period

Currently it is uncertain what funds will be available for improvements for the coming year. Certain projects have to be addressed such as the new generator and transformer for the Mountainview Towers. Lighting is important and a sign for the building has been discussed.

The 504 Voluntary Compliance Agreement from HUD surveyed the Hot Springs Housing Authority property and has stipulated that certain requirements be met. Among these requirements are devices for visually and/or hearing impaired individuals, sidewalk ramps redone to accommodate a particular degree of slope, and others.

SECTION 8 PROGRAM

- CONCERN - The Section 8 residents are interested in a homeownership program. People in lower income brackets face various obstacles in

becoming a homeowner.

- **RESPONSE** - Mr. Gorman explained how HUD has established the Family Self-Sufficiency Program to assist persons in finding employment, to saving money and how to prepare for homeownership. Hot Springs has been designated a metropolitan system area so funds may be available to enhance this program by making homeownership more accessible for persons.

EASTWOOD GARDENS APARTMENTS

- **CONCERN:** While criminal activity has decreased with police protection it was suggested that they be more visible. Perhaps walking on sites would be possible.
- **RESPONSE:** With the addition of Nero, the police dog, residents are more aware of the presence of police protection. Periodic walks through the neighborhoods have been started.
- **CONCERN:** The ditch by the laundry on Site B needs a barrier to prevent persons, particular children, from injuries. At times the water rises during rainfall and could be dangerous. A bridge over the creek would also be beneficial.
- **RESPONSE:** Mr. Gorman suggested that a culvert might be installed to correct this.
- **CONCERN:** Air conditioning installed in all public housing units would be an added benefit.
- **CONCERN:** Covered parking was suggested which would make loading and unloading during inclement weather much more convenient.
- **CONCERN:** There are a number of trees that need to be cut down.
- **CONCERN:** Trash cans placed by the play areas would help in controlling litter.
- **RESPONSE:** Regular mowing of the property will begin April 4, 2005. There are thirteen scheduled mowings during the contract period ending in September. During this time it is hoped that the trash will be more easily controlled.
- **CONCERN:** There is a need for additional exterior lighting in areas such as the laundry area and the corner of the Community Center building. As the laundry is open until 9:00 p.m. it would be safer for the laundry staff.
- **RESPONSE:** Some residents on the Resident Council walk through the

neighborhood on a regular basis to observe which light bulbs are out and need to be replaced. The police officers have been asked to identify these lights. This would be helpful to the maintenance department. This would also be an ideal time for the Resident Council members to note any units that are not receiving proper housekeeping procedures, units needing maintenance, or landscaping concerns.

- **CONCERN:** Residents asked about keeping furniture, etc. left by tenants who have moved out. These items could be used by needy tenants.
- **RESPONSE:** An arrangement with the maintenance department would need to be developed and a storage place.
- **CONCERN:** A picnic table and landscaping in certain areas was discussed.

MOUNTAINVIEW TOWERS

- **CONCERN:** Better communication between tenants and the building monitors was requested. Some tenants contact the police themselves when they need assistance. The building monitors are not aware of the situation until the police arrive.
- **RESPONSE:** Sometimes older residents experience safety issues and can become uneasy. Having police protection close by gives them assurance but it would be desirable to ask for assistance through the building monitor.
- **CONCERN:** There is a need for more accountability with the Resident Council recordkeeping procedures not only for Mountainview Towers but Eastwood Gardens Resident Councils as well. A regularly scheduled update of recordkeeping and a business meeting held every six months for all members to attend would be appropriate.
- **RESPONSE:** This was all agreed upon.
- **CONCERN:** Updated laundry equipment has been requested in the laundry area.
- **RESPONSE:** This has been duly noted and recognized as an important and necessary improvement. Currently the priority of renovations address the concrete repairs of the building.
- **CONCERN:** The front entry of the building becomes slippery when wet. Non-slip strips to help avoid falls would be beneficial. The mats inside the entry could be a tripping hazard as they become twisted.
- **RESPONSE:** The non-slip strips could be helpful. A new mat will be

replacing the old one soon.

- **CONCERN:** Small electric heaters have been requested by some residents and provided by the maintenance department. Some of the heaters have become safety issues if not properly maintained by the tenant. Cords have become frayed, etc.
- **RESPONSE:** Perhaps a list of residents with heaters could be maintained by the maintenance department as they are provided. During annual inspections and routine unit checks the heaters could be inspected.
- **CONCERN:** Larger office spaces for public housing managers would be more accommodating to their duties as site managers. The interior walls of the Community Rooms are in need of repainting. Air has been coming through the sides of some windows which need to be re-caulked or silicone applied. Faster response time on computers would save time and allow managers to complete their work quicker.
- **CONCERNS:** Installation of new kitchen cabinets has been completed on all but a few remaining units. Sub-flooring and tile floors in some units need to be replaced. The installation of energy efficient heaters would result in lower utility payments for tenants. Foam blankets on hot water heaters would be energy saving devices. Security cameras inside managers' offices and on exterior walls of the Community Centers would help prevent criminal activity.

There being no further business, the meeting was adjourned. Mr. Gorman thanked everyone for attending.

Lanny K. Gorman, Executive Director

ATTACHMENT 2
ar031b01
ADVISORY BOARD MEMBERS

JANET MOORE
100 HIGHRISE CIRCLE # 6-06
HOT SPRINGS, AR 71901

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

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

LEIGH SHEETS
815 SPRING STREET # 3
HOT SPRINGS, AR 71901

PHILLIP PRATT
1000 ILLINOIS STREET # 7
HOT SPRINGS, AR 71901

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

ATTACHMENT 3
ar031c01

PUBLIC HEARING
FOR
HOT SPRINGS HOUSING AUTHORITY
2005 ANNUAL PLAN
MARCH 17, 2005

A public hearing was held Thursday, March 17, 2004 at 5:00 p.m. at the Hot Springs Housing Authority Mountainview Towers building, 110 Highrise Circle, Hot Springs, Arkansas.

Congress approved the Quality Housing Work Responsibility Act of 1998 which requires every housing authority to establish a capital fund program. The Housing Authority met with the Resident Advisory Board on March 3, 2005 to discuss possible future improvements. A public hearing has to be held annually to hear public input for possible capital fund improvements.

Lanny Gorman, Executive Director of the Housing Authority welcomed the twenty-one people who attended. Staff attending included Ed Mitchell, Jerry McCrory, Darrell Warren, Roberta Firestone, Dawn Waddle, and Jane Ury.

Mr. Gorman presented improvements that have been completed at the Mountainview Towers and Eastwood Gardens for the years 2002 and 2003 and the costs of these improvements.

The cost of concrete reconstruction for the Mountainview Towers has more than doubled in costs. Partial payment will be taken from the 2002 capital funds and the balance from the 2003 capital funds. At this time the project is nearly completed. Because of the excessive expense of the concrete work the resurfacing the balcony floors at MVT had to be deleted from the plans at this time.

The recent failure of both boilers at Mountainview Towers was an unforeseen occurrence. Mr. Gorman thanked the residents for their cooperation when the building was without heat for a couple of days before being repaired.

The 2003 capital funds included improvements dictated by the 504 Compliance Review conducted by HUD. Some sidewalks have to be re-designed to achieve the correct degree of slope acceptable for wheelchairs. A number of kitchens have to be re-designed for ADA accessibility, light switches have to be lowered, and visual/hearing aids need to be installed, etc.

When annual funds are awarded, housing authorities have two years to obligate funds for specific projects and another two years to expend the funds. If a housing authority is unsuccessful in doing so the funds have to be returned to HUD. This money is then distributed to housing authorities who were successful in obligating and expending their funds on schedule. The Hot Springs Housing Authority received a bonus fund of \$89,894.00 for 2003.

The 2004 capital funds will include kitchen cabinets for 20 units, new railings to repair deteriorating fences on Site B, a new transformer and new laundry equipment for MVT, etc. Background checks on applicants will continue. There will be a contingency fund of about \$46,435.00 to cover unexpected expenses.

Capital funds for 2005 have not yet been received. A request for a specific amount will be submitted. Possible projects include remodeling of the administration building to meet ADA requirements and to provide additional working space for staff.

At the Resident Advisory Board meeting March 3, 2005 a number of items were presented such as air conditioning in public housing and covered parking.

Residents attending the Public Hearing asked about the following:

1. Additional exterior lighting
(This has been addressed)
2. Better fitting windows to prevent insects from coming inside
3. Closer control of unsupervised children visiting and playing in the Mountainview Towers building and elevators
4. Improved entry to prevent slipping or tripping at Mountainview Towers entry.
5. Mold in units
6. Painting units
(Mr. Gorman explained that re-painting is approved every five years providing the unit is in need of it.)
7. Rain water blowing inside units on 11th floor and leaks in various locations
(This situation has been recently addressed.)
8. While the floors are in better condition, the cleaning company does not clean satisfactorily.
9. Furniture in MVT lobby is in poor condition.
10. MTV residents are not receiving adequate police coverage on week-ends. Occasionally police do not notify anyone when they are unable to work. Mr. Gorman assured the residents that he would look into this.

Mr. Gorman advised MVT residents that three new commercial washers and three new commercial driers are included in plans for the laundry.

The question was raised about asbestos being in the Mountainview Towers. Mr. Gorman replied that the steel frame of the building is covered with asbestos – a fire retardant. The asbestos is completely encapsulated so there is no danger.

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

Lanny K. Gorman, Executive Director

Ar031d01

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report 12-31-2004					
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 checked="" type="checkbox"/> Revised Annual Statement (revision no: 11 X Performance and Evaluation Report for Period Ending 12-31-2004 <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	53,010.00	29,975.52	29,975.52	29,975.52
3	1408 Management Improvements	0.00	23,525.72	23,525.72	23,525.72
4	1410 Administration	18,000.00	13,137.45	13,137.45	13,137.45
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	2,000.00	40,380.02	40,380.02	35,630.02
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	335,726.00	433,748.29	433,748.29	431,654.97
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	114,000.00	7,437.00	7,437.00	7,437.00
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 12-31-2004					
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 checked="" type="checkbox"/> Revised Annual Statement (revision no: 11 X Performance and Evaluation Report for Period Ending 12-31-2004 <input type="checkbox"/> 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	5,468.00	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	541,360.68
22	Amount of line 21 Related to LBP Activities	0.00	0.00		0.00
23	Amount of line 21 Related to Section 504 compliance	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
26	Amount of line 21 Related to Energy Conservation Measures	76,157.00	76,157.00	76,157.00	76,157.00

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: AR37P03150102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
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	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	
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	298,032.29	298,032.29	295,938.97	
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	60,434.00	

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: AR37P03150102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
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			Original	Revised	Funds Obligated	Funds Expended	
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	29,975.52	
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	7,437.00	
ADMINISTRATION								
1	CFP COORDINATOR	1410	100%	17,285.74	13,137.45	13,137.45	13,137.45	
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	30,671.21	25,921.21	
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	541,360.68	

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: AR37P03150102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
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							

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 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	
AR31001							
EASTWOOD 1)	6-19-04		11-12-02	06-30-06		05-14-03	
GARDENS 2)	"		08-27-02	"		11-10-02	
AR31002							
MOUNTAINVIEW							
TOWERS 1)	"		08-27-02	"		11-01-02	
2	"		09-18-03	"			
3	"		02-04-03	"		06-05-03	
4	"		07-30-03	"		5-14-04	
MANAGEMENT 1	"		04-02-03	"		01-21-04	
3	"		08-06-03	"		09-03-03	
4	"		01-09-04	"		3-03-04	

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 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	
ADMINISTRATION							
1	6-19-04		6-25-03	6-30-06		3-3-04	
2	"		10-29-02	"		9-3-03	
3	"		4-11-03	"			
4	"		5-16-03	"		2-3-04	
5	"		5-29-03	"		6-25-03	

ar031e01

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report 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:AR37P3150103 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: 5 X Performance and Evaluation Report for Period Ending 12-31-04 <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	16,000.00	0.00	0.00	0.00	
3	1408 Management Improvements	97,000.00	95,000.00	95,000.00	95,000.00	
	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	8,500.00	500.00	280.03	280.03	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvement	47,000.00	9,000.00	0.00	0.00	
10	1460 Dwelling Structures	248,816.00	344,603.00	265,365.97	83,614.03	
11	1465.1 Dwelling Equipment— Nonexpendable	0.00	0.00			
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00	
13	1475 Nondwelling Equipment	3,000.00	1,952.00	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	
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 Collateralization or Debt Service	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 I: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS	Grant Type and Number Capital Fund Program Grant No:AR37P3150103 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: 5)
X Performance and Evaluation Report for Period Ending 12-31-04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	12,739.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	451,055.00	451,055.00	360,646.00	178,894.06
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	25,000.00	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
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	46,612.00	46,612.00	46,612.00	
2	ROWHOUSE EXT. RAILINGS	1450	30 APT	40,000.00	0.00	0.00	0.00	
	504 COMPLIANCE							
3	VISUAL/HEARING WIRING	1460	3 APT	00.00	00.00	0.00	0.00	
4	WALK TO BASKETBALL COURT	1450	60 LF	0.00	2,100.00	0.00	0.00	
AR 31002 MOUNTAINVIEW TOWERS	MOUNTAINVIEW TOWERS							
1	REPAIR STRUCTURAL CONCRETE	1460	100%	202,416.00	281,991.00	218,753.97	37,002.03	
2	LAUNDRY EQUIPMENT	1460	5 EA	7,000.00	0.00	0.00	0.00	
3	SITE IMPROVEMENT	1450	100%	7,000.00	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: 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	
	504 COMPLIANCE							
4	EXT. HANDICAP RAMP	1450	100%	0.00	6,900.00	0.00	0.00	
5	KITCHEN /CABINETS	1460	100%	0.00	12,000.00	0.00	0.00	
6	BATH SWITCHES	1460	6 APT	0.00	4,000.00	0.00	0.00	
MANAGEMENT IMPROVEMENT								
1	COMPUTER UPGRADE	1408	100%	22,000.00	20,000.00	15,841.38	15,841.38	
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	79,158.62	79,158.62	
4	NONDWELLING COMPUTER EQUIPMENT	1475.4	100%	3,000.00	1,952.00	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: 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	
ADMINISTRATION								
1	CFP COORDINATOR	1410	100%	18,000.00	0.00	0.00	0.00	
2	FEES AND COSTS	1410	100%	500.00	500.00	280.03	280.03	
3	SITE ELECTRIC SURVEY	1430.2	100%	7,000.00	0.00	0.00	0.00	
4	ARCHITECT	1430.2	100%	1,000.00	.00	0.00	0.00	
5	CONTINGENCY	1502	100%	12,739.00	0.00	0.00	0.00	
TOTALS								
				451,055.00	451,055.00	360,646.00	178,894.06	

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: 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	

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: 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 EASTWOOD GARDENS								
1	6-19-05		10-07-03	6-30-07		1-09-04		
2	"	DELETED						
3	"	DELETED						
4	"	9-17-05						
AR31002 MOUNTAINVIEW TOWERS								
1	6-19-05	9-17-05	09-18-03	6-30-07				
2	"	DELETED		"				
3	"	DELETED		"				
4	"	9-17-05		"				
5	9-17-05	"		"				
6	9-17-05	"		"				
MANAGEMENT IMPROVEMENT								
1	06-19-05		3-03-04	6-30-07		9-17-04		
2	"	Deleted						
3	"			"		12-16-04		

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: 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	
4	"			"			
ADMINISTRATION							
1	06-19-05	DELETED					
2	"						
3	"	DELETED					
4	9-17-05						
5	9-17-05						

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CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report 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: AR37P3150103 Replacement Housing Factor Grant No: BONUS FUND	Federal FY of Grant: 2003

<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12-31-04 <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	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	7,480.0000	7,480.00	535.00	534.25
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	1,865.00	1,865.00
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
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
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization 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	89,894.00	2,400.00	2,399.25
22	Amount of line 21 Related to LBP	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 I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No:AR37P3150103 Replacement Housing Factor Grant No: BONUS FUND			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: 1 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12-31-04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Activities				
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 BONUS FUND Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages		
		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	504 COMPLIANCE							
1	115 WADE APT. 10 RENOVIATION	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	
5	VISUAL/HEARING WIRING	1460	3 APT	0.00	1,865.00	1,865.00	1,865.00	
ADMINISTRATION	ARCHITECT	1430	100%	7,480.00	7,480.00	535.00	535.00	
	TOTALS			89,894.00	89,894.00	2,400.00	2,399.25	

Annual Statement/Performance and Evaluation Report BONUS FUND Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
			Grant Type and Number			Federal FY of Grant: 2003		
			Capital Fund Program Grant No: AR37P03150103					
			Replacement Housing Factor Grant No:					
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	

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: 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 EASTWOOD GARDENS							
1	2-13-04	9-17-05		2-13-06			
2	"	"		"			
3	"	"		"			
4	"	"		"			
5	"	"		"			

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CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report		
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 type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12-31-04 <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	8,755.000.00	2,075.00
3	1408 Management Improvements	85,000.00	0.00	70,000.00	1,187.48
4	1410 Administration	18,000.00	0.00	0.00	00.00
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	0.00	0.00
12	1470 Nondwelling Structures	382,485.00	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 Structures	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 Collateralization 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	534,340.00	0.00	78,755.00	3,262.48

Annual Statement/Performance and Evaluation Report					
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 type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2 <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 12-31-04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 related to Sec.504 compliance	382,485.00	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 12-31-04								
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: AR37P0315040104 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	Expended Funds	
AR31002	MANAGEMENT & MAINTENANCE BUILDING							
	504 COMPLIANCE							
1	RENOVATION	1470	1 BLDG	382,485.00	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	100%	10,000.00	0.00	0.00	0.00	
3	APPLICANT CHECK	1406	100%	8,755.00	0.00	8,755.00	2,075.00	
4	SITE SECURITY POLICE	1408	100%	70,000.00	00.00	70,000.00	1,187.48	
	ADMINISTRATION							
1	CFP COORDINATOR	1410	100%	18,000.00	0.00	0.00	0.00	
2	FEES AND COSTS	1430	100%	100.00	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report 12-31-04 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: AR37P0315040104 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	Expended Funds	
3	ARCHITECT	1430	100%	21,000.00	0.00	0.00	0.00	
4	CONTINGENCY	1502	100%	9,000.00	0.00	0.00	0.00	
	TOTALS			534,340.00	0.00	78,755.00	3,262.48	

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: AR37P03150102 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	9-13-08		
MANAGEMENT IMPROVEMENT							
1	6-30-05	9-13-06		12-31-06	9-13-08		
2	"	"		"	"		
3	"	"		"	"		
4	"	"		"	"		

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: AR37P03150102 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	
ADMINISTRATION							
1	6-30-05	9-13-06		12-31-06	9-13-08		
2	"	"		"	"		
3	"	"		"	"		
4	"	"		"	"		

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CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
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: AR37P03150105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
X Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) Performance and Evaluation Report for Period Ending <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	9,192.00	0.00	0.00	0.00
3	1408 Management Improvements	90,000.00	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	0.00	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	30,000.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment— Nonexpendable	0.00	0.00		
12	1470 Nondwelling Structures	342,148.00	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

Annual Statement/Performance and Evaluation Report					
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: AR37P03150105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		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	35,000.00	35,000.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	534,340.00	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	342,148.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	75,000.00	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: AR37P03150105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
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	REPLACE METAL FASCIA AND VINYL SIDING	1460	100%	30,000.00	0.00	0.00	00.00	
AR31002 MANAGEMENT & MAINTENANCE BUILDING								
1	504 COMPLIANCE RENOVATION	1470	1 BLDG	342,148.00	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: AR37P03150105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
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 IMPROVEMENT								
1	COMPUTER MAINTENANCE	1408	100%	15,000.00	0.00	0.00	0.00	
2	COMPUTER EQUIPMENT	1475	100%	10,000.00	0.00	0.00	0.00	
3	APPLICANT CHECK	1406	100%	9,192.00	0.00	0.00	0.00	
4	SITE SECURITY POLICE	1408	100%	75,000.00	0.00	0.00	0.00	
5	CONTINGENCY	1502	100%	35,000.00	0.00	0.00	0.00	
ADMINISTRATION								
1	CFP COORDINATOR	1410	100%	18,000.00	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: AR37P03150105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
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	
	TOTALS			534,340.00	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: AR37P03150105 Replacement Housing Factor No:				Federal FY of Grant: 2005	
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	6-30-07			6-30-09			
AR31002 MANAGEMENT IMPROVEMENT							
1	6-30-06			12-31-07			

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: AR37P03150105 Replacement Housing Factor No:				Federal FY of Grant: 2005	
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	6-30-07			6-30-09			
2	"			"			
3	"			"			
4	"			"			
5	"			"			
ADMINISTRATION	6-30-07			6-30-09			

ATTACHMENT
ar031j01

2004 RESIDENT ASSESSMENT FOLLOW-UP PLAN

NEIGHBORHOOD APPEARANCE

1. THE ENTIRE EXTERIOR SURFACE OF THE 11-FLOOR MOUNTAINVIEW TOWERS ELDERLY AND DISABLED BUILDING HAS BEEN REPAIRED AND RECOATED. ALL HANDRAILS HAVE BEEN PAINTED. SUFFICIENT FUNDING WAS NOT AVAILABLE TO RESURFACE THE BALCONY FLOORS, HOWEVER, THIS WORK ITEM WILL BE INCLUDED IN A SUBSEQUENT CAPITAL FUND PROGRAM.
2. REDESIGN AND REPAIR OF HANDICAP PARKING AT MOUNTAINVIEW TOWERS IS INCLUDED IN THE 2003 CAPITAL FUND PROGRAM.
3. SOME DEAD TREES HAVE BEEN REMOVED FROM THE PROPERTY.
4. UNSIGHTLY WOODEN FENCES WILL BE REMOVED AND REPLACED IN THE 2004 CAPITAL FUND. SOME FENCING HAS ALREADY BEEN REMOVED.
5. REPAIR AND REPLACEMENT OF METAL TRIM AND SIDING ON SOME EASTWOOD GARDENS BUILDINGS IS INCLUDED IN THE 2005 CAPITAL FUND PROGRAM.

ATTACHMENT 11
ar031k01
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.

ATTACHMENT 12
ar031101

EXECUTIVE SUMMARY

THE 2004 PHA'S PHAS SCORE FOR THE HOT SPRINGS HOUSING AUTHORITY WAS 92 RESULTING IN A HIGH PERFORMANCE DESIGNATION. THE HOUSING AUTHORITY, HOWEVER, HAS NOT CORRECTED THE UNSATISFACTORY UNIT TURNAROUND TIMES. THE PHA CONTINUES TO OBLIGATE AND EXPEND CAPITAL FUNDS IN A TIMELY MANNER IN ORDER TO IMPROVE THE PHYSICAL CONDITION OF THE PROPERTY.

A MAJOR ELECTRICAL OUTAGE IN THE MOUNTAINVIEW TOWERS 120 UNIT ELDERLY AND DISABLED BUILDING HAS RESULTED IN A MAJOR REPRIORITIZING OF THE CAPITAL FUND PROGRAM EXPENDITURES. IT IS NECESSARY TO COMPLETELY UPGRADE THE ELECTRICAL SYSTEM IN THIS BUILDING TO PROVIDE EMERGENCY GENERATOR BACK UP SYSTEMS FOR THE FIRE ALERT SYSTEM, LIGHTING, HEATING SYSTEM AND THE TWO ELEVATORS IN THE BUILDING. 504/ADA COMPLIANCE WILL CONSUME A LARGE PERCENTAGE OF FUTURE CAPITAL FUND EXPENDITURES.

THE HOUSING AUTHORITY WAS ABLE TO RECOVER \$9,236 OF WRITTEN-OFF RESIDENT DEBT THROUGH PARTICIPATION IN THE STATE INCOME TAX SET-OFF PROGRAM.

THE 2004 SEMAP SCORE FOR THE HOUSING AUTHORITY WAS 100%. A FAMILY SELF-SUFFICIENCY COORDINATOR WAS EMPLOYED AND TWENTY-FIVE (25) SECTION 8 RESIDENTS ARE PARTICIPATING IN THE PROGRAM. THE PHA IS CURRENTLY BUILDING A PHA OWNED SECTION 8 DUPLEX ON WEST ST. LOUIS STREET. THE DUPLEX IS BEING FUNDED THROUGH SECTION 8 ADMINISTRATIVE RESERVES AND RENTAL RECEIPTS FROM FIVE (5) OTHER PHA OWNED SECTION 8 RENTAL PROPERTIES.

THE HOUSING AUTHORITY BOARD OF COMMISSIONERS IS CURRENTLY INTERVIEWING APPLICANTS TO FILL THE EXECUTIVE DIRECTOR'S POSITION AS A RESULT OF THE CURRENT DIRECTOR'S RETIREMENT ON JUNE 30, 2005.