

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
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: Osceola Housing Authority

PHA Number: AR021

PHA Fiscal Year Beginning: (10/2005)

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.
- The PHA's mission is: As stated above, but also to provide any training possible through partnerships with other sources such as DHS, Northeast Arkansas Jr. College, Arkansas State Extension Services and other sources such as local companies that provide job and training for the people we serve. We have been able to instruct residents on job availability in our area through contact with personnel managers and chamber of commerce that continue to increase job availability in our community.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies: We continue to be leased up. We usually complete a month with only 0 to not more than 3 vacancies at the end of the month. This is a 99% to 100% occupancy rate.
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: We have continued to improve our PHAS scores since 1997 and the year 2003 our score 90 and 2004 our score is 91. We have been high performers for 2 consecutive years.
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction: We continue to communicate with residents with newsletters, flyers and resident meetings. We do not have a lot of participation from the residents. We continue to provide services and try to build relationships. We continues to increase the amenities to the homes that our agency provides.Storage rooms, dryer connections, doors and many other items that increase the viability of the housing authority. We provide additional security by the police department and also have increased the lighting for security measures.
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units: Our capital fund program and our operating budget are used to modernize our housing units and grounds.
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: Our agency plans on demolishing at least 10 units in the next few years in AR021001 to reduce density in that area due to a volume of police calls and disturbances. We have very little vandalism this step in due to so many people in such a small area.

- PHA Goal: Increase assisted housing choices

Objectives:

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

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

- PHA Goal: Provide an improved living environment

Objectives:

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

- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements: We have increased lighting and also provide extra police patrol.
- 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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
 - Increase the number and percentage of employed persons in assisted families: Participate in job fairs and partnerships with sharing information to provide notification of job availability.
 - Provide or attract supportive services to improve assistance recipients' employability: We post job availability on our bulletin board, send notices when there is to be applications taken at the chamber for companies hiring whenever possible. Participate at the school and other agencies in job fairs.
 - 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

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

Other PHA Goals and Objectives: We continue to try to improve our relationship with the tenants and community. We are providing some transportation, training

and supportive services wherever possible. Our objective is to help provide and promote self-sufficiency services and be able to help residents to be able to one day purchase their own home. As stated above we have increase lighting, installed fencing and provide additional security through the police department. We have completed the projection for project 2,3,4 and almost complete with storage and dryer rooms in AR021001. All electrical boxes, window replacement, asbestos floor tile, kitchen cabinets, furnaces and exterior doors have been completed by operating and capital funds as funds allowed. We did not attempt to build our M & M Building the was in the 2000-2004 plan due to other items that we felt the units needed more than the M & M Building.

Our PHAS score continues to improve. This is our second year to be high performers with 2004 being 91%.

We do ground policing daily with pick up of grounds, notification of vehicles not running and after 3 days these are towed at owner expense. We continue to try to improve the appearance of our properties.

We do plan on demolishing a building in order to build our new M & M Building and to demolish at least 10 units or more to reduce the density in one area that have 130 units in a cluster with many police calls and loitering.

We have on the street parking for 115 units that prevents the city from sweeping the streets and also makes it harder to police and identify vehicles. We are in the process of parking permits for residents.

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan. The Osceola and the Luxora Housing Authority are planning on a Consolidation of the two agencies within the 2005 year. We will be performing capital grant work and also using operating funds to increase the viability of the HA's. We will be installing new exterior doors, building dryer and storage rooms, interior doors, conversion of 10 one bedroom units into five (2) bedroom units. We have more of a problem renting 1 bedroom units and need 2 bedroom units. We would like to build a new M & M Building. At present time we are in a building that does not have the room for a Board Room, or Resident meeting room big enough to accommodate more than 15 people. We do not have enough office space for all of our personnel. We need a room for training for employees and resident programs and training. Our maintenance office is in a duplex for storage and for maintenance to work out of. It is across the street from the administrative office, this needs to be to where the ED can have a more hands own. We do not have a proper way to store materials and to track materials. This is needed in order to go into asset management that the Osceola Housing is required to comply in the near future. This building would allow us to put back on line the 1 bedroom duplex that maintenance in working out of and one (3) bedroom unit that is offline for resident meetings. We would demolish 2 units and put back on line 3 units. The University of Arkansas could possibly in the building that we are in now provide literacy, GED and other training in the building that we are in now. The ED of Osceola is on a committee with the Uof A Extension that could provide the services as needed along with other agencies that are availability. This is not something that we just want this I feel is a need to be more successful in our operation.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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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:

- A Admissions Policy for Deconcentration
 - E FY 2005 Capital Fund Program Annual Statement IS IN THE PLAN WITH CAPITAL FUND NOT AS AN ATTACHMENT THE 5 YEAR OPTIONAL PLAN IS IN THE TABLE LIBRARY AS ATTACHMENT E WITH ALL OTHER CFP GRANTS 104, 102, 203 FORMS.
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- B PHA Management Organizational Chart
- D FY 2005 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- C CONTRACT WITH THE LUXORA HOUSING AUTHORITY PARTNERSHIP

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:	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: <ol style="list-style-type: none"> 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
NA	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
NA	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent,	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(list individually; use as many lines as necessary)	
X	Agreement with Luxora Housing Authority	Contract

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	2142	NA	NA	NA	NA	NA	NA
Income >30% but <=50% of AMI	1467	NA	NA	NA	NA	NA	NA
Income >50% but <80% of AMI	1716	NA	NA	NA	NA	NA	NA
Elderly	1508	NA	NA	NA	NA	NA	NA
Families with Disabilities	NA	NA	NA	NA	NA	NA	NA
Race/Ethnicity	3025	NA	NA	NA	NA	NA	NA

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Black							
Race/Ethnicity Hispanic	88	NA	NA	NA	NA	NA	NA
Race/Ethnicity White	8	NA	NA	NA	NA	NA	NA
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000 U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	24		109
Extremely low income <=30% AMI	22	92	
Very low income (>30% but <=50% AMI)	2	8	
Low income (>50% but <80% AMI)	0	0	
Families with children	7	29	
Elderly families	1	4	
Families with Disabilities	3	13	

Housing Needs of Families on the Waiting List			
Race/ethnicity White	0	0	
Race/ethnicity Black	24	100	
Race/ethnicity Hispanic	0	0	
Race/ethnicity Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	18	75	42
2 BR	4	17	34
3 BR	2	8	25
4 BR	0	0	8
5 BR	NA	NA	NA
5+ BR	NA	NA	NA
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available

Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	780,725	Operating
b) Public Housing Capital Fund	630,820	Modernization
c) HOPE VI Revitalization		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
Rental Income	310,728	Operating
4. Other income (list below)		
Tenant Charges	52,500	Operating
4. Non-federal sources (list below)		
Total resources	1,774,773	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
 When families are within a certain time of being offered a unit: (state time)
 Other: (describe)

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

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

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

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

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

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

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

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?NA

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists

- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

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

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

Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 3 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 2 Households that contribute to meeting income goals (broad range of incomes)
- 2 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 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 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 No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors below)
 Other (list below)

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

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

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

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

- Criminal or drug-related activity

Other (describe below)

(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**)

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

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

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

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option

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

The family need only report when they are someone in their household income changes due to change of jobs, new income into home. When resident is adding someone to the lease this has to be done and approved by the housing authority and the person or persons added to the lease with all sources of certification and background check, then income is added.

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- 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)

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

Other (list below)

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

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

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

**Capital Fund Program Annual Statement
Parts I, II, and II
CAPITAL FUND PROGRAM TABLES START HERE**

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 OSCEOLA	Grant Type and Number Capital Fund Program Grant No: AR37P02150105 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
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	15,000			
4	1410 Administration	63,080			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	32,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	234,477			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	268,263			
13	1475 Nondwelling Equipment				
14	1485 Demolition	18,000			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	630,820			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	7,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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 OSCEOLA			Grant Type and Number Capital Fund Program Grant No: AR37P02150105 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	
PHA WIDE IMPROVEMENTS	MANAGEMENT IMPROVEMENTS	1408		7,000				
PHA WIDE IMPROVEMENTS	TRAINING/COMPUTER POLICE SECURITY PATROL	1408		8,000				
PHA WIDE IMPROVEMENTS	CFP INSPECTORS & CO-ORDINATORS	1410		62,280				
PHA WIDE IMPROVEMENTS	SUNDRY/BENEFITS	1410		800				
PHA WIDE IMPROVEMENTS	A/E CONSULTANTS	1430		32,000				
AR021001	REPLACE INTERIOR DOORS	1460		20,277				
AR021001	STORAGE ROOMS/ENCLOSE BACK PORCH/INSTALL DRYER CONNECTIONS	1460		100,000				
AR 21004	CONVERSION OF TEN (10) ONE BEDROOM UNITS INTO FIVE (5) BEDROOM UNITS	1460		114,200				
AR21001	NEW OFFICE BUILDING	1470		268,263				
AR021001	DEMOLISH ONE (1) BUILDING FOR OFFICE SPACE	1485		18,000				

**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 OSCEOLA		Grant Type and Number Capital Fund Program No: AR37P02150105 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	
PHA WIDE MANAGEMENT	09-30-06			09-30-09			
ARCHITECT	09-30-06			09-30-09			
AR021001	09-30-06			09-30-09			
AR021004	09-30-06			09-30-09			

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (attachment C in the table library)

-or-

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

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Hyatt Osceola Housing Authority 1b. Development (project) number: AR021001
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>Oct 1, 2006</u>
5. Number of units affected: 10 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: April 01, 2007 b. Projected end date of activity: September 30, 2007

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities

or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

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

- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

**Public Housing Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name:

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (I)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)

Public Housing		
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

OSCEOLA HOUSING AUTHORITY
PET POLICY

RESOLUTION #381

DATED NOVEMBER 10, 1999

Section 1: Pet Contract

Prior to accepting a pet for residency by the PHA, the pet owner and the PHA must enter into a Pet Contract.

Definitions

- A. Common Household Pets: means a domesticated animal, such as a dog, cat, bird, rodent (including a rabbit), and fish which are traditionally kept in the

home for pleasure rather than for commercial purposes. This does not include reptiles, except turtles.

- B. Animals that Assist the Handicapped: animals that have been trained to assist persons with a specific handicap, shall not be subject to the size limitations as contained in this policy.

Section 2: Regulation Requirement Prior to Admission

Before the Authority grants a resident permission to keep a pet in any of its developments, any and all pets must be registered with Authority Management. Pets information must be brought into the housing authority office, this includes name of the pet, age, license registration number, current inoculation information, and the name and address of its veterinarian. Proper registration will also include a signed Pet Responsibility Card as described in Section 3 below.

Residents will be refused pet registration if management determines that the resident is unable to fulfill their obligations as a pet owner, are unable to adhere to the terms of the lease or to these pet rules, if the animal does not meet the definition of common household pet, or if the temperament of the animal is generally considered dangerous. A refundable \$100.00 pet deposit and a \$95.00 non- refundable pet deposit must be paid at the time of submission of the "Addendum to Lease and Pet Contract." If the pet application is approved, the \$100.00 refundable deposit will be held without interest. This deposit is to be used to cover costs of damages or fumigation that may be required as the result of the pet ownership. The \$100.00 refundable deposit will be refunded, minus any applicable charges, within thirty (30) days after resident vacates the unit or the pet is permanently removed from the unit. These deposits are in addition to any obligated generally imposed on tenants of the project.

If the pet owner is incapacitated or is no longer available to care for the pet, the person(s) designated on the registration Pet Responsibility Card from must remove the pet. In absence of the designated person's availability, management will place the pet with the local Humane Society.

Section from a veterinarian can be produced 6: Inoculations

All dogs and cats must be inoculated and vaccinated according to State and local laws for rabies and other transmittable diseases.

Section 7: Sanitary Conditions

All pets waste on the grounds of the Authority MUST be picked up immediately by the pet owner or disposed of in a sealed plastic trash bag and placed in the pet owner's trashcan. If the Authority maintenance staff has to dispose of the pet waste, the pet owner will be charged \$5.00 per occurrence.

In the case of cats or other pets using litter boxes, the pet owner shall change the litter two (2) Times a week. The soiled litter must be placed in a sealed plastic bag and disposed of in the pet owner's trashcan. Litter shall not be disposed of by flushing down toilets. Charges for unclogging toilets for litter disposed of in this manner will be billed to the tenant.

Section 8: Pet Restraint

Dogs and Cats shall be maintained within the pet owner's unit. When outside of the unit, the pet owner shall appropriately and effectively keep his/her pet on a leash and under human control; NOT TIED OR CHAINED AND LEFT ALONE.

Section 9: Registration

The pet owner shall register the pet with the Authority. The owner must register the pet before it is brought on to the project premises, and must update the registration annually.

Section 10: Dog Ownership Requirements

- A. Any dog must be no less than six (6) months old and completely housebroken.
- B. Proof that the dog is already neutered or spayed must be furnished before the dog will be allowed to reside on Authority property.
- C. A certificate signed by a licensed veterinarian or a State or local authority empowered to inoculate animals (or designated agent of such an authority) stating that the pet has received all inoculations required by applicable State and local laws.
- D. Information sufficient to identify the pet and to demonstrate that it is a common household pet.
- E. The pet owner shall sign a statement indicating that she/he has read the rules and agrees to comply with them.
- F. If the Authority determines the pet owner does not meet the definition of a common household pet as stated in the Authority's Pet Policy; or if the Authority determines that the keeping of a pet would violate any applicable house pet rule; or if the owner fails to provide complete registration information or fails to annually update pet registration; or if the owner will be unable to keep the pet in compliance with the pet rules and other obligations, the Authority can refuse to register the pet.

- G. A dog must always wear a collar that shows its license and name and address. It must also wear a proper flea collar.
- H. A dog must be on a leash at all times when outside of the owner's apartment unless it is an approved pet carrier.
- I. Dogs may be exercised in the north corners of each project of the Osceola Housing Authority.
- J. In a case that a pet deposits waste on the Osceola Housing Authority's property, the pet owner must use a utensil such as a "Pooper Scooper" to remove any refuse from his/her pet as soon as it is deposited on Authority property. The waste must then be placed in a plastic bag, sealed tightly, and disposed of as trash.
- K. No dog may stay alone in an apartment overnight. It is the responsibility of the resident, if they have to leave suddenly and be away or over night to take the pet elsewhere until they return. If a pet is found alone it may result in the removal of the pet from the premises.
- L. The dog's flea collar must be changed every (3 months).

Section 11: Disturbance

IF THE PET DISTURBS OTHER RESIDENTS BY BARKING, SCRATCHING WHINING OR OTHER NOISES OR THREATENING BEHAVIOR, THE TENANT OWNING THE PET WILL BE ASKED TO VACATE OR GET RID OF THE PET.

Section 21: Entry of Premises During Tenancy

The Authority shall be permitted to enter the dwelling unit during reasonable hours, if the Authority has received a signed, written complaint alleging, or having reasonable grounds to believe, that the conduct or condition of a pet in the dwelling unit constitutes a nuisance or a threat to the health or safety of the occupants of the project or other persons in the community where the project is located.

Section 13: Discretionary Rules

The following types of common household pets will be permitted under the following criteria:

- A. Dogs: (a pit bull dog will not be considered a common household pet). Maximum number of dogs (1) ; Maximum adult weight, 25 pounds; Maximum adult height at shoulders, 14 inches; must be housebroken; must be spayed or neutered; Must have all required vaccinations; Must be licensed.
- B. Cats; Maximum number one (1); Maximum adult weight, 15 pounds, must be spayed or neutered: Must have all required vaccinations; must be licensed.
- C. Rodents; Limited to gerbils, hamsters, guinea pigs and rabbits; Maximum number one (1); Must be maintained inside of a cage at all times.
- D. Birds; Maximum number two (2); Must be maintained inside of a cage at all times.
- E. Fish: Maximum aquarium size, 10 gallons.
- F. Only one (1) of the categories above-mentioned pets may be kept by a pet owner, and the pet will be kept free from flies, ticks, or other vermin.

Section 14; Cat Ownership Rules

- A. A pet cat must be no less than six (6) months old.
- B. All cats must be litter trained before admission to an Authority unit.
- C. Proof that the cat has been declawed and spayed or neutered must be shown before its admission to Authority property is approved.
- D. A pet cat must wear a collar at all times showing its owner's name. It must also wear a cat collar.

- E. Proof must be shown before pet admission and each year by January 31st that the cat has had the proper FVR-P and rabies and distemper shots. This proof must be signed by a legally registered, practicing veterinarian.
- F. A cat must be on a leash at all times when outside of the owner's apartment unless it is in an approved pet carrier.
- G. A resident must use an Authority approved cat litter box. Litter must be put in a sealed plastic bag and disposed of daily.
- H. No pet cat be over eight (8) inches at the shoulders and weigh over 15 pounds.
- I. The cat flea collar must be changed every three (3) months.
- J. If a pet deposits waste on the Osceola Housing Authority's property, the pet owner must use a utensil such as a "Pooper scooped" to remove any waste from his/her pet as soon as it is deposited on Authority property. The waste must be placed in a plastic bag, sealed tightly, and put inside a proper waste receptacle.
- K. All animal waste or litter boxes shall be picked up by the owner and disposed of in a sealed plastic trash bags and placed in trash bin. Cat litter shall be changed at least twice a week.

Section 15: Bird Ownership

- A. No more than two (2) birds to a unit will be permitted: canaries, parakeets, or lovebirds only. NO PARROTS.
- B. The bird cage must be no larger than three (3) feet high and two (2) feet wide.
- C. Cages must be cleaned daily and debris disposed of in a plastic bag to be put in a trash bin.
- D. Birds must be healthy and free of disease at all times.
- E. Birds may not be left alone in apartment for over two (2) days unless the owner has made arrangements for their daily care.

Section 16: Fish Ownership Requirements

- A. Only one fish tank is permitted to a dwelling unit. It must be no bigger than a ten (10) gallon capacity size, or a resident may have one (1) large goldfish bowl no more than one (1) gallon capacity size.
- B. At minimum, a fish tank must be cleaned monthly. A fish bowl weekly. Waste water from tank or bowl must be disposed of in the apartment toilet.
- C. A pet owner must be aware when cleaning or filling fish tanks that the cost to repair any water damage done to his/her dwelling or other Authority property as a result of such cleaning will be billed to the pet owner. Any charges must be paid within 30 days of the incident.

Section 17: General Policy For Authorized Pets

- A. Any pet suffering illness must be taken within two (2) days to a veterinarian for diagnosis and treatment. Upon its request, the Osceola Housing Authority must be shown a statement from the veterinarian abdicating the pet illness diagnosis. Any pet suspected of suffering from rabies or any other disease considered to be a

health threat must be immediately removed from the premises until signed evidence to indicate the animal is not so afflicted.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below: Asked about blinds in AR021002,3 and 4 being installed and when would development on north end be completed with store room and dryer rooms. These are addressed in our 2004 and 2005 capital funds.
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary. These are addressed in our planning.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

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

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance

- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: State of Arkansas

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- 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)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: To see that all families in the PHA jurisdiction needs would be met through the OHA housing program if possible for the

agency to meet the needs with stock available. To provide a decent and safe home.

D. Other Information Required by HUD

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

The basic criteria that this PHA will use for determining a substantial deviation from its 5 Year Plan is : any change to the PHA's overall mission and any changes to the goals or objectives that affect services to residents or applicants, or significant changes to the PHA's financial situation. A significant amendment or modification to the 5 Year Plan and Annual Plan is any revision/amendment that substantially alters any policy or plan part as originally submitted or that may result in a different outcome for or treatment of tenants, applicants, or participants. Major revisions in the PHA financial resources (at least a 20% revision in any category), capital improvements (at least 20% revision in any Annual Plan line item), any change in Rent Determination Policy, and any change in DE-Concentration Policy shall be considered a significant revision or modification. 1. Utilization of fungibility between approved yearly work items for Capital Improvement Plan and 2. HUD required or statutory revisions to policies.

Attachments

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

ATTACHMENT A-ADMISSION POLICY FOR DE-CONCENTRATION

As stated in the PHA Admission, Occupancy and Rental Policy

Section 513 of the Quality Housing and Work Responsibility Act of 1998 makes several amendments to Section 16 with respect to de-concentration of poverty and income targeting. The Osceola Housing Authority has and will assign units in accordance with its Statement of Policies Governing Admission to and Continued Occupancy of Low-Income Housing Projects owned and operated by the Housing Authority of the City of Osceola, Arkansas, hereinafter referred to as "Statement of Policies."

Income mixing is and will be accomplished by the PHA's Statement of Policies by establishing a tenant body in each project composed of families with a broad range of incomes and rent paying ability which is generally representative of the ranges of income of low-income families in PHA's area of operations, as defined in State Law. De-Concentration is and will be accomplished by the PHA's Statement of Policies by assigning units in a manner that will avoid concentrations of the most economically and socially deprived families in any one or all of the projects.

The Housing Authority of Osceola may offer incentives to eligible families that would help accomplish this goal. In addition, skipping of a family on the waiting list specifically to reach another family with a lower or higher income will be done as required to meet this goal.

ATTACHMENT B. ORGANIZATIONAL CHART
ORGANIZATIONAL CHART FOR OSCEOLA HOUSING AUTHORITY
JULY 01, 2005

EXECUTIVE DIRECTOR
CAROLYN CHILDRESS

MAINTENANCE FOREMAN
ROBERT STORY

OCCUPANCY CLERK/REEXAM CLERK/ SANDRA COLLINS

HOUSING CLERK/RECEPTIONIST/ FRANKIE YOUNG

WORK ORDER CO-ORDINATOR/ACCOUNTS PAYABLE/PROCUREMENT
OFFICER/ SHELLEY STORY

JACQUELINE WELLS/ COLLECTIONS/WORK ORDERS /PAYROLL CLERK

SONJA MEAD/ RESIDENT COORDINATOR/CAPITAL FUND
COORDINATOR/CASHIER

PART TIME RESIDENT COORDINATOR/ ADDINE MINOR

INSPECTOR/ELECTRICIAN/ STEVE BURNS

INSPECTOR/ANNUAL/30 DAY INSPECTION/
GROUND MAINTENANCE / EUGENE LACKEY

MAINTENANCE A / JACKIE CLOWERS
MAINTENANCE B / FRANKIE JACOBS
LABORER / LONNIE JOHNSON
LABORER / ESSIE RUDD
LABORER / DOROTHY ROBINSON

This reflects all employees as of JULY 1, 2005 and their titles.

The chain of command is that the Executive Director is responsible for all operations of the Osceola Housing Authority.

Under the supervision of the Executive Director, the Resident coordinator is responsible for implementing programs offered within the community. The incumbent is responsible for coordinating summer programs and the activities throughout the year. The performance of duties requires independent judgment and the exercise of tact.

The Resident Coordinator will serve in a dual capacity, he/she will also capital fund coordinator/assist in re- exams and other areas as time allows. This will be coordinated through the Executive Director. Locc draws, contract, bid opening and etc., will be coordinated through the Executive Director.

The Housing Clerk/Typist/Receptionist is accountable to the Executive Director who monitors the day to day operations.

Work Order Coordinator/accounts payable and procurement clerk is accountable to the director and will work closely with the Executive Director and Maintenance Foreman in the day to day operations.

The Occupancy Clerk/re-exam Clerk will be held accountable to the Executive Director for all 50058 transfers on PIC, she/he will be responsible for all move in and all re-exams.

The Maintenance foreman is responsible to the Executive Director, with all other maintenance personnel under his guidance. He will account to the Executive Director all work being performed with proper documentation, which will be in Work Order Form.

When necessary to have on staff a Comprehensive Grant Inspector, he/she will report daily to the Executive Director the activity for that day, this will also be logged daily. He/she will interview all employees involved with the active contract .This Chart dated on July 1, 2005.

**ATTACHMENT C CONTRACT BETWEEN THE HOUSING AUTHORITY
OF THE CITY OF OSCEOLA
AND THE HOUSING AUTHORITY OF THE CITY OF LUXORA**

*This Memorandum of Contract, hereinafter referred to as "MOA," is made and entered into between the Osceola Housing Authority, a governmental entity corporation hereinafter referred to as the "OHA," and the Luxora Housing Authority, also a governmental entity corporation hereinafter referred to as the "LHA." These two entities, hereafter referred to jointly as the "parties," affirm as follows that:
WHEREAS, the Quality Housing and Work Responsibility Act of 1998 (hereinafter referred to as the "PHRA," the Public Housing Reform Act) envisions that some public housing agencies will achieve greater efficiencies in implementing their programs by working together in Contract/partnerships to achieve effective cooperation in administering and managing federally mandated housing programs in accordance with federal regulations,
and;*

WHEREAS, the OHA and LHA recognize a significant overlap in the services that they each provide their residents, and;

WHEREAS, the OHA and LHA also recognize that their close geographic proximity, their service to a similar client base, and their already shared administrative leadership make them good candidates for successful management cooperation, and;

WHEREAS, the governing Boards of the OHA and the LHA, their senior management, and their staffs recognize and support that coordinated administrative practices will achieve operational efficiencies in both of their agencies, and;

WHEREAS, the OHA and the LHA further recognize that improved program administration will also improve the quality and effectiveness of their agency services to their resident,

BE IT THEREFORE RESOLVED that the OHA and the LHA agree as follows:

(PURPOSE OF THIS): CONTRACT/PARTNERSHIP

This contract implements the provision of this section by identifying common goals, and purposes of both the OHA and LHA, and showing how a contract will bring both entities to a higher level of operations and to better standards of resident service. The parties enter into this contract for the purpose of ensuring more economical and more effective management of their two public housing agencies through increased cooperation in administering their housing programs, so that both parties may bring better services to their residents.

The contract must be signed by the authorized representative of each PHA.

In developing this Contract, the parties address in order the requirements of the contract..

(1) (a). The names of the participating PHAs in this contract are

The Housing Authority of the City of Osceola

501 Colston Avenue

Osceola, Arkansas 72370

Chairperson: Mr. Max L. Fairley

The Housing Authority of the City of Luxora

316 Cedar Street

Luxora, Arkansas 72370

Chairperson: Bobby L. Johnston

1. Share Luxora's laborer as hours needed with Osceola reimbursing

Luxora with wages and benefits proportionate with hours worked at Osceola.

2. Allow the Executive Director's company vehicle to be used

When traveling to Luxora on business, but be reimbursed at 33 cents a mile for mileage.

5. Share waiting list information, if OHA cannot meet the needs of those

On their waiting list that the agency will refer them to the Luxora Housing for their housing needs.

6. Share screening of the applicants when possible, if they are on both waiting list.

5. Share equipment in case of emergencies in such that the cost of equipment is so that its more feasible to share when possible and that each agency will incur the cost of repair if the equipment is damaged during use.

5. If at any time work is caught up and the PHA can assist the other PHA with work, the agency receiving the benefit of this work will reimburse the other agency with hours worked or trade back for other work. This includes office staff and maintenance staff.

The parties already share a common executive director, who shall be the primary person to assure high performance for the public

housing and modernization programs at each agency.

(b). The agency Luxora Housing Authority shall:

- 1. Reimburse OHA .33 cents a mile for all mileage that the ED travels on Luxora business in E D's company vehicle.*

2. Share waiting list with OHA, if Luxora can not meet needs of applicant that the applicant will be referred to OHA.
3. Share screening when possible, if the applicant is on both waiting list..
4. Share equipment in case of emergencies in such that the cost of equipment is so that its more feasible to share when possible and that each agency will incur the cost of repair if the equipment is damaged during use.
1. If at any time work is caught up and the PHA can assist the other PHA with work , the agency receiving the benefit of this work will reimburse the other agency with hours worked or trade back for other work. This includes office staff and maintenance staff.

(5) The period of existence of the contract and the terms under which a PHA may withdraw from the contract if at anytime an agency feels that the contract is not beneficial to either of the agencies they can agree to withdraw from the contract. The contract will be indefinite as long as the agencies are in agreement.

- (a). This consortium shall exist in perpetuity until such time as it ends because one of the two parties has exercised its right to cancel the contract.*
- (b). Either party may leave the contract as outlined upon a majority vote of its governing board.*

WHEREAS, both parties herein fully understand and agree to the roles and responsibilities outlined in the contract,

WITNESS OUR HANDS MAKING THIS CONTRACT EFFECTIVE on the 5th day of March in the year 2002 . This contract is still in affect until the consolidation of Luxora and Osceola Housing Authority become one.

For the Housing Authority of the City of Osceola

Mr. Max L. Fairley, Chairperson *Date*

For the Housing Authority of the City of Luxora

Mr. Bobby L. Johnston, Chairperson *Date*

Witnessed:

Ms. Carolyn Childress, Executive Director *Date*

Attachment D

**PHA Plan
Table Library**

**Component 7
Capital Fund Program Annual Statement
Parts I, II, and II**

CAPITAL FUND PROGRAM TABLES START HERE

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 Osceola		Grant Type and Number Capital Fund Program Grant No: AR37P02150104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2005 <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				
2	1406 Operations	52,150	52,150	52,150	52,150.00
3	1408 Management Improvements	20,000	20,000	20,000	7,219.75
4	1410 Administration	600	600	600	304.50
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	34,000	34,000	34,000	27,000.00
8	1440 Site Acquisition				

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 Osceola	Grant Type and Number Capital Fund Program Grant No: AR37P02150104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2005 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
9	1450 Site Improvement	5,000	.00	.00	.00
10	1460 Dwelling Structures	536,890	550,527	550,527	40,125.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	648,640	657,277	657,277	126,799.25
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	33,700	33,700		
25	Amount of Line 21 Related to Security – Hard Costs	12,480	12,480		
26	Amount of line 21 Related to Energy Conservation Measures		40,125		

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 Osceola		Grant Type and Number Capital Fund Program Grant No: AR37P02150104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	OPERATIONS	1406		52,150	52,150	52,150	52,150.00	Complete
PHA WIDE	AE/ENGINEER	1430		34,000	34,000	34,000	34,000.00	Not complete
PHA WIDE	MANAGEMENT IMPROVEMENTS	1408		12,480	12,480	12,480	5,550.00	Not complete
AR021001	SIDEWALK REPAIR	1450		5,000	.00	.00	.00	.00
AR021002	REPLACE EXISTING WINDOWS WITH NEW DOUBLE PANE WINDOWS	1460	180		40,125	40,125	40,125.00	Complete
AR021001	ENCLOSE BACK PORCHES WITH 220'S FOR ELECTRIC DRYERS	1460		507,190	351,179	351,179	.00	Not complete
AR021002	ENCLOSE BACK PORCHES/STORAGE/DRYER ROOM	1460			125,523	125,523	.00	Not complete
AR021001	REPLACE WOODEN DOORS WITH NEW METAL EXTERIOR DOORS WITH PEEP HOLES	1460	50	22,500	22,500	22,500	.00	Not complete
AR021001	PURCHASE DEAD BOLT LOCKS	1460	50	3,600	5,600	5,600	.00	Not complete
AR021002	PURCHASE DEAD BOLT LOCKS	1460	50	3,600	5,600	5,600	.00	Not complete

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 Osceola		Grant Type and Number Capital Fund Program Grant No: AR37P02150104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	SUNDRY/ADVERTISING	1410		600	600	600	304.50	Not complete
PHA WIDE	MANAGEMENT IMPROVEMENTS	1408		7,520	7,520	7,520	1,669.75	Not complete

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 OSCEOLA, AR		Grant Type and Number Capital Fund Program No: AR37P02150104 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	
PHA WIDE	09/30/2005		06/30/2005	09/30/2008			Obligated before date anticipated
ARCHITECT/ENG	09/30/2005		06/30/2005	09/30/2008			Obligated before date anticipated
AR021001	09/30/2005		06/30/2005	09/30/2008			Obligated before date anticipated
AR021002	09/30/2005		06/30/2005	09/30/2008			Obligated before date anticipated

PHA Name: HOUSING AUTHORITY OF THE CITY OF OSCEOLA		Grant Type and Number Capital Fund Program Grant No AR37P02150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<input 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 checked="" 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					
2	1406 Operations	62,150		62,150	62,150	
3	1408 Management Improvements	10,000		10,000	10,000	
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	35,000	30,000	30,000	30,000	
8	1440 Site Acquisition					
9	1450 Site Improvement	5,000	-0-	-0-	-0-	
10	1460 Dwelling Structures	525,681	425,380	425,380	425,380	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency	36,862	8,000	8,000	8,000	
21	Amount of Annual Grant: (sum of lines 2 – 20)	674,693	535,530	535,530	535,530	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures	145,680	154,440	154,440	154,440	

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 Osceola		Grant Type and Number Capital Fund Program Grant No: AR37P02150103 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	
PHA WIDE	OPERATIONS	1406		62,150	62,150	62,150.00	62,150	COMPLETE
PHA WIDE	AE/ENGINEER	1430		35,000	30,000	30,000.00	-0-	COMPLETE
PHA WIDE	MANAGEMENT IMPROVEMENT	1408		10,000	10,000	10,000	10,000	COMPLETE
AR021001	SIDEWALK REPAIR	1450		5,000	-0-	-0-	-0-	
AR021002	REPLACE EXISTING WINDOWS WITH NEW DOUBLE PANE WINDOWS	1460	1800	145,681	154,440	154,440	154,440	COMPLETE
AR021002	AND ENCLOSE BACK PORCHES WITH 220 FOR ELECTRIC DRYERS	1460	100	255,000	143,640	143,640	143,640	COMPLETE
AR021001	ENCLOSE BACK PORCHES	1460	12	125,000	127,300	127,300	127,300	COMPLETE
PHA WIDE	CONTINGENCY	1502		36,862	8,000	8,000	8,000	COMPLETE

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 OSCEOLA			Grant Type and Number Capital Fund Program No: AR37P02150103 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		
ARCHITECT/ ENGINEER	09/30/2004	4/30/04	4/30/04	09/30/2007	12/31/2004	12/31/2004	COMPLETED JOB	
PHA WIDE	09/30/2004	4/30/04	4/30/04	09/30/2007	12/31/2004	12/31/2004	COMPLETED JOB	
AR021002	09/30/2004	4/30/04	4/30/04	09/30/2007	12/31/2004	12/31/2004	COMPLETED JOB	
AR021002	09/30/2004	04/30/2004	4/30/2004	09/30/2007	12/31/2004	12/31/2004	COMPLETED JOB	

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 Osceola		Grant Type and Number Capital Fund Program Grant No: AR37P02150203 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	
PHA WIDE	AE/ENGINEER	1430		3,000		3,000.00	-0-	COMPLETE
AR021001	SIDEWALK REPAIR	1450		5,000	-0-	-0-	-0-	COMPLETE
AR021002	REPLACE EXISTING WINDOWS WITH NEW DOUBLE PANE WINDOWS	1460	1800	100,301	7,560.00	7,560.00	7,560.00	COMPLETE
AR021002	AND ENCLOSE BACK PORCHES WITH 220 FOR ELECTRIC DRYERS	1460	70	4,809	49,842.50	49,842.50	49,842.50	COMPLETE
AR021001	ENCLOSE BACK PORCHES	1460			52,707.50	52,707.50	52,707.50	COMPLETE

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 OSCEOLA		Grant Type and Number Capital Fund Program No: AR37P02150203 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		
ARCHITECT/ ENGINEER	02/13/2004	4/30/04	4/30/04	02/13/2008	03/31/2005	03/31/2005	COMPLETED JOB	
PHA WIDE	02/13/2004	4/30/04	4/30/04	02/13/2008	03/31/2005	03/31/2005	COMPLETED JOB	
AR021002	02/13/2004	4/30/04	4/30/04	02/13/2008	03/31/2005	03/31/2005	COMPLETED JOB	

ATTACHMENT E. CAPITAL FUND 5 YEAR OPTINAL PLAN TABLE 2005-2009

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name HOUSING AUTHORITY OF THE CITY OF OSCEOLA, AR		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
	Annual Statement				
AR021001		333,320	292,103	260,727	184,900
AR021002		75,000	119,000	99,500	221,840
AR021003		63,983	0	129,513	0
AR021004		53,637	78,637	0	108,000
PHA WIDE		104,880	141,080	141,080	116,080
CFP Funds Listed for 5-year planning		630,820	630,820	630,820	630,820

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2006</u> FFY Grant: PHA FY:			Activities for Year: <u>2007</u> FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<i>AR021001</i>	<i>TILE FLOORS</i>	103,140	<i>AR021001</i>	<i>TILE FLOORS</i>	87,223
Annual	AR021001	<i>INTERIOR DOORS</i>	61,180	AR021001	<i>INTERIOR DOORS</i>	45,880
Statement	<i>AR021001</i>	RECEPTACLES SWITCHES	45,000	<i>AR021001</i>	<i>RECEPTACLES SWITCHES</i>	35,000
	AR021001	PARKING PADS	35,000	AR021001	PARKING PADS	35,000
	AR021001	BATHROOM RENOVATION	89,000	AR021001	BATHROOM RENOVATION	89,000
	AR021001	SUBTOTAL	333,320	AR021001	SUBTOTAL	292,103
	AR021002	INTERIOR DOORS	60,000	AR021002	WASHER BOXES	30,000
	AR021002	PARKING PADS	15,000	AR021002	BATHROOM RENOVATION	89,000
	AR021002	SUBTOTAL	75,000	AR021002	SUBTOTAL	119,000
	AR021003	INTERIOR DOORS	10,200			
	AR021003	AIR CONDITIONING	53,783			
	AR021003	SUBTOTAL	69,983			
	AR021004	WASHER BOXES	20,000	AR021004	INTERIOR DOORS	20,000
	AR021004	INTERIOR DOORS	33,637	AR021004	BATHROOM RENOVATION	58,637
	SUBTOTAL		53,637	AR021004	SUBTOTAL	78,637

	PHA WIDE	INSPECTOR/ CO-ORDINATOR	62,080	PHA WIDE	INSPECTOR/ CO-ORDINATOR	62,080
	PHA WIDE	MANAGEMENT IMPROVEMENTS	15,000	PHA WIDE	MANAGEMENT IMPROVEMENTS	20,000
	PHA WIDE	SUNDRY	1,000	PHA WIDE	SUNDRY/BENEFITS	1,000
	PHA WIDE	A/E ENGINEER	33,000	PHA WIDE		
	SUBTOTAL		104,880	PHA WIDE	VEHICLE	25,000
				PHA WIDE	A/E ENGINEER	33,000
				PHA WIDE	SUBTOTAL	141,080
	Total CFP Estimated Cost		\$630,820			\$630,820

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : <u>2008</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>2009</u> FFY Grant: 2009 PHA FY:2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>AR021001</i>	<i>TILE FLOORS</i>	104,597	<i>AR021001</i>	<i>PARKING PADS</i>	45,000
AR021001	<i>PARKING PADS</i>	40,380	AR021001	<i>BATHROOM RENOVATION</i>	61,900
<i>AR021001</i>	BATHROOM RENOVATION	80,000	<i>AR021001</i>	<i>WATER METERS</i>	30,000
			AR021001	<i>DEMOLISH 2 BLDG</i>	18,000
			AR021001	AIR CONDITIONING	30,000
AR021001	AIR CONDITIONING	25,000			
			AR021001	SUBTOTAL	184,900
AR021001	SUBTOTAL	260,727			
			AR021002	TILE FLOORS	116,840
AR021002	BATHROOM RENOVATION	89,000	AR021002	BATHROOM RENOVATION	75,000
AR021002	AIR CONDITIONING	10,500	AR021002	WATER METERS	5,000
			AR021002	AIR CONDITIONING	25,000
AR021002	SUBTOTAL	99,500			
			AR021002	SUBTOTAL	221,840
AR021003	BATHROOM RENOVATION	50,000			
AR021003	WINDOWS	45,000	AR021004	WINDOWS	60,000
AR021003	WATER METERS	20,000	AR021004	TILE FLOORS	28,000
AR021003	AIR CONDITIONING	14,513	AR021004	AIR CONDITIONING	20,000
AR021003	SUBTOTAL	129,513	AR021004	SUBTOTAL	108,000

PHA WIDE	MANAGEMENT IMPROVEMENTS	20,000	PHA WIDE	MANAGEMENT IMPROVEMENTS	20,000
PHA WIDE	SUNDRY/BENEFITS	1,000	PHA WIDE	SUNDRY/BENEFITS	1,000
PHA WIDE	VEHICLE	25,000	PHA WIDE	INSPECTOR/COORDINATOR	62,080
PHA WIDE	INSPECTOR/CO-ORDINATOR	62,080	PHA WIDE	A/E ENGINEER	33,000
PHA WIDE	A/E ENGINEER	33,000	PHA WIDE	SUBTOTAL	116,080
PHA WIDE	SUBTOTAL	141,080			
Total CFP Estimated Cost		\$630,820			\$630,820

