

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan for Fiscal Year: 2006

PHA Name: RUSSELLVILLE HOUSING AUTHORITY

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Russellville Housing Authority PHA Number: AR066

PHA Fiscal Year Beginning: (mm/yyyy) 07/2006

PHA Programs Administered:

☒ **Public Housing and Section 8** ☐ **Section 8 Only** ☐ **Public Housing Only**
Number of public housing units: **182** Number of S8 units: Number of public housing units:
Number of S8 units: **150**

☐ **PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: **Garry L. Lee** Phone: **(479) 968-5440**
TDD: **(479) 968-0886** Email : **russarha@cox-internet.com**

Public Access to Information

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

☒ PHA's main administrative office ☐ PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. ☒ Yes ☐ No.

If yes, select all that apply:

☒ Main administrative office of the PHA
☐ PHA development management offices
☐ Main administrative office of the local, county or 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)

Streamlined Annual PHA Plan

Fiscal Year 2006

[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- ☐ 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- ☒ 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- ☐ 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- ☐ 4. Project-Based Voucher Programs
- ☐ 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- ☒ 6. Supporting Documents Available for Review
- ☒ 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- ☒ 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
N/A				

2. What is the number of site based waiting list developments to which families may apply at one time? N/A
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? N/A
4. ☐ Yes ☒ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

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 next component. N/A

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

- If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- ☐ PHA main administrative office
 - ☐ All PHA development management offices
 - ☐ Management offices at developments with site-based waiting lists
 - ☐ At the development to which they would like to apply
 - ☐ Other (list below)

2. Capital Improvement Needs

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

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: 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.

1. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	N/A
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. ☐ Yes ☒ No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. ☐ Yes ☒ No: 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:

5. ☐ Yes ☒ No: 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:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program (if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

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, what is the maximum number of participants this fiscal year?

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:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- ☐ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- ☐ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- ☐ Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

☐ Yes ☒ No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. ☐ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - ☐ low utilization rate for vouchers due to lack of suitable rental units
 - ☐ access to neighborhoods outside of high poverty areas
 - ☐ other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

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

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 on its waiting lists 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)

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

The Consolidated Plan is committed to placing a high priority on serving extremely low-income renters and renters with more than 50% housing burden.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to 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	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	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
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: RUSSELLVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: AR37P06650103 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 checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/06 <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				
4	1410 Administration	17,500	17,500	17,500	17,447
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,500	10,500	10,500	
8	1440 Site Acquisition				
9	1450 Site Improvement	15,500			
10	1460 Dwelling Structures	211,586	183,905	183,905	183,905
11	1465.1 Dwelling Equipment—Nonexpendable	45,000	35,000	35,000	35,000
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	300,086	246,905	246,905	236,352
21	Amount of Annual Grant: (sum of lines 2 – 20)				
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				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Russellville Housing Authority		Grant Type and Number Capital Fund Program Grant No: AR37P06650103 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	
AR66 1,2,3,4	<i>Admin. & Employee Benefits</i>	1410		17,500	17,500	17,500	17,447	
AR66 1,2,3,4	<i>Fees & Inspection Costs</i>	1430		10,500	10,500	10,500		
AR66 1,2,3,4	<i>Replace Damaged Concrete</i>	1450		5,025				
AR66 2	<i>Concrete Swales for Drainage</i>	1450		10,475				
AR66 1,2,3,4	<i>Replace Kitchen Cabinets</i>	1460		59,636	49,636	49,636	49,636	
AR66 1,2,3,4	<i>Paint Exterior Wood</i>	1460		19,500	14,500	14,500	14,500	
AR66 2,4	<i>Replace Bathtubs</i>	1460		12,500	7,500			
AR66 1,2,3,4	<i>Replace Exterior Front Doors</i>	1460		27,450	27,450	34,950	34,950	
AR66 2,4	<i>Replace Floor Tile</i>	1460		62,500	59,819	59,819	59,819	
AR66 1,2,4	<i>Replace Roofs</i>	1460		30,000	25,000	25,000	25,000	
AR66 1,2,3,4	<i>Replace Refrigerators</i>	1465 1		21,100	16,100	16,100	16,100	
AR66 1,2,3,4	<i>Replace Ranges</i>	1465 1		15,400	10,400	10,400	10,400	
AR66 3	<i>Replace A/C Units</i>	1465 1		8,500	8,500	8,500	8,500	

[illegible]

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: RUSSELLVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: AR37P06650203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <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				
4	1410 Administration	5,000	4,562	4,562	4,562
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3,500	2,232	2,232	2,232
8	1440 Site Acquisition				
9	1450 Site Improvement		15,470	15,470	15,470
10	1460 Dwelling Structures	40,707			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures		12,162	12,162	12,162
13	1475 Nondwelling Equipment		14,781	14,781	7,690
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)	49,207	49,207	49,207	42,116
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				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: RUSSELLVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: AR37P06650203 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	
AR66-1	<i>Administrative & Employee Benefits</i>	1410		5,000	4,562	4,562	4,562	
AR66-1	<i>Fees & Inspection Costs</i>	1430		3,500	2,232	2,232	2,232	
OFFICE/RES/COM. CENTER								
AR66-1	<i>Repair Parking & Sidewalk Area</i>	1450			15,470	15,470	15,470	
AR66-1	<i>Repair Damaged Concrete</i>	1460		40,707				
AR66-1	<i>Install Carpet Second floor Conference Room</i>	1470			495	495	495	
AR66-1	<i>New Wiring/Flag Pole Light</i>	1470			2,068	2,068	2,068	
AR66-1	<i>New Wiring/Second Floor Conference Room</i>	1470			1,287	1,287	1,287	
AR66-1	<i>Install New entrance Doors/Boiler Room</i>	1470			925	925	925	
AR66-1	<i>Repair Roof</i>	1470			2,537	2,537	2,537	
AR66-1	<i>New Cabinets/Countertop Conference Room 2nd Floor</i>	1470			4,850	4,850	4,850	
AR66-1	<i>Furniture(Chairs,Desks,Etc</i>	1475			14,781	14,781	7,690	

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: RUSSELLVILLE HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: AR37P06650203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: RUSSELLVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: AR37P06650203 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	
AR37P066911	01/20/06			01/20/08			

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: RUSSELLVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: AR37P06650203 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	

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: RUSSELLVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: AR37P06650104 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: 03/2006 <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				
4	1410 Administration	30,000	27,263	27,263	5,090
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	11,000	11,000	11,000	
8	1440 Site Acquisition				
9	1450 Site Improvement	25,000	25,000	10,100	10,100
10	1460 Dwelling Structures	205,112	184,367	97,372	97,372
11	1465.1 Dwelling Equipment—Nonexpendable	25,000	25,000		
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)	296,112	272,630	145,735	112,562
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				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: RUSSELLVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: AR37P06650104 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	
AR66 1,2,3,4	Admin. & Emp.. Benefits	1410		30,000	27,263	27,263	5,090	
AR66-1,2,3,4	Fees & Inspection Costs	1430		11,000	11,000	11,000		
AR66-1,2,3,4	Replace Damaged Concrete	1450		15,000	15,000			
AR66-2,4	Improve Drainage from Buildings	1450		10,000	10,000	10,100	10,100	
AR66-2,4	Paint Exterior Wood	1460		25,000	25,000	20,847	20,847	
AR66-2,4	Repair Fascia Boards	1460		20,000	20,000			
AR66-2,4	Replace Roofs	1460		28,112	16,130	30,825	30,825	
AR66-2,4	Paint Metal Handrails	1460		5,000	5,000	5,000	5,000	
AR66-2,4	Replace Windows	1460		22,000	22,000			
AR66-3	Replace Drapes	1460		25,000	16,237			
AR66-3	Install Ceiling Fans	1460		7,000	7,000			
AR66-1	Repair Metal Siding	1460		28,000	28,000			
AR66-2,3,4	Replace Floor Tile	1460		45,000	45,000	40,700	40,700	
AR66-2,4	Replace Refrigerators	1465 1		15,000	15,000			
AR66-2,4	Replace Ranges	1465 1		10,000	10,000			

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: RUSSELLVILLE HOUSING AUTHORITY			Grant Type and Number Capital Fund Program No: AR37P06650104 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	
AR37P066911	06/30/06			09/30/2007			

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: RUSSELLVILLE HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: AR37P06650105 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <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				
4	1410 Administration	27,300	24,103		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	17,000	5,000		
8	1440 Site Acquisition				
9	1450 Site Improvement	118,000	50,000		
10	1460 Dwelling Structures	100,500	115,428		
11	1465.1 Dwelling Equipment—Nonexpendable	25,000	25,000		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	21,500	21,500		
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)	309,300	241,031		
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				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: RUSSELLVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: AR37P06650105 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	
AR66-1,2,3,4	Admin & Emp. Bene.	1410		27,300	24,103			
AR66-1,2,3,4	Fees & Inspection Costs	1430		17,000	5,000			
AR66-1	Replace Damaged Concrete	1450		118,000	50,000			
AR66-1,2,3,4	Replace Kitchen Cabinets	1460		60,500	75,428			
AR66-2,4	Replace Heating Units	1460		40,000	40,000			
AR66-1,2,3,4	Replace Ranges	1465 1		14,500	14,500			
AR66-1,2,3,4	Replace Refrigerators	1465 1		10,500	10,500			
AR6-1,3	Furniture-Office/Res,Com. Room	1475		21,500	21,500			

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7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: RUSSELLVILLE HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: AR37P06650106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006
<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				
4	1410 Administration	27,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	11,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	195,000			
10	1460 Dwelling Structures	62,000			
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)	295,000			
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				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

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7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: RUSSELLVILLE HOUSING AUTHORITY			Grant Type and Number Capital Fund Program No: AR37P06650106 Replacement Housing Factor No:				Federal FY of Grant: 2006
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	
AR37P066913	06/30/08			09/30/10			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: RUSSELLVILLE HOUSING AUTHORITY				<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: 07/06	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 07/07	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 07/08	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 07/09
	Annual Statement				
AR37P066001		159,370	78,872	58,556	39,286
AR37P066002		59,280	81,308	46,705	79,829
AR37P066003		48,690	36,384	29,126	31,317
AR37P066004		27,660	112,136	138,243	97,468
CFP Funds Listed for 5-year planning		295,000	308,700	272,630	247,900
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2006 PHA FY: 07/06			Activities for Year: <u>3</u> FFY Grant: 2007 PHA FY: 07/07		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	AR37P066001	Administration	3,780	AR37P066001	Administration	3,752
Annual		Fees & Costs	1,540		Fees & Costs	1,610
Statement		Concrete Parking	154,050		Concrete Parking	20,000
					Kitchen Cabinets	47,000
					Interior Doors	2,800
					New Ranges	2,030
					New Refrigerators	1,680
	AR37P066002	Administration	5,670	AR37P066002	Administration	5,628
		Fees & Costs	2,310		Fees & Costs	2,415
		New Concrete Parking	40,950		New Concrete Parking	5,500
		New Roofs	10,350		New Kitchen Cabinets	53,000
					New Interior Doors	4,200
					Repair Ext. Brick	5,000
					Replace Ranges	3,045
					Replace Refrigerators	2,520
	AR37P066003	Administration	8,910	AR37P066003	Administration	8,844
		Fees & Costs	3,630		Fees & Costs	3,795
		New Mail Boxes	6,150		Interior Doors	6,600
		New Pavilion	30,000		Replace Ranges	4,785

8. Capital Fund Program Five-Year Action Plan

					<i>Replace Refrigerators</i>	3,960
					<i>Replace A/C Units</i>	8,400
	<i>AR37P066004</i>	<i>Administration</i>	8,640	<i>AR37P066004</i>	<i>Administration</i>	8,576
		<i>Fees & Costs</i>	3,520		<i>Fees & Costs</i>	3,680
		<i>Replace Roofs</i>	15,000		<i>Replace Kitchen Cabinets</i>	80,000
					<i>Replace Interior Doors</i>	6,400
					<i>Repair Ext. Brick</i>	5,000
					<i>Replace Ranges</i>	4,640
					<i>Replace Refrigerators</i>	3,840
Total CFP Estimated Cost			\$294,500			\$308,700

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant: 2008 PHA FY: 07/08			Activities for Year: <u>5</u> FFY Grant: 2009 PHA FY: 07/09		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>AR37P066001</i>	<i>Administration</i>	3,816	<i>AR37P066001</i>	<i>Administration</i>	3,500
	<i>Fees & Costs</i>	1,540		<i>Fees & Costs</i>	1,470
	<i>Concrete Parking</i>	3,500		<i>Concrete Parking</i>	15,000
	<i>Fascia Boards</i>	5,000		<i>Replace Mail Boxes</i>	1,000
	<i>Repair Metal Siding</i>	5,200		<i>Replace Roofs</i>	10,000
	<i>Replace Windows</i>	26,000		<i>Replace Bathroom Fixtures</i>	7,000
	<i>Replace HVAC Units</i>	10,000		<i>New Refrigerators</i>	1,316
	<i>New Refrigerators</i>	2,100			
	<i>New Ranges</i>	1,400			
<i>AR37P066002</i>	<i>Administration</i>	5,725	<i>AR37P066002</i>	<i>Administration</i>	5,250
	<i>Fees & Costs</i>	2,310		<i>Fees & Costs</i>	2,205
	<i>Repair Damaged Concrete</i>	5,250		<i>Concrete Swales</i>	10,000
	<i>Repair Fascia Boards</i>	5,100		<i>Replace Mail Boxes</i>	1,900
	<i>Repair Metal Siding</i>	5,700		<i>Repair Damaged Concrete</i>	20,000
	<i>Replace HVAC Units</i>	17,370		<i>Replace Roofs</i>	10,000
	<i>Replace Refrigerators</i>	3,150		<i>Paint Exteriors</i>	15,000

8. Capital Fund Program Five-Year Action Plan

	<i>Replace Ranges</i>	2,100		<i>New Bathroom Fixtures</i>	10,500
				<i>New Refrigerators</i>	1,974
				<i>Replace A/C Units</i>	3,000
AR37P066003	<i>Administration</i>	8,996	AR37P066003	<i>Administration</i>	8,250
	<i>Fees & Costs</i>	3,630		<i>Fees & Costs</i>	3,467
	<i>Repair Damaged Concrete</i>	8,250)	<i>New Bathroom Fixtures</i>	16,500
	<i>Replace Refrigerators</i>	4,950		<i>New Refrigerators</i>	3,102
	<i>Replace Ranges</i>	3,300			
AR37P066004	<i>Administration</i>	8,723	AR37P066003	<i>Administration</i>	8,000
	<i>Fees & Costs</i>	3,520		<i>Fees & Costs</i>	3,360
	<i>Repair Damaged Concrete</i>	8,000		<i>Concrete Swales</i>	10,500
	<i>Repair Fascia Boards</i>	10,900		<i>Replace Mail Boxes</i>	1,600
	<i>Repair Metal Siding</i>	14,100		<i>Replace Damaged Concrete</i>	25,000
	<i>Replace HVAC Units</i>	85,000		<i>Replace Roofs</i>	15,000
	<i>Replace Refrigerators</i>	4,800		<i>Paint Exteriors</i>	10,000
	<i>Replace Ranges</i>	3,200		<i>New Bathroom Fixtures</i>	16,000
				<i>Replace Refrigerators</i>	3,008

8. Capital Fund Program Five-Year Action Plan

				<i>Replace A/C Units</i>	5,000
Total CFP Estimated Cost		\$272,630			\$247,902

BRIEF SUMMARY OF PROGRESS IN MEETING THE FIVE-YEAR PLAN

During the first year of this five-year plan, we have improved the physical conditions of existing Public Housing Developments so as to reflect attractive neighborhoods. With the help of CFP Funds, we have taken affirmative action to ensure that all site safety systems are in good working order at all times and that general apartment and site conditions offer a safe environment and attractive sites for residents, visitors and staff.