

PHA 5-Year and Annual Plan

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

**OMB No. 2577-0226
Expires 4/30/2011**

1.0	PHA Information PHA Name: Trumann Housing Authority PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 01/2010 PHA Code: AR034					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 364 Number of HCV units: 144					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
PHA 1:						
PHA 2:						
PHA 3:						
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. Note: See Attachments ar034a01 through ar034j01 for information regarding Sections 5.0 through 10.0					
5.1	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 for the next five years:					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>					
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.					
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.					
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.					
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.					
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.					

9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <ul style="list-style-type: none"> (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

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, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide 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 is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

TRUMANN HOUSING AUTHORITY

FY2010 AGENCY PLAN ANNUAL UPDATE

SECTION 5.0 THROUGH 10.0

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5.0 Five-Year Plan

5.1 Mission Statement

The mission of the Housing Authority of the City of Trumann, Arkansas, is to be a leader in providing decent, safe, and sanitary housing within the financial reach of very-low, low, and moderate-income persons through effective management and efficient use of public funds to promote serviceability, efficiency, economy and stability and in such manner as to achieve the economic and social well-being to enhance the quality of life for all persons in our communities.

5.2 Goals and Objectives

Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Renovate or modernize public housing units:

Goal: Provide an improved living environment

Objective:

- Implement public housing security improvements:

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:

6.0 PHA Plan Update

- (a) **Identify specifically which plan elements have been revised since the PHA's prior plan submission.**

All plan elements have been revised.

- (b) **Identify where the 5-Year and Annual Plan may be obtained by the public.**

The FY2010 Agency Plan will be available for review during the 45-day Public Hearing Notice period at the Trumann Housing Authority main office which is located at 109 Spruce Drive in Trumann, Arkansas.

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures**

Public Housing

Eligibility

The Housing Authority is responsible for ensuring that every individual and family admitted to the public housing program meets all program eligibility requirements. This includes any individual approved to join the family after the family has been admitted to the program. The family must provide any information needed by the PHA to confirm eligibility and determine the level of the family's assistance.

To be eligible for the public housing program:

- Qualify as a family defined by HUD and THA.
- Have income at or below HUD specified income limits.
- Qualify on the basis of citizenship or the eligible immigrant status of family members.
- Provide social security number information for family members as required.
- Consent to the THA's collection and use of family information as provided for in THA-provided consent forms.

THA must determine that the current or past behavior of household members does not include activities that are prohibited by HUD or THA.

Selection

When a family wishes to reside in public housing, the family must submit an application that provides the Authority with the information needed to determine the family's eligibility. HUD requires the Authority to place all eligible families that apply for public housing on a waiting list. When a unit becomes available, the Authority must select families from the waiting list in accordance with HUD requirements and THA policies as stated in its Admissions and Continued Occupancy Policy.

Depending upon the length of time that applicants may need to wait to be housed, the Authority may use a one or two step process.

A one step process will be used when it is expected that a family will be selected from the waiting list within 60 days of the date of application. At application, the family must provide all of the information necessary to establish family eligibility and the amount of rent the family will pay.

A two step process will be used when it is expected that a family will not be selected from the waiting list for at least 60 days from the date of application. Under the two step process, the Authority will initially require families to provide only the information needed to make an assessment of the family's eligibility, and to determine the family's placement on the waiting list. The family will be required to provide all information necessary to establish family eligibility and the amount of rent the family will pay when selected from the waiting list.

The Authority will maintain on single community-wide waiting list for all public housing developments.

The waiting list for public housing will not be merged with the waiting list for any other program the Authority operates.

The waiting list will be closed when the estimated waiting period for housing applicants on the list reaches 24 months for the most current applicants. Where the Authority has particular preferences or other criteria that require a specific category of family, the THA may elect to continue to accept applications from these applicants while closing the waiting list to others.

Admissions

The Trumann Housing Authority has adopted the following local preferences:

- Families with incomes needed to achieve deconcentration of poverty and income mixing goals.

- Families who live, work, or have been hired to work, or who are attending school in the THA's jurisdiction.
- Working families, where the head, spouse, cohead, or sole member is employed at least 20 hours per week. As required by HUD, families where the head, spouse, or sole member is a person 62 years of age or older, or is a person with disabilities will also be given the benefit of the working preference.

Families will be selected from the waiting list based on preference. Among applicants with the same preference, families will be selected on a first-come, first-served basis according to the date and time their completed application is received by the THA.

When selecting applicants from the waiting list, the THA will match characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting list. The THA will offer the unit to the highest ranking applicant who qualifies for that unit size or type, or that requires accessibility features.

Assignment

The THA has adopted a "two-to-three offer plan" for offering units to applicants. Under this plan, the Authority will determine how many developments have available units of suitable size and type. The number of unit offers will be based on the distribution of vacancies. If a suitable unit is available in:

Three or more locations: The applicant will be offered a unit in the location with the highest number of vacancies. If the offer is rejected, the applicant will be offered a suitable unit in the location with the second highest number of vacancies. If that unit is rejected, a final offer will be made in the location with the third highest number of vacancies. The offers will be made in sequence and the applicant must refuse an offer before another one is made.

Two locations: The applicant will be offered a unit in the location with the highest number of vacancies. If the offer is rejected, a final offer will be made at the other location. The offers will be made in sequence and the applicant must refuse the first offer before the second offer is made.

One location: The applicant will be offered a suitable unit in that location. If the offer is rejected, the applicant will be offered the next suitable unit that becomes available, whether it is at the same location as the first offer or at another location. The second offer will be the final offer, unless there is good cause for refusing the offer.

If more than one unit of the appropriate type and size is available, the first unit to be offered will be the first unit that is ready for occupancy.

Applicants must accept or refuse an unit offer within three business days of the date of the unit offer.

Housing Choice Voucher Program

Eligibility

The Housing Authority is responsible for ensuring that every individual and family admitted to the Housing Choice Voucher program meets all program eligibility requirements. This includes any individual approved to join the family after the family has been admitted to the program. The family must provide any information needed by the PHA to confirm eligibility and determine the level of the family's assistance.

To be eligible for the HCV program:

- Qualify as a family defined by HUD and THA.
- Have income at or below HUD specified income limits.
- Qualify on the basis of citizenship or the eligible immigrant status of family members.
- Provide social security number information for family members as required.
- Consent to the THA's collection and use of family information as provided for in THA-provided consent forms.

THA must determine that the current or past behavior of household members does not include activities that are prohibited by HUD or THA.

Selection

Any family that wishes to receive HCV assistance must apply for admission to the program. HUD permits the Authority to determine the format and content of HCV applications, as well as how such applications will be made available to interested families and how application will be accepted by the PHA.

Depending upon the length of time that applicants may need to wait to receive assistance, the Authority may use a one or two step process.

A one step process will be used when it is expected that a family will be selected from the waiting list within 60 days of the date of application. At application, the family must provide all of the information necessary to establish family eligibility and level of assistance.

A two step process will be used when it is expected that a family will not be selected from the waiting list for at least 60 days from the date of application. Under the two step process, the Authority will initially require families to provide only the information needed to make an assessment of the family's eligibility, and to determine the family's placement on the waiting list. The family will be required to provide all information necessary to establish family eligibility and the level of assistance when selected from the waiting list.

The THA will maintain a single waiting list for the HCV program. The HCV waiting list will not be merged with the waiting list for any other program the Authority operates.

The Authority may stop applications if there are enough applicants to fill an adequate pool for adequate funding. The waiting list may not be closed if it would have a discriminatory effect inconsistent with applicable civil rights laws. The Authority will announce the closing of the waiting list by public notice. The open period shall be long enough to achieve a waiting list adequate to cover projected turnover and new allocations over the next 12 months.

Admissions

PHAs are permitted to establish local preferences, and to give priority to serving families that meet those criteria. THA has adopted the following preferences:

- Families who have been terminated from the HCV program due to insufficient program funding.
- Families who live, work, have been hired to work, or are attending school in the jurisdiction.
- Current members of the U. S. Military Armed Forces, veterans, or surviving spouses of veterans.
- Families that include victims of domestic violence.
- Families who have been involuntarily displaced and are not living in standard, permanent replacement housing.

Families will be selected from the waiting list based on preference. Among applicants with the same preference, families will be selected on a first-come, first-served basis according to the date and time their completed application is received by the THA.

2. Financial Resources

The table below lists Trumann Housing Authority's anticipated financial resources, such as PHA Operating, Capital and other anticipated Federal resources available to the Agency, as well as tenant rents and other income available to support public housing and Housing Choice Voucher programs 8 in Fiscal Year 2010.

Funding Source	Amount	Use
FY2009 PH Operating Fund	\$894,661	PH Operations
FY2009 Capital Fund Program	\$604,389	Modernization
FY2009 ARRA Funds	\$715,077	Modernization
FY2008 Capital Fund Program	\$74,500	Modernization
FY2007 Capital Fund Program	\$73,700	Modernization
Section 8 Housing Choice Voucher	\$615,257	HCV Program
Public Housing Dwelling Rent	\$555,013	Operations
Interest	\$79,346	Operations
Other Income	\$23,500	Operations
Total	\$3,635,443	

Note: The Capital Fund amounts for FY2008 and FY2007 are the unobligated amounts as of 6/30/2009.

3. Rent Determination

Public Housing

A family's income determines eligibility for assistance and is also used to calculate the family's rent payment.

The first step in calculating income-based rent is to determine each family's total tenant payment (TTP). Then, if the family is occupying a unit that has tenant-paid utilities, the utility allowance is subtracted from the TTP. The result of this calculation, if a positive number, is the tenant rent. If the TTP is less than the utility allowance, the result of this calculation is a negative number, and is called the utility reimbursement, which may be paid to the family or directly to the utility company by the THA.

HUD regulations specify the formula for calculating the total tenant payment (TTP) for a tenant family. TTP is the highest of the following amounts, rounded to the nearest dollar:

- 30 percent of the family's monthly adjusted income
- 10 percent of the family's monthly gross income
- A minimum rent of \$50

In addition to the above, the Authority also has a flat rent structure based on the size and amenities offered in the appropriate unit. The flat rent is designed to encourage self-sufficiency and to avoid creating disincentives for continued residency by families who are attempting to become economically self-sufficient.

There is no utility allowance or reimbursement with flat rents. When the family elects to pay the flat rent, the rent amount quoted by the THA is the amount the family pays.

Once each year, the THA must offer families the choice between a flat rent and an income-based rent.

Housing Choice Voucher

A family's income determines eligibility for assistance and is also used to calculate the family's payment and the THA's subsidy.

HUD regulations specify the formula for calculating the total tenant payment (TTP) for an assisted family. TTP is the highest of the following amounts, rounded to the nearest dollar:

- 30 percent of the family's monthly adjusted income
- 10 percent of the family's monthly gross income
- A minimum rent of \$25

4. Operation and Management

PHA Management Structure

An organization chart showing the THA’s management structure and organization is included at attachment ar034h01.

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	364	97
Section 8 Vouchers	144	30
Other Federal Programs(list individually)		
FmHA	20	4

Management and Maintenance Policies

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

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

- Admissions and Continued Occupancy Policy
- Pet Policy
- Grievance Policy
- Personnel Policy
- Maintenance Policy
- Procurement Policy
- Dwelling Lease
- Community Service Policy

(2) Section 8 Management: (list below)

Administrative Plan
Informal Hearing Policy

5. Grievance Procedures

Public Housing

Informal Hearings

When the THA makes a decision that has a negative impact on an applicant family, the family is often entitled to appeal the decision. For applicants, the appeal takes the form of an informal hearing.

An applicant is someone who has applied for admission to the public housing program, but is not yet a tenant in the program. The Authority will only offer informal hearings to applicants for the purpose of disputing denials of admission.

A request for an informal review must be made in writing and delivered to the THA either in person or by first class mail, by the close of business, no later than 10 business days from the date of the denial of assistance.

In most cases, the THA must schedule and send written notice of the informal review within 10 business days of the family's request.

The informal review must be conducted by a person other than the one who made or approved the decision under review, or a subordinate of this person.

The applicant must be provided an opportunity to present written or oral objections to the decision of the THA.

The THA must notify the applicant of the final decision, including a brief statement of the reasons for the final decision.

Grievance Procedures

The Authority has a grievance procedure in place through which residents of public housing are provided an opportunity to grieve any THA action or failure to act involving the lease or THA policies which adversely affect their rights, duties, welfare, or status.

The grievance procedure is incorporated by reference in the lease. The Authority must provide at least 30 days notice to tenants and resident organizations about

any proposed changes in the grievance procedures, and also provide an opportunity to present written comments.

The Authority is not located in a due process state, therefore, it must grant opportunity for grievance hearings for all lease terminations, regardless of cause.

The Authority will accept requests for an informal settlement of a grievance either orally or in writing, to the THA within 10 business days of the grievable event. Within 10 business days of receipt of the request, the THA will arrange a meeting with the tenant at a mutually agreeable time and confirm such meeting in writing to the tenant.

A summary of the informal settlement will be prepared within 5 business days; one copy to be given to the tenant and one copy to be retained in the THA's tenant file.

A resident must submit a written request for a grievance hearing to the THA within 5 business days of the tenant's receipt of the summary of the informal settlement.

Within 10 business days of receiving a written request for a hearing, the hearing officer will schedule and send written notice of the hearing to both the complainant and the THA.

The grievance hearing will be conducted by a single hearing officer. The THA will appoint a person who has been selected in the manner required under the grievance procedure.

The hearing officer will issue a written decision to the family and the THA no later than 10 business days after the hearing.

Housing Choice Voucher Program

When the Authority makes a decision that has a negative impact on a family, the family is often entitled to appeal the decision. For applicants, the appeal takes the form of an informal review; for participants, or for applicants denied admission because of citizenship issues, the appeal takes the form of an informal hearing.

Informal Reviews

Informal reviews are provided for program applicants. An applicant is someone who has applied for admission to the program, but is not yet a participant in the program. Informal reviews are intended to provide a "minimum hearing requirement", and need not be as elaborate as the informal hearing requirements.

THA will only offer an informal review to applicants for whom assistance is being denied. Denial of assistance includes: denying placement on the waiting list; denying or withdrawing a voucher; refusing to enter into a HAP contract or approve a lease; refusing to process or provide assistance under portability procedures.

An applicant must be given prompt notice of a decision denying assistance. The notice must contain a brief statement of the reasons for the decision, and also must state that the applicant may request an informal review of the decision.

A request for an informal review must be made in writing and delivered to the THA either in person or by first class mail, by the close of business, no later than 10 business days from the date of the denial of assistance.

In most cases, the THA must schedule and send written notice of the informal review within 10 business days of the family's request.

The informal review must be conducted by a person other than the one who made or approved the decision under review, or a subordinate of this person.

The applicant must be provided an opportunity to present written or oral objections to the decision of the THA.

The THA must notify the applicant of the final decision, including a brief statement of the reasons for the final decision.

Informal Hearings

The Authority must offer an informal hearing for certain THA determinations relating to the individual circumstances of a participant family. A participant is defined as a family that has been admitted to the HCV program and is currently assisted in the program. The purpose of the hearing is to consider whether the THA's decision related to the family's circumstances are in accordance with the law, HUD regulations, and THA policies.

The Authority is not permitted to terminate a family's assistance until the time allowed for the family to request an informal hearing has elapsed, and any requested hearing has been completed.

The Authority will only offer participants the opportunity for an informal hearing when required to do so by the regulations.

When the THA makes a decision that is subject to informal hearing procedures, the THA must inform the family of its right to an informal hearing at the same time that it informs the family of the decision.

A request for a formal hearing must be made in writing and delivered to the Authority either in person or by first class mail, by the close of business, no later than 10 business days from the date of the THA's decision or notice to terminate assistance.

The Authority must schedule and send written notice of the informal hearing to the family within 10 business days of the family's request.

Informal hearings will be conducted by a person or persons approved by the Authority, other than the person who made or approved the decision or a subordinate of the person who made or approved the decision.

The person who conducts the hearing must issue a written decision, stating briefly the reasons for the decision. The hearing officer will issue a written decision to the family and Authority no later than 10 business days after the hearing.

6. Designated Housing for Elderly and Disabled Families

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?

7. Community Service and Self-Sufficiency

Each adult resident of the Housing Authority, who is not exempt, must:

- Contribute 8 hours per month of community service; or
- Participate in an economic self-sufficiency program for 8 hours per month; or
- Perform 8 hours per month of combined activities.

An exempt individual is an adult who:

- Is 62 years of age or older
- Is blind or disabled, and who certifies that because of this disability she is unable to comply with the service provisions
- Is a primary caretaker of such an individual
- Is engaged in work activities

- Meets the requirements for being exempted from having to engage in a work activity under the state program funded under part A of Title IV of the Social Security Act, or under any other welfare program of the state of Arkansas, including a state-administered welfare-to-work program.

8. Safety and Crime Prevention

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)

AR034-004

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)

AR034-004

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)

AR034-004

9. Pets

The purpose of the pet policy is to establish clear guidelines for ownership of pets and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets.

Pets must be registered with the THA before they are brought onto the premises.

Residents who have been approved to have a pet must enter into a pet agreement with THA, or approval of the pet will be withdrawn.

THA allows common household pet such as a dog, cat, bird, or fish that is traditionally recognized as a companion animal and is kept in the home for pleasure rather than commercial purposes.

Residents may own a maximum of two pets, only 1 of which may be a dog. In the case of fish, residents may keep no more than can be maintained in a safe and healthy manner in a tank holding up to 10 gallons. Such a tank or aquarium will be counted as one pet.

Pets must be maintained within the resident's unit. When outside of the unit, dogs and cats must be kept on a leash or carried and under the control of the resident at all times.

10. Civil Rights

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

11. Fiscal Audit

The Fiscal Audit for the Year ended December 31, 2007 is attached to the Agency Plan as attachment ar034i01.

12. Asset Management

- 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?

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)

13. Violence Against Women Act

The Trumann Housing Authority is striving to fully comply with all requirements of the Violence Against Women Act (VAWA).

First, the Authority will not deny admission to an applicant who has been a victim of domestic violence, dating violence, or stalking. The applicant must comply with all other admission requirements.

Also, the Authority will not terminate the assistance to a victim of domestic violence, dating violence, or stalking based solely on an incident or threat of such activity. The Authority still retains the right to terminate assistance for other criminal activity or good cause.

All information provided by an applicant or tenant regarding VAWA will be held in strict confidence and will not be shared with any other parties, unless required by law.

Currently, the Section 8 Program has implemented a Victim of Domestic Violence admissions preference. This preference allows victims of domestic violence to receive housing in a more timely fashion. At this time, the Public Housing Program has not implemented this preference. The Executive Director will periodically review the need for such preference and may add an admissions preference for victim of domestic violence if a need is determined.

To make sure all applicants are aware of the Violence Against Women Act, the Housing Authority notifies all applicants of the information included in the Act during the application process.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development

- 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:

(b) Demolition and/or Disposition

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?

(c) Conversion of Public Housing

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?

(d) Homeownership

Public Housing

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).

Section 8 Tenant Based Assistance

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?

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:

(e) Project-Based Vouchers

The Trumann Housing Authority does not plan to use the Project-Based Voucher Program in FY2010.

8.0 Capital Improvements

8.1 Capital Fund Annual Statement/Performance and Evaluation Report

See attachments:

ar034b01 – FY2010 CFP Annual Statement
ar034d01 – FY2009 ARRA Performance and Evaluation Report
ar034e01 – FY2009 CFP Annual Statement
ar034f01 – FY2008 CFP Performance and Evaluation Report
ar034g01 – FY2007 CFP Performance and Evaluation Report

8.2 Capital Fund Program Five-Year Plan

See attachment:

ar034c01 – FY2009-2013 CFP Five-Year Plan

8.3 Capital Fund Financing Program (CFFP)

The Trumann Housing Authority does not plan to use the Capital Fund Financing Program in the upcoming Fiscal Year.

9.0 Housing Needs

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	202	5	4	4	3	3	3
Income >30% but <=50% of AMI	80	5	4	4	3	3	3
Income >50% but <80% of AMI	33	4	3	3	3	3	3
Elderly	56	4	3	4	4	2	3
Families with Disabilities	181	3	3	3	5	2	3
White	28	3	3	3	3	3	3
Black	324	3	3	3	3	3	3
Hispanic	4	3	3	3	3	3	3

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

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- 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)

9.1 Strategy for Addressing Housing Needs

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:

- 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
- 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

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

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

- 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

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

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

- The Authority will strive to meet thresholds established by HUD and meet the needs of local low and very-low income families.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

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

Strategy 1: Conduct activities to affirmatively further fair housing

- 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

Reasons for Selecting Strategies

- Funding constraints
- Staffing constraints

10.0 Additional Information

(a) Progress in Meeting Goals and Objectives

Goal: Improve the quality of assisted housing

- Both the Public Housing and Section 8 Programs have met the requirements to be considered High Performers.
- The Authority continues to use the Capital Fund Program to modernize the public housing developments. The FY2010 Capital Fund Program Annual Statement and Five-Year Plan is included with the Agency Plan. The Performance and Evaluation Reports for previous grants are included also.
- UPCS inspections have been contracted with an outside firm. This will allow the Authority to uncover and correct problems with housing conditions before losing points on the PASS from REAC.

Goal: Provide an improved living environment

- Officers continue to patrol each neighborhood.

Goal: Ensure equal opportunity and affirmatively further fair housing

- The Housing Authority continues to follow the established Admissions and Continued Occupancy Policy to ensure that all prospective and current residents are treated equally.

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviation from the 5-year Plan:

A “Substantial Deviation” from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority’s Goals and Objectives. This includes changing the Authority’s Goals and Objectives.

Significant Amendment or Modification to the Annual Plan:

A “Significant Amendment or Modification” to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- Additions of non-emergency work items in excess of 10% of total Capital Fund Program budget(items not included in the current Annual Statement or 5-Year Action Plan).
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

(c) Memorandum of Agreement

The Trumann Housing Authority does not have a Memorandum of Agreement with the U. S. Department of Housing and Urban Development at this time.

Part I: Summary					
PHA Name: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450110 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant <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 type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	\$71,600.00			
4	1410 Administration (may not exceed 10% of line 21)	\$1,500.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$46,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$403,089.00			
11	1465.1 Dwelling Equipment - Nonexpendable	\$32,200.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$50,000.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	\$604,389.00			
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Part I: Summary					
PHA Name: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450110 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant <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 type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Signature of Executive Director	Date		Signature of Public Housing Director	Date

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Trumann			Grant Type and Number Capital Fund Program Grant No: AR37P03450110 CFFP (Yes/No): N Replacement Housing Factor Grant No:			Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Management Improvements</u>							
PHA-Wide	Drug Elimination Programs – Assign two officers to Authority neighborhoods	1408	LS	\$34,500.00				
	Resident Services Coordinator	1408	LS	\$24,000.00				
	Fringe Benefits	1408	LS	\$7,100.00				
	Upgrade Computer Software	1408	LS	\$6,000.00				
	Subtotal 1408			\$71,600.00				
	<u>Administration</u>							
PHA-Wide	Accounting Fee	1410	LS	\$1,500.00				
	Subtotal 1410			\$1,500.00				
	<u>Fees and Costs</u>							
PHA-Wide	A & E Fees	1430	LS	\$40,000.00				
	Fees associated with Agency Plan and Capital Fund Plan Annual Update	1430	LS	\$6,000.00				
	Subtotal 1430			\$46,000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450110 CFFP (Yes/No): N Replacement Housing Factor Grant No:				Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Dwelling Structures</u>							
AMP 01	Install new gas meters at Sites A, B, L, and Eastside Gardens	1460	150 each	\$85,000.00				
AMP 01	Remove ceiling mounted heater and install ductwork and vent in bathroom at Sites 1, 2, and 3	1460	214 each	\$120,000.00				
AMP 01	Replace interior doors as needed	1460	650 each	\$198,089.00				
	Subtotal 1460			\$403,089.00				
	<u>Dwelling Equipment</u>							
AMP 01	Replace ranges at Sites A and B	1465.1	46 each	\$13,800.00				
AMP 01	Replace refrigerators at Sites A and B	1465.1	46 each	\$18,400.00				
	Subtotal 1465.1			\$32,200.00				
	<u>Non-Dwelling Structures</u>							
AMP 01	Replace heating and air conditioning systems in Campbell Community Center	1470	9 each	\$50,000.00				
	Subtotal 1470			\$50,000.00				
	Capital Fund Program Grant Total			\$604,389.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Trumann					Federal FFY of Grant: 2010
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number: Trumann/AR034		Locality (Trumann/Poinsett Co., Arkansas)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	\$485,289.00	\$485,289.00	\$485,289.00	\$485,289.00
C.	Management Improvements		\$71,600.00	\$71,600.00	\$71,600.00	\$71,600.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$0.00	\$0.00	\$0.00	\$0.00
E.	Administration		\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
F.	Other		\$46,000.00	\$46,000.00	\$46,000.00	\$46,000.00
G.	Operations		\$0.00	\$0.00	\$0.00	\$0.00
H.	Demolition		\$0.00	\$0.00	\$0.00	\$0.00
I.	Development		\$0.00	\$0.00	\$0.00	\$0.00
J.	Capital Fund Financing – Debt Service		\$0.00	\$0.00	\$0.00	\$0.00
K.	Total CFP Funds		\$604,389.00	\$604,389.00	\$604,389.00	\$604,389.00
L.	Total Non-CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00
M.	Grand Total		\$604,389.00	\$604,389.00	\$604,389.00	\$604,389.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number: Trumann/AR034		Locality (Trumann/Poinsett Co., Arkansas)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	AR034-001 Site 1	Annual Statement	\$0.00	\$0.00	\$0.00	\$227,289.00
	AR034-001 Site 2		\$0.00	\$0.00	\$0.00	\$258,000.00
	AR034-001 Site 3		\$0.00	\$0.00	\$125,289.00	\$0.00
	AR034-002 Site A		\$0.00	\$0.00	\$0.00	\$0.00
	AR034-002 Site B		\$0.00	\$0.00	\$0.00	\$0.00
	AR034-003 Site L		\$0.00	\$0.00	\$0.00	\$0.00
	AR034-004 Eastside Gardens		\$485,289.00	\$485,289.00	\$360,000.00	\$0.00
	PHA-Wide		\$119,100.00	\$119,100.00	\$119,100.00	\$119,100.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	<u>Management Improvements/AMP 01</u>			<u>Management Improvements/AMP 01</u>		
	Drug Elimination Programs – Assign two officers to Authority neighborhoods	LS	\$34,500.00	Drug Elimination Programs – Assign two officers to Authority neighborhoods	LS	\$34,500.00
	Resident Services Coordinator	LS	\$24,000.00	Resident Services Coordinator	LS	\$24,000.00
See	Fringe Benefits	LS	\$7,100.00	Fringe Benefits	LS	\$7,100.00
Annual Statement	Upgrade Computer Software	LS	\$6,000.00	Upgrade Computer Software	LS	\$6,000.00
	Subtotal 1408		\$71,600.00	Subtotal 1408		\$71,600.00
	<u>Administration/AMP 01</u>			<u>Administration/AMP 01</u>		
	Accounting Fee	LS	\$1,500.00	Accounting Fee	LS	\$1,500.00
	Subtotal 1410		\$1,500.00	Subtotal 1410		\$1,500.00
	<u>Fees and Costs/AMP 01</u>			<u>Fees and Costs/AMP 01</u>		
	A & E Fees		\$40,000.00	A & E Fees		\$40,000.00
	Agency Plan Update		\$6,000.00	Agency Plan Update		\$6,000.00
	Subtotal 1430		\$46,000.00	Subtotal 1430		\$46,000.00
	<u>Dwelling Structures/AMP 01</u>			<u>Dwelling Structures/AMP 01</u>		
	Modernize bathrooms at Eastside Gardens	80 units	\$360,000.00	Modernize kitchens at Eastside Gardens	80 units	\$360,000.00
	Add heating duct and vent in bathrooms at Eastside Gardens	40 units	\$20,000.00	Replace vinyl tile flooring at Eastside Gardens	80 units	\$80,000.00
	Unit modifications to meet 504 accessibility requirements at Eastside Gardens	2 units	\$105,289.00	Unit modifications to meet 504 accessibility requirements at Eastside Gardens	2 units	\$45,289.00
	Subtotal 1460		\$485,289.00	Subtotal 1460		\$485,289.00
	Subtotal of Estimated Cost		\$604,389.00	Subtotal of Estimated Cost		\$604,389.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	<u>Management Improvements/AMP 01</u>			<u>Management Improvements/AMP 01</u>		
	Drug Elimination Programs – Assign two officers to Authority neighborhoods	LS	\$34,500.00	Drug Elimination Programs – Assign two officers to Authority neighborhoods	LS	\$34,500.00
	Resident Services Coordinator	LS	\$24,000.00	Resident Services Coordinator	LS	\$24,000.00
See	Fringe Benefits	LS	\$7,100.00	Fringe Benefits	LS	\$7,100.00
Annual	Upgrade Computer Software	LS	\$6,000.00	Upgrade Computer Software	LS	\$6,000.00
Statement	Subtotal 1408		\$71,600.00	Subtotal 1408		\$71,600.00
	<u>Administration/AMP 01</u>			<u>Administration/AMP 01</u>		
	Accounting Fee	LS	\$1,500.00	Accounting Fee	LS	\$1,500.00
	Subtotal 1410		\$1,500.00	Subtotal 1410		\$1,500.00
	<u>Fees and Costs/AMP 01</u>			<u>Fees and Costs/AMP 01</u>		
	A & E Fees		\$40,000.00	A & E Fees		\$40,000.00
	Agency Plan Update		\$6,000.00	Agency Plan Update		\$6,000.00
	Subtotal 1430		\$46,000.00	Subtotal 1430		\$46,000.00
	<u>Dwelling Structures/AMP 01</u>			<u>Dwelling Structures/AMP 01</u>		
	Replace furnaces and install air conditioning at Eastside Gardens	80 units	\$360,000.00	Install air conditioning and add vent in bathroom at Sites 1 and 2	163 units	\$485,289.00
	Install air conditioning and add vent in bathroom at Site 3	50 units	\$125,289.00	Subtotal 1460		\$485,289.00
	Subtotal 1460		\$485,289.00			
	Subtotal of Estimated Cost		\$604,389.00	Subtotal of Estimated Cost		\$604,389.00

Part I: Summary					
PHA Name: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37S03450109 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <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: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$60,077.00		\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$200,000.00		\$65,500.00	\$0.00
10	1460 Dwelling Structures	\$455,000.00		\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	\$715,077.00		\$65,500.00	\$0.00
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Part I: Summary					
PHA Name: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37S03450109 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <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: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Signature of Executive Director	Date		Signature of Public Housing Director	Date

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Trumann			Grant Type and Number Capital Fund Program Grant No: AR37S03450109 CFFP (Yes/No): N Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Fees and Costs</u>							
AMP 01	A and E Fees	1430	LS	\$45,077.00		\$0.00	\$0.00	
AMP 01	Consulting Fees	1430	LS	\$15,000.00		\$0.00	\$0.00	
	Subtotal 1430			\$60,077.00		\$0.00	\$0.00	
	<u>Site Improvements</u>							
AMP 01	Install handicapped accessible ramps	1450	124 each	\$200,000.00		\$65,500.00	\$0.00	2010/12 CFP
	Subtotal 1450			\$200,000.00		\$65,500.00	\$0.00	
	<u>Dwelling Structures</u>							
AMP 01	Construct storage buildings	1460	80 each	\$320,000.00		\$0.00	\$0.00	2013 CFP
AMP 01	Laundry room conversions	1460	80 each	\$75,000.00		\$0.00	\$0.00	2013 CFP
AMP 01	Replace water heaters	1460	120 each	\$60,000.00		\$0.00	\$0.00	2010 CFP
	Subtotal 1460			\$455,000.00		\$0.00	\$0.00	
	Total ARRA Funds			\$715,077.00		\$65,500.00	\$0.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Trumann					Federal FFY of Grant: 2009
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 01	3/17/2010		3/17/2012		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary						
PHA Name: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450109 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements	\$67,000.00				
4	1410 Administration (may not exceed 10% of line 21)	\$1,500.00				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$46,000.00				
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	\$333,289.00				
11	1465.1 Dwelling Equipment - Nonexpendable	\$156,600.00				
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of line 2- 19)	\$604,389.00				
21	Amount of Line 20 Related to LBP Activities					
22	Amount of Line 20 Related to Section 504 Activities					
23	Amount of Line 20 Related to Security - Soft Costs					
24	Amount of Line 20 Related to Security - Hard Costs					
25	Amount of Line 20 Related to Energy Conservation Measures					

Part I: Summary					
PHA Name: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450109 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Signature of Executive Director	Date		Signature of Public Housing Director	Date

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Trumann			Grant Type and Number Capital Fund Program Grant No: AR37P03450109 CFFP (Yes/No): N Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Management Improvements</u>							
PHA-Wide	Drug Elimination Programs – Assign two officers to Authority neighborhoods	1408	LS	\$32,500.00				
	Resident Services Coordinator	1408	LS	\$22,000.00				
	Fringe Benefits	1408	LS	\$6,500.00				
	Upgrade Computer Software	1408	LS	\$6,000.00				
	Subtotal 1408			\$67,000.00				
	<u>Administration</u>							
PHA-Wide	Accounting Fee	1410	LS	\$1,500.00				
	Subtotal 1410			\$1,500.00				
	<u>Fees and Costs</u>							
PHA-Wide	A & E Fees	1430	LS	\$40,000.00				
	Fees associated with Agency Plan and Capital Fund Plan Annual Update	1430	LS	\$6,000.00				
	Subtotal 1430			\$46,000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Trumann			Grant Type and Number Capital Fund Program Grant No: AR37P03450109 CFFP (Yes/No): N Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Dwelling Structures</u>							
AMP 01	Install new gas meters at Sites 1, 2, and 3	1460	214 each	\$150,289.00				
AMP 01	Replace water heaters at Sites 1, 2, and 3	1460	214 each	\$128,000.00				
AMP 01	Unit modifications to meet 504 needs at Eastside Gardens	1460	1 each	\$55,000.00				
	Subtotal 1460			\$333,289.00				
	<u>Dwelling Equipment</u>							
AMP 01	Replace ranges at Sites 1, 2, 3 and L	1465.1	238 each	\$71,400.00				
AMP 01	Replace refrigerators at Sites 1, 2, 3 and L	1465.1	238 each	\$85,200.00				
	Subtotal 1465.1			\$156,600.00				
	Capital Fund Program Grant Total			\$604,389.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Trumann					Federal FFY of Grant: 2009
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary						
PHA Name: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450108 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2008 FFY of Grant Approval: 2008	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements	\$67,000.00		\$0.00	\$0.00	
4	1410 Administration (may not exceed 10% of line 21)	\$1,500.00		\$0.00	\$0.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$59,900.00		\$53,900.00	\$50,342.60	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	\$436,520.00		\$436,520.00	\$137,646.60	
11	1465.1 Dwelling Equipment - Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of line 2- 19)	\$564,920.00		\$490,420.00	\$187,989.20	
21	Amount of Line 20 Related to LBP Activities					
22	Amount of Line 20 Related to Section 504 Activities					
23	Amount of Line 20 Related to Security - Soft Costs					
24	Amount of Line 20 Related to Security - Hard Costs					
25	Amount of Line 20 Related to Energy Conservation Measures					

Part I: Summary					
PHA Name: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450108 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Signature of Executive Director	Date	Signature of Public Housing Director	Date	

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Trumann			Grant Type and Number Capital Fund Program Grant No: AR37P03450108 CFFP (Yes/No): N Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Management Improvements</u>							
PHA-Wide	Drug Elimination Programs – Assign two officers to Authority neighborhoods	1408	LS	\$32,500.00		\$0.00	\$0.00	
	Resident Services Coordinator	1408	LS	\$22,000.00		\$0.00	\$0.00	
	Fringe Benefits	1408	LS	\$6,500.00		\$0.00	\$0.00	
	Upgrade Computer Software	1408	LS	\$6,000.00		\$0.00	\$0.00	
	Subtotal 1408			\$67,000.00		\$0.00	\$0.00	
	<u>Administration</u>							
PHA-Wide	Accounting Fee	1410	LS	\$1,500.00		\$0.00	\$60.00	
	Subtotal 1410			\$1,500.00		\$0.00	\$60.00	
	<u>Fees and Costs</u>							
PHA-Wide	A & E Fees	1430	LS	\$53,900.00		\$53,900.00	\$50,342.60	
	Fees associated with Agency Plan and Capital Fund Plan Annual Update	1430	LS	\$6,000.00		\$0.00	\$0.00	
	Subtotal 1430			\$59,900.00		\$53,900.00	\$50,342.60	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Trumann			Grant Type and Number Capital Fund Program Grant No: AR37P03450108 CFFP (Yes/No): N Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Dwelling Structures</u>							
AR 34-001 Sites 1,2, and 3	Replace electrical boxes and breakers	1460	214 units	\$185,947.00	\$185,947.00	\$185,947.00	\$68,624.40	
AR 34-002 Site A	Replace heating systems	1460	30 units	\$63,000.00	\$63,000.00	\$63,000.00	\$69,022.20	
AR 34-002 Site B	Replace heating systems and install central air conditioning	1460	16 units	\$80,000.00	\$80,000.00	\$80,000.00	\$0.00	
AR 34-003 Site L	Replace heating systems and install central air conditioning	1460	24 units	<u>\$121,473.00</u>	<u>\$107,573.00</u>	<u>\$107,573.00</u>	<u>\$0.00</u>	
	Subtotal 1460			\$450,420.00	\$436,520.00	\$436,520.00	\$137,646.60	
	Capital Fund Program Grant Total			\$564,920.00	\$564,920.00	\$490,420.00	\$187,989.20	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Trumann					Federal FFY of Grant: 2008
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary					
PHA Name: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450107 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2007 FFY of Grant Approval: 2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	\$63,800.00		\$31,500.00	\$28,289.57
4	1410 Administration (may not exceed 10% of line 21)	\$1,400.00		\$0.00	\$60.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$49,100.00		\$49,100.00	\$46,105.40
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0.00		\$0.00	\$0.00
10	1460 Dwelling Structures	\$409,147.00		\$409,147.00	\$281,303.13
11	1465.1 Dwelling Equipment - Nonexpendable	\$40,000.00		\$0.00	\$0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	\$563,447.00		\$489,747.00	\$355,758.10
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Part I: Summary					
PHA Name: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450107 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2007 FFY of Grant Approval: 2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Signature of Executive Director	Date		Signature of Public Housing Director	Date

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Trumann			Grant Type and Number Capital Fund Program Grant No: AR37P03450107 CFFP (Yes/No): N Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Management Improvements</u>							
PHA-Wide	Drug Elimination Programs – Assign two officers to Authority neighborhoods	1408	LS	\$31,500.00		\$31,500.00	\$26,369.00	
	Resident Services Coordinator	1408	LS	\$21,000.00		\$0.00	\$1,793.84	
	Fringe Benefits	1408	LS	\$6,300.00		\$0.00	\$126.73	
	Upgrade Computer Software	1408	LS	\$5,000.00		\$0.00	\$0.00	
	Subtotal 1408			\$63,800.00		\$31,500.00	\$28,289.57	
	<u>Administration</u>							
PHA-Wide	CFP Mod. Coordinator Salary	1410	LS	\$0.00		\$0.00	\$0.00	
	CFP Mod. Coordinator Fringe Benefits	1410	LS	\$0.00		\$0.00	\$0.00	
	Accounting Fee	1410	LS	\$1,400.00		\$0.00	\$60.00	
	Subtotal 1410			\$1,400.00		\$0.00	\$60.00	
	<u>Fees and Costs</u>							
PHA-Wide	A & E Fees	1430	LS	\$43,100.00		\$43,100.00	\$40,255.40	
	Agency Plan Update	1430	LS	\$6,000.00		\$6,000.00	\$5,850.00	
	Subtotal 1430			\$49,100.00		\$49,100.00	\$46,105.40	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450107 CFFP (Yes/No): N Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Site Improvements</u>							
AR 34-002 Site A	Install Parking	1450	LS	\$0.00		\$0.00	\$0.00	
AR 34-004 Eastside Gardens	Install Parking	1450	LS	<u>\$0.00</u>		<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal 1450			\$0.00		\$0.00	\$0.00	
	<u>Dwelling Structures</u>							
AR 34-003 Site L	Kitchen Modernization: Replace cabinets, countertops, sinks, faucets, tile, exhaust fans, light fixtures, paint walls and ceilings	1460	24 units	\$184,573.00		\$184,573.00	\$119,835.76	
AR 34-003 Site L	Bathroom Modernization (including lavatory, commodes, fixtures, tubs, faucets, tile and painting walls/ceiling)	1460	24 units	\$184,574.00		\$184,573.400	\$119,835.77	
AR 34-003 Site L	Replace floor tile	1460	24 units	\$0.00		\$0.00	\$0.00	
AR 34-004 Eastside Gardens	Replace water heaters	1460	80 units	\$0.00		\$0.00	\$0.00	
AR 34-004 Eastside Gardens	Install storm doors	1460	160 each	<u>\$40,000.00</u>		<u>\$40,000.00</u>	<u>\$41,631.60</u>	
	Subtotal 1460			\$409,147.00		\$409,147.00	\$281,303.13	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Trumann			Grant Type and Number Capital Fund Program Grant No: AR37P03450107 CFFP (Yes/No): N Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Dwelling Equipment</u>							
AR 34-002 Sites A and B	Replace ranges	1465.1	46	\$17,500.00		\$0.00	\$0.00	
AR 34-002 Sites A and B	Replace refrigerators	1465.1	46	<u>\$22,500.00</u>		<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal 1465.1			\$40,000.00		\$0.00	\$0.00	
	Capital Fund Program Grant Total			\$563,447.00		\$489,747.00	\$355,758.10	

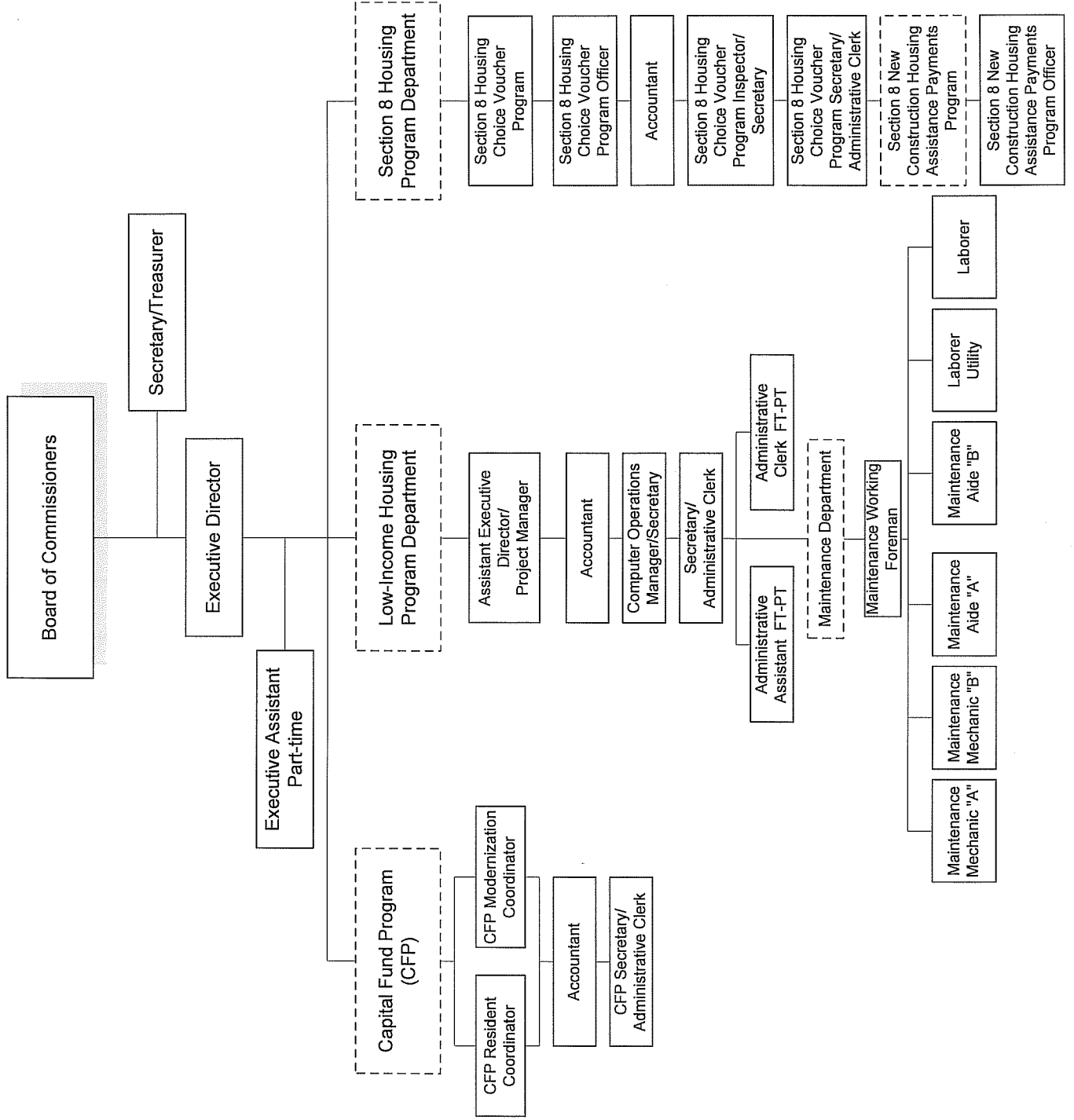
¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of Trumann					Federal FFY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

HOUSING AUTHORITY OF THE CITY OF TRUMANN, ARKANSAS ORGANIZATIONAL CHART



**REPORT ON AUDIT OF
BASIC FINANCIAL STATEMENTS
AND
SUPPLEMENTAL DATA**

HOUSING AUTHORITY OF THE CITY OF TRUMANN

December 31, 2007

**TABLE OF CONTENTS - FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA
HOUSING AUTHORITY OF THE CITY OF TRUMANN
December 31, 2007**

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**Independent Auditor's Report on Financial Statements
and Supplemental Data**

Board of Commissioners
Housing Authority of the City of Trumann
Trumann, Arkansas

I have audited the accompanying basic financial statements of the Housing Authority of the City of Trumann, as of and for the year ended December 31, 2007, as listed in the table of contents. These financial statements are the responsibility of the PHA's management. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my audit in accordance with auditing standards generally accepted in the United States of American and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. I believe that my audit provides a reasonable basis for my opinion.

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the City of Trumann, as of December 31, 2007, and the changes in its financial position and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

The management's discussion and analysis on page five is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. I have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, I did not audit the information and express no opinion on it.

**Independent Auditor's Report on Financial Statements
and Supplement Data – Continued**

In accordance with *Government Auditing Standards*, I have also issued my report dated September 26, 2008 on my consideration of the PHA's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of my audit.

The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in my opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

My audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the PHA's basic financial statements. The accompanying Financial Data Schedules and Other Supplemental Financial Data as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in my opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

John A. Blakeway

John A. Blakeway CPA

Fort Worth, Texas
September 26, 2008

**HOUSING AUTHORITY OF THE
CITY OF TRUMANN, ARKANSAS (PHA)
MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)
FOR FISCAL YEAR ENDING
DECEMBER 31, 2007**

INTRODUCTION

The Housing Authority of the City of Trumann, Arkansas (PHA) Management's Discussion and Analysis (MD&A) for Fiscal Year Ending December 31, 2007, is Required Supplemental Information (RSI) under the Governmental Accounting Standards Board (GASB) GASB No. 34 Requirements. The MD&A is a narrative financial report prepared in an easy-to-read format by PHA's Management using Enterprise Fund Accounting.

For purposes of this MD&A Report, the Housing Authority of the City of Trumann, Arkansas (PHA), is comprised of four (4) Programs as follows:

1. Low-Income Housing Program (4 Projects – 364 Units)
 - A. Site 1, Project AR034001 – 76 Units
 - B. Site 2, Project AR034001 – 88 Units
 - C. Site 3, Project AR034001 – 50 Units
 - D. Site A, Project AR034002 – 30 Units
 - E. Site B, Project AR034002 – 16 Units
 - F. Site L, Project AR034003 – 24 Units
 - G. Eastside Gardens, Project AR034004 – 80 Units
2. Low-Income Housing Capital Grant Programs
 - A. AR37P03450103 (FY 2003)
 - B. AR37P03450104 (FY 2004)
 - C. AR37P03450105 (FY 2005)
 - D. AR37P03450106 (FY 2006)
 - E. AR37P03450107 (FY 2007)
3. FmHA/Section 8 New Construction Housing Assistance Payments Program – 30 Units for the Elderly
4. Section 8 Housing Choice Vouchers
 - A. City of Trumann, Arkansas – 144 Units

Also, the PHA manages the Section 8 Housing Choice Vouchers for the County of Poinsett, Arkansas – 111 units, however, this program has a separate audit.

This MD&A Report will consist of three tables: Table 1 – Net Assets; Table 2 – Changes in Net Assets; and Table 3 – Capital Assets at Year End (net of Accumulated Depreciation). These tables will show the Increases and (Decreases) from FY 2006 to FY 2007, but only those changes considered as significant changes by the PHA will be discussed briefly and reasons given therefor. The MD&A Report for Fiscal Year Ending December 31, 2007, will be comprised of all of the above PHA's Programs, hereafter referred to as PHA-Wide, with a comparison in condensed form of information presented in the PHA-Wide financial statements for the current Year (2007) and prior year (2006).

**HOUSING AUTHORITY OF THE
CITY OF TRUMANN, ARKANSAS (PHA)
MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) - CONTINUED
FOR FISCAL YEAR ENDING
DECEMBER 31, 2007**

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

The financial statements of the PHA report information using accounting methods similar to those used by private sector companies because they are intended to recover all or a portion of their costs through fees and charges for services. These statements also offer short-term and long-term financial information about the PHA's activities. Since the PHA maintains its activities as a Single Enterprise Fund, its Proprietary Fund Financial Statements provide information about the activities of the PHA as a whole.

The Statement of Net Assets includes all of the PHA's assets and liabilities and provides information about the nature and amounts of investments in resources (assets) and obligations to the PHA's creditors (liabilities). It also provides the basis for evaluating the capital structure of the PHA and assessing its liquidity and financial flexibility. Over time, increases or decreases in net assets may also serve as useful indicators as to whether the PHA's financial health is improving or not.

All of the current year's revenues and expenses are accounted for in the Statement of Changes in Net Assets. This statement measures the success of the PHA's operations over the past year and can be used to determine whether the PHA has successfully recovered all of its costs through its user fees and other charges, profitability, and credit worthiness.

All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods.

FINANCIAL HIGHLIGHTS

Assets

Current assets realize a net increase of \$424,920, primarily due to an increase in total cash and investments from the prior year. Noncurrent assets increased \$67,801 because of new requirements to show unspent HAP funds as restricted. Capital assets realized an increase of \$179,839, because capital asset additions exceeded depreciation. At the December year-end, total assets were \$10,315,790.

Liabilities

The balance in total liabilities is mainly comprised of current liabilities of \$189,173. The remaining balance of \$13,451 is long-term. Total liabilities change was an increase of \$40,548 or 25%.

Revenues

Total revenues were \$2,788,525, an increase of \$276,207 over the prior year. Federal Grants and Subsidies, Investment Income, and Other Income increased while Tenant Revenue decreased from the prior year.

**HOUSING AUTHORITY OF THE
CITY OF TRUMANN, ARKANSAS (PHA)
MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) - CONTINUED
FOR FISCAL YEAR ENDING
DECEMBER 31, 2007**

Expenses

Total expenses were \$2,156,515 for the current year which represented an increase of \$70,595. from the prior year. The main increase of \$32,517 was in Non-Routine Expenses because more Extraordinary Maintenance Improvements were accomplished in this year than in the prior year.

Capital Assets

The Statement of Capital Assets at end of FY 2007 compares the Capital Assets from FY 2006 to FY 2007. Gross Capital Assets increased \$491,430 while Net Capital Assets (Gross Capital Assets less Accumulated Depreciation) increased \$179,839.

Financial Analysis

The PHA's analysis below in Table 1 focuses on the Net Assets for the Year Ended December 31, 2007, PHA-Wide, and not by individual programs. However, only those changes that are considered as significant changes by the PHA will be discussed briefly and reasons given therefor.

TABLE 1

**Net Assets
For the Year Ended December 31, 2007**

	2007	2006	Increase (Decrease)	Percent % Change
Current Assets, Net of Intraprogram	3,133,340.	2,708,422.	424,920.	16%
Noncurrent Assets	67,801.	0.	67,801.	100%
Capital Assets, Net of Depreciation	7,114,649.	6,934,810.	179,839.	3%
Total Assets	10,315,790.	9,643,232.	672,558.	7%
Current Liabilities, Net of Intraprogram	189,173.	149,337.	39,836.	27%
Non-Current Liabilities	13,451.	12,739.	712.	6%
Total Liabilities	202,624.	162,076.	40,548.	25%
Net Assets:				
Invested in Capital Assets, Net of Related Debt	7,114,649.	6,934,810.	179,839.	3%
Restricted Net Assets	67,801.	-0-	67,801.	100%
Unrestricted Net Assets	2,930,716.	2,546,346.	384,370.	15%
Total Net Assets	10,113,166.	9,481,156.	632,010.	7%

**HOUSING AUTHORITY OF THE
CITY OF TRUMANN, ARKANSAS (PHA)
MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) - CONTINUED
FOR FISCAL YEAR ENDING
DECEMBER 31, 2007**

The first significant change in Table 1 Net Assets for the Year Ended December 31, 2007, is Current Liabilities, Net of Intraprogram from \$149,337 in FY 2006 to \$189,173 in FY 2007 for an increase of \$39,836 for an increase of 27%. This was mainly due to a Bank Overdraft of \$19,440 in FY 2007 and an increase in Accounts Payable – 90 days of \$13,644.

The second significant change in Table 1 Net Assets for the Year Ended December 31, 2007, is Non-Current Liabilities from \$12,739. in FY 2006 to \$13,451 in FY 2007 for an increase of \$712 for an increase of 6%. This is due to an increase of the same amount in Accrued Compensated Absences Non-Current which represents the estimated amount of future benefits employees have earned but have not used, which the PHA estimates will be paid based on experience. Compensated Absences include vacation, paid holidays, vested sick leave, earned compensatory time, etc. This account includes both the direct compensated absence cost and associated employer payroll expenses (employment taxes, pension cost, etc.). The increase resulted only in the manner of calculation of same with a greater number of estimated compensated absences and/or employees eligible for same.

The third significant change in Table 1 Net Assets for the Year Ended December 31, 2007, is Net Assets: Restricted Net Assets from -0- in FY 2006, to \$67,801. in FY 2007 for an increase of \$67,801 for an increase of 100%. This is a new requirement for FY 2007 and hereafter by the Real Estate Assessment Center (REAC) to designate the Year Ending Housing Assistance Payments (HAP) equity as restricted (in this case FY 2007 Ending HAP Equity was \$67,801.), and accordingly, the same amount of cash as restricted (in this case \$67,801.).

There are no other significant changes in Table 1 Net Assets for the Year Ended December 31, 2007. Total net assets increased from \$9,481,156 in FY 2006 to \$10,113,166 in FY 2007 for an increase of \$632,010. for an increase of 7%.

The PHA's analysis below in Table 2 focuses on the Changes in Net Assets for the Year Ended December 31, 2007, PHA-Wide, and not by individual programs. However, again, only those changes that are considered as significant changes by the PHA will be discussed briefly and reasons given therefor.

**HOUSING AUTHORITY OF THE
CITY OF TRUMANN, ARKANSAS (PHA)
MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) - CONTINUED
FOR FISCAL YEAR ENDING
DECEMBER 31, 2007**

TABLE 2

*Changes in Net Assets
For the Year Ended December 31, 2007*

	2007	2006	Increase (Decrease)	Percent % Change
Revenue:				
Tenant Revenue	614,867.	618,071.	(3,204.)	(1%)
Federal Grants & Subsidy	1,980,855.	1,783,536.	197,319.	11%
Investment Income	133,372.	102,803.	30,569.	30%
Other Income	60,034.	8,601.	51,433.	598%
Gain/Loss on Sale of Fixed Assets	(603.)	(693.)	90.	13%
Total Revenue	2,788,525.	2,512,318.	276,207.	11%
Expenses:				
Administrative	344,950.	323,188.	21,762.	7%
Tenant Services	54,414.	52,531.	1,883.	4%
Utilities	280,728.	302,070.	(21,342.)	(7%)
Routine Maintenance	312,790.	308,541.	4,249.	1%
Protective Services	-0-	-0-	-0-	0%
General Expenses	122,941.	119,546.	3,395.	3%
Non-Routine Expenses	189,857.	157,340.	32,517.	21%
Casualty Losses	1,176.	254.	922.	363%
Housing Assistance Payments (HAP)	505,864.	493,043.	12,821.	3%
Depreciation	311,591.	299,505.	12,086.	4%
PILOT Trf from Primary Gov't	32,204.	29,902.	2,302.	8%
Total Operating Exp and Trf	2,156,515.	2,085,920.	70,595.	3%
Increase (Decrease) in Net Assets	632,010.	426,398.	205,612.	48%

**HOUSING AUTHORITY OF THE
CITY OF TRUMANN, ARKANSAS (PHA)
MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) - CONTINUED
FOR FISCAL YEAR ENDING
DECEMBER 31, 2007**

Changes in Net Assets for an Increase (Decrease) in Net Assets is simply more Total Revenue than Total Operating Expenses for an Increase in Net Assets or more Total Operating Expenses than Total Revenue for a Decrease in Net Assets. Table No. 2 above Changes in Net Assets for the Year Ended December 31, 2007, reflect those accounts in Total Revenue and those accounts in Total Operating Expenses to arrive at an Increase or a (Decrease) in Net Assets. The first significant change in Table 2 Changes in Net Assets for the Year Ended December 31, 2007, is Investment Income from \$102,803. in FY 2006 to \$133,372 in FY 2007 for an increase of \$30,569 for an increase of 30%. This increase resulted in being able to invest larger sums of monies at good CD rates provided to the PHA by the banks over a period of time during FY 2007, along with good investment practices by the PHA.

The second significant change in Table 2 Changes in Net Assets for the Year Ended December 31, 2007, is Other Income from \$8,601 in FY 2006 to \$60,034 in FY 2007 for an increase of \$51,433. for an increase of 598%. This is mainly due to the fact that the PHA received a Property & Liability Dividend check in the amount of \$51,541.17 in FY 2007 while none was received FY 2006.

The third significant change in Table 2 Changes in Net Assets for the Year Ended December 31, 2007, is Non-Routine Expenses from \$157,340 in FY 2006 to \$189,857 in FY 2007 for an increase of \$32,517. for an increase of 21%. This was mainly due to more Extraordinary Maintenance (Improvements to Properties) work being accomplished in FY 2007 than in FY 2006 mainly in the Low-Income Housing Program and mainly for additional parking spaces/removal of curbs and the installation of new floor tile.

The fourth significant change in Table 2 Changes in Net Assets for the Year Ended December 31, 2007, is Casualty Losses from \$254 in FY 2006 to \$1,176 in FY 2007 for an increase of \$922 for an increase of 363%. This increase was due to the fact that while there was only one (1) minor fire of undetermined origin in a 0-bedroom unit in FY 2006 and the PHA's Maintenance Staff accomplished the repair work at a cost of only \$253.55, there was also only one (1) minor fire of undetermined origin in a 0-bedroom unit in FY 2007 with no injuries as a result of the fire, however, this fire in FY 2007 was more major in scope than the fire in FY 2006 but the PHA's Maintenance Staff was still able to accomplished the repair work at a cost of only \$1,175.67.

There are no other significant changes in Table 2 Changes in Net Assets for the Year Ended December 31, 2007. Total Revenue was \$2,512,318 in FY 2006 and \$2,788,525. In FY 2007 for an increase of \$276,207 or 11% while total Operating Expenses were \$2,085,920 in FY 2006 and \$2,156,515 in FY 2007 for an increase of \$70,595 for an increase of 3% resulting in a increase in Net Assets of \$205,612 for an increase of 48%.

**HOUSING AUTHORITY OF THE
CITY OF TRUMANN, ARKANSAS (PHA)
MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) - CONTINUED
FOR FISCAL YEAR ENDING
DECEMBER 31, 2007**

The PHA's Analysis below in Table 3 focuses on the Capital Assets at End of 2007 (Net of Accumulated Depreciation), PHA-Wide, and not by individual programs. However, as pointed out above, only those changes that are considered as significant changes by the PHA will be discussed briefly and reasons given therefor.

TABLE 3

**Capital Assets at End of FY 2007
(Net of Accumulated Depreciation)**

	2007	2006	Increase Decrease	Percent % Change
Land	1,566,887.	1,566,887.	-0-	0%
Buildings	10,969,726	10,546,635.	423,091.	4%
Furniture, Equipment, Machinery – Dwelling	246,892.	246,090.	802.	0%
Furniture, Equipment, Machinery – Administration	213,367.	194,927.	18,440.	9%
Leasehold Improvements	389,601.	389,601.	-0-	0%
Construction in Progress	1,368,555.	1,328,490.	40,065.	3%
Subtotal – Gross Capital Assets	14,755,028	14,272,630.	482,398.	3%
Accumulated Depreciation	7,640,379.	7,337,820.	302,559.	4%
Net Capital Assets	7,114,649.	6,934,810.	179,839.	3%

There were no significant changes in Table 3 Capital Assets at End of FY 2007 (Net of Accumulated Depreciation), whatsoever. Gross Capital Assets increased from \$14,272,630. in FY 2006 to \$14,755,028 in FY 2007 for a net increase of \$482,398 or 3% while Accumulated Depreciation increased from \$7,337,820 in FY 2006 to \$7,640,379 in FY 2007 for a net increase of \$302,559 or 4% resulting in an increase in Net Capital Assets from \$6,934,810 in FY 2006 to \$7,114,649 in FY 2007 for an increase of \$179,839 for an increase of 3%.

**HOUSING AUTHORITY OF THE
CITY OF TRUMANN, ARKANSAS (PHA)
MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A) - CONTINUED
FOR FISCAL YEAR ENDING
DECEMBER 31, 2007**

In summary, the PHA's Management's Discussion and Analysis (MD&A) for Fiscal Year Ending December 31, 2007, reflects the following:

Table 1 – Net Assets

Total Assets increased by \$672,558 or 7%.
Total Liabilities increased by \$40,548 or 25%.
Total Net Assets increased by \$632,010 or 7%.

Table 2 – Change in Net Assets

Total Revenue increased by \$276,207 or 11%.
Total Operating Expenses increased by \$70,595 or 3%.
Increase (Decrease) in Net Assets increased by \$205,61. or 48%.

Table 3 – Capital Assets at End of FY 2007

Gross Capital Assets increased by a net amount of \$482,398 or 3%.
Accumulated Depreciation increased by a net amount of \$302,559 or 4%.
Net Capital Assets increased by \$179,839 or 3%

ECONOMIC FACTORS

The PHA is primarily dependent upon HUD for the funding operations: consequently, the PHA is affected more by Federal budget than by local economic conditions. The funding programs could be significantly affected by Federal budget; however, the PHA will make the necessary adjustments in its operations should there be a decrease in funding.

If you have any questions, whatsoever, on the PHA's Management's Discussion and Analysis (MD&A) for Fiscal Year Ending December 31, 2007, for the Housing Authority of the City of Trumann, Arkansas (PHA), please contact:

**GARY WILKINS, EXECUTIVE DIRECTOR
HOUSING AUTHORITY OF THE CITY OF TRUMANN, ARKANSAS
109 SPRUCE DRIVE
P.O. BOX 455
TRUMANN, ARKANSAS 72472-0455
TELEPHONE: (870) 483-5223 FAX: (870) 483-5411**

STATEMENT OF NET ASSETS
HOUSING AUTHORITY OF THE CITY OF TRUMANN
December 31, 2007

ASSETS

CURRENT ASSETS

Cash and cash equivalents	\$ 298,378
Receivables - net of allowance	35,671
Investments	2,775,000
Inventories - net of allowance	12,616
Deferred charges and other assets	11,675
TOTAL CURRENT ASSETS	<u>3,133,340</u>

NONCURRENT ASSETS

Restricted cash and cash equivalents	67,801
Fixed assets - net of accumulated depreciation	7,114,649
TOTAL NONCURRENT ASSETS	<u>7,182,450</u>
TOTAL ASSETS	<u>\$ 10,315,790</u>

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

Accounts payable	\$ 67,283
Bank overdraft	19,440
Accrued wages and taxes	20,658
Security deposits	48,162
Deferred credits and other liabilities	33,630
TOTAL CURRENT LIABILITIES	<u>189,173</u>

NONCURRENT LIABILITIES

Other long-term liabilities	13,451
TOTAL NONCURRENT LIABILITIES	<u>13,451</u>
TOTAL LIABILITIES	<u>202,624</u>

NET ASSETS

Invested in fixed assets	7,114,649
Restricted	67,801
Unrestricted	2,930,716
TOTAL NET ASSETS	<u>10,113,166</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 10,315,790</u>

See Notes to Financial Statements.

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
HOUSING AUTHORITY OF THE CITY OF TRUMANN
Year Ended December 31, 2007**

OPERATING REVENUES

Tenant revenue	\$ 614,867
Other income	60,034
TOTAL OPERATING REVENUE	<u>674,901</u>

OPERATING EXPENSES

Administrative	346,020
Tenant services	54,414
Utilitites	280,728
Maintenance & operation	312,790
General	154,075
Housing assistance payments	505,864
Depreciation	311,591
Other expenses	191,033
TOTAL OPERATING EXPENSES	<u>2,156,515</u>

OPERATING INCOME (LOSS) (1,481,614)

NONOPERATING REVENUES (EXPENSES)

HUD PHA grants - Nonoperating	1,436,887
Other government grants	80,812
Interest income	133,372
Gain (loss) on sale of assets	(603)
TOTAL NONOPERATING REVENUES (EXPENSES)	<u>1,650,468</u>

**INCOME (LOSS) BEFORE CONTRIBUTIONS AND
AND TRANSFERS** 168,854

CAPITAL CONTRIBUTIONS

HUD PHA grants - Capital	463,156
--------------------------	---------

OPERATING TRANSFERS IN (OUT) 0

CHANGE IN NET ASSETS 632,010

TOTAL NET ASSETS - BEGINNING 9,481,156

Prior year adjustments 0

TOTAL NET ASSETS - ENDING \$ 10,113,166

See Notes to Financial Statements.

STATEMENT OF CASH FLOWS
HOUSING AUTHORITY OF THE CITY OF TRUMANN
Year Ended December 31, 2007

Cash Flow From Operating Activities:	
Receipts from tenants	\$ 616,153
Other receipts	60,034
Payments to suppliers	(796,330)
Payments to landlords	(505,864)
Payments to employees	(503,723)
	<u>(1,129,730)</u>
Cash Flow From Capital and Related Financing Activities:	
- Fixed asset additions	(491,430)
- Capital grants	463,156
- Sales of fixed assets	(603)
	<u>(28,877)</u>
Cash Flow From Noncapital Financing Activities:	
- Nonoperating grants	1,516,605
	<u>1,516,605</u>
Cash Flow From Investing Activities:	
- Interest	131,747
- Investments - net	(449,000)
	<u>(317,253)</u>
Net Increase in Cash and Cash Equivalents	40,745
Cash and Cash Equivalents	
At Beginning of Year	325,434
At End of Year	<u><u>\$ 366,179</u></u>

See Notes to Financial Statements.

STATEMENT OF CASH FLOWS - CONTINUED
HOUSING AUTHORITY OF THE CITY OF TRUMANN
Year Ended December 31, 2007

Reconciliation of Operating Income (Loss)
to Net Cash Provided (Used) by Operating
Activities:

Operating income (loss) \$ (1,481,614)

Adjustments to Reconcile Net Income
to Net Cash Flows From Operating
Activities:

Depreciation 311,591

Changes in Assets and Liabilities:

(Increase) decrease in assets:

Receivables - net 1,868

Inventories (1,759)

Deferred charges (364)

Increase (decrease) in liabilities:

Bank overdraft 19,440

Accounts payable 13,644

Accrued wages & taxes 4,663

Compensated absences 1,068

Security deposits (73)

Deferred revenue (509)

Other liabilities 2,315

Net Cash Provided (Used) by
Operating Activities

\$ (1,129,730)

See Notes to Financial Statements.

NOTES TO FINANCIAL STATEMENTS
HOUSING AUTHORITY OF THE CITY OF TRUMANN
December 31, 2007

NOTE A -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization – The PHA is a non-profit governmental organization which was organized under the laws of the State to provide housing for qualified individuals in accordance with the rules and regulations prescribed by HUD.

Reporting Entity - The PHA's financial statements include all of the housing authority's operations. The criteria for including organizations as component units within the PHA's reporting entity, as set forth in *Section 2100* of the Governmental Accounting Standards Board's (GASB) *Codification of Government Accounting and Financial Reporting Standards*, include whether:

1. The organization is legally separate (can be sued in their own name).
2. The PHA holds the corporate powers of the organization.
3. The PHA appoints a voting majority of the organizations board.
4. The organization has the potential to impose a financial benefit/burden on the PHA.
5. There is fiscal dependency by the organization on the PHA.

Based on these criteria, the PHA has no component units.

Basis of Presentation - Governmental activities generally are financed through taxes, intergovernmental revenues, and other nonexchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services. The PHA's activities are business-type in nature and does not engage in any governmental type activities. As a result, Government-wide financial statements which distinguish between governmental and business-type activities are not required.

For financial reporting purposes, all activities of the PHA are accounted for in one housing enterprise (proprietary) fund. Fund financial statements are considered to be separate accounting entities. A fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, liabilities, fund equity, revenues, and expenditures/expenses.

Measurement Focus and Basis of Accounting - Measurement focus is a term used to describe "which" transactions are recorded within the various financial statements. Basis of accounting refers to "when" transactions are recorded regardless of the measurement focus applied.

Proprietary (business-type) funds utilize an "economic resources" measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net assets, financial position, and cash flows. All assets and liabilities (whether current or noncurrent) associated with their activities are reported. Proprietary fund equity is classified as net assets.

NOTES TO FINANCIAL STATEMENTS - CONTINUED
HOUSING AUTHORITY OF THE CITY OF TRUMANN
December 31, 2007

Operating income reported in the enterprise (proprietary) fund financial statements includes revenues and expenses related to the primary, continuing operation of the fund. Principal operating revenues are charges to tenants for providing housing services. Principal operating expenses consists of the costs of providing housing services to tenants including depreciation on capital assets. Other revenues and expenses are classified as non-operating in the financial statements. Grants that subsidize operations are classified as non-operating.

Basis of Accounting - All proprietary funds utilize the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

The PHA applies all applicable GASB pronouncements. The PHA has elected not to apply FASB Statements or Interpretations issued after November 30, 1989.

Cash and Investments - The proprietary fund types consider all highly liquid investments with maturities of three months or less at the time of acquisition to be cash equivalents. Liquid investments with maturities of more than three months are carried as investments. The PHA invests in instruments whose values are not subject to market fluctuations and are carried at cost plus accrued interest.

Inventories – Inventories are recorded at the lower of cost or market on a first-in, first-out basis.

Compensated Absences - Employees are granted vacation and sick leave benefits depending on tenure with the PHA. Generally, after one year of service, employees are entitled to their accrued vacation leave upon termination. These amounts are charged to expense and a corresponding liability is established when earned.

Fixed Assets and Depreciation - Land, structures and equipment are stated at historical cost. Individual assets that exceed a Board approved threshold limit are capitalized and depreciated while smaller assets are expensed as consumable supplies. Depreciation is computed using the straight-line method. Estimated useful lives, in years, for depreciable assets are as follows:

Site improvements	15 years
Buildings	30 to 40 years
Building improvements	15 years
Nondwelling structures	30 to 40 years
Equipment	5 to 10 years

NOTES TO FINANCIAL STATEMENTS - CONTINUED
HOUSING AUTHORITY OF THE CITY OF TRUMANN
December 31, 2007

NOTE B - DEPOSITS AND INVESTMENTS

The PHA's funds are required to be deposited and invested under the terms of a depository agreement which requires deposits over FDIC limits to be secured with securities held by the financial institution. Investments are carried at cost and consist of certificates of deposit that do not fluctuate in value.

Custodial risk is the risk that in the event of a bank failure, the PHA's deposits may not be returned to it. The PHA's depository agreement requires the PHA's depository to pledge collateral against deposits in excess of FDIC insurance coverage limits.

Interest rate risk is exposure to market value losses arising from increasing interest rates. The PHA invests in certificates of deposit that do not have an interest rate risk.

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The PHA mitigates credit risk by investing in fully insured or collateralized certificates of deposits or demand deposits.

Concentration of credit risk is the risk of loss attributed to the magnitude of investment in a single issuer. The PHA does not have a concentration of credit risk as investments are limited to certificates of deposit that are covered by FDIC insurance or collateralized by pledged securities.

The PHA's deposits are categorized at year end to give an indication of the level of risk assumed by the PHA at year end. These categories are described as follows:

Category 1 – Insured or collateralized.

Category 2 – Uncollateralized.

Total Deposits and Investments (Book Value)	Category 1	Category 2
\$ 3,141,179	\$ 3,141,179	\$ 0

At year end, all bank balances were either insured and/or collateralized.

NOTES TO FINANCIAL STATEMENTS - CONTINUED
HOUSING AUTHORITY OF THE CITY OF TRUMANN
December 31, 2007

NOTE C -- BUDGET PROCESS

The PHA prepares budgets for all HUD programs. These budgets are approved by the Board of Commissioners and by HUD, if necessary. Appropriations for operating funds lapse at the end of the fiscal year. Capital fund budgets carry over until the project is completed.

NOTE D -- LAND, STRUCTURES AND EQUIPMENT

Land, structures and equipment reported in the PHA's proprietary funds are as follows:

Classification	Beginning Balance 01/01/07	Additions & Transfers	Dispositions	Ending Balance 12/31/07
<u>Capital Assets, Not Being Depreciated</u>				
Land	\$ 1,566,887	\$ 0	\$ 0	\$ 1,566,887
Construction in Progress	1,328,490	40,065	0	1,368,555
	<u>2,895,377</u>	<u>40,065</u>	<u>0</u>	<u>2,935,442</u>
<u>Capital Assets, Being Depreciated</u>				
Infrastructure	0	0	0	0
Buildings and Improvements	10,936,236	423,091	0	11,359,327
Furniture and Equipment	441,017	28,274	(9,032)	460,259
	<u>11,377,253</u>	<u>451,365</u>	<u>(9,032)</u>	<u>11,819,586</u>
Total	<u>\$ 14,272,630</u>	<u>\$ 491,430</u>	<u>\$ (9,032)</u>	<u>\$ 14,755,028</u>
Less Accumulated Depreciation	<u>\$ (7,337,820)</u>	<u>\$ (311,591)</u>	<u>\$ 9,032</u>	<u>\$ (7,640,379)</u>
Net Book Value	<u>\$ 6,934,810</u>			<u>\$ 7,114,649</u>

All land, buildings and improvements are secured by a lien in favor of HUD.

NOTES TO FINANCIAL STATEMENTS - CONTINUED
HOUSING AUTHORITY OF THE CITY OF TRUMANN
December 31, 2007

NOTE E-- FEDERAL GRANTS

In the normal course of operations, the PHA receives grant funds from various governmental agencies. These grant programs are subject to audit by agents of the granting agency. The purpose of which is to ensure compliance with the provisions of the granting agency. Any liability for reimbursement which may arise as the result of these audits is not believed to be material.

NOTE F -- ESTIMATES

Generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

NOTE G – INTER-PROGRAM RECEIVABLES AND PAYABLES

Inter-program receivables and payables have been offset in the basic financial statements as all programs are reported as a single enterprise fund. Inter-program receivables and payables arise from the normal functioning of the PHA’s cash disbursements system and all amounts are current. Amounts that have been offset in the financial statements consist of the following:

<u>Program</u>	<u>Receivables</u>	<u>Payables</u>
Low Rent	\$ 10,522	\$ 3,500
Capital Fund	0	5,679
Vouchers	0	1,431
Sec 8 NC	101	13
Totals	<u>\$ 10,623</u>	<u>\$ 10,623</u>

NOTES TO FINANCIAL STATEMENTS - CONTINUED
HOUSING AUTHORITY OF THE CITY OF TRUMANN
December 31, 2007

NOTE H -- RETIREMENT PLAN

The PHA participates in a defined contribution plan administered by Housing Authority Trust. The plan complies with IRS regulations and can be amended by the Board pursuant to applicable IRS guidelines.

The PHA and the participants are required to contribute 14.5% and 0% of annual covered payroll, respectively. For the fiscal year, actual contributions by the PHA and the participants were \$ 62,034 and \$ 9,476, respectively.

Employees vest as follows:

After one year of service	20%
After two years of service	40%
After three years of service	60%
After four years of service	80%
After five years of service	100%

NOTE I – RISK MANAGEMENT

The PHA is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors and omissions; injuries to employees; employee's health and life; and natural disasters. The PHA manages these various risks of loss through the purchase of insurance. Management believes such coverage is sufficient to preclude any material losses to the PHA.

NOTE J – ACCOUNTS RECEIVABLE

At year end, accounts receivable consisted of the following:

Accounts receivable - HUD	\$	5,679
Accounts receivable - Miscellaneous		1,002
Accounts receivable - Tenants		7,267
Allowance for doubtful accounts - Tenants		(5,000)
Accrued interest receivable		26,723
	\$	<u>35,671</u>

NOTES TO FINANCIAL STATEMENTS - CONTINUED
HOUSING AUTHORITY OF THE CITY OF TRUMANN
December 31, 2007

NOTE K – NONCURRENT LIABILITIES

At year end, noncurrent liabilities consisted of the following:

Accrued compensated absences - Noncurrent	\$	<u>13,451</u>
	\$	<u><u>13,451</u></u>

Changes in noncurrent liabilities are as follows:

	Beginning Balance <u>01/01/07</u>	<u>Additions</u>	<u>Deductions</u>	Ending Balance <u>12/31/07</u>	Amount Due Within <u>One Year</u>
Accrued compensated absences	\$ 12,739	\$ 712	\$ 0	\$ 13,451	\$ 6,726

NOTE L – CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

The Housing Authority's operations are concentrated in low income rental programs funded primarily through HUD. These programs operate in a heavily regulated environment. Funding levels, administrative directives, rules and regulations are subject to change by an act of congress or by an administrative change mandated by HUD. Such changes may occur with little notice and could result in inadequate funding to cover operating costs.

NOTE M – RESTRICTED CASH/INVESTMENTS

Restricted cash represents cash restricted for housing assistance payments in the voucher program.

SUPPLEMENTAL DATA

**Report on Internal Control Over Financial Reporting and on Compliance
and Other Matters Based on an Audit of Financial Statements Performed in Accordance
With Government Audit Standards**

Board of Commissioners
Housing Authority of the City of Trumann
Trumann, Arkansas

I have audited the financial statements of the Housing Authority of Trumann as of and for the year ended December 31, 2007, and have issued my report thereon dated September 26, 2008. I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing my audit, I considered the Housing Authority of the City of Trumann's internal control over financial reporting as a basis for designing my auditing procedures for the purpose of expressing my opinion on the financial statements, but not for the purpose of expressing any opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, I do not express an opinion of the effectiveness of the entity's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the entity's financial statements that is more than inconsequential will not be prevented or detected by the entity's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the entity's internal control.

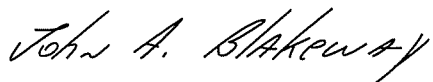
**Report on Internal Control Over Financial Reporting and on Compliance
and Other Matters Based on an Audit of Financial Statements Performed in Accordance
With Government Audit Standards**

My consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. I did not identify any deficiencies in internal control over financial reporting that I consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the City of Trumann's financial statements are free of material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audits, and accordingly, I do not express such an opinion. The results of my tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of management, the Board of Commissioners, others within the entity, and federal awarding agencies is not intended to be and should not be used by anyone other than these specified parties.



John A. Blakeway, CPA

Fort Worth, Texas
September 26, 2008

Report on Compliance With Requirements Applicable to Each Major Program and on Internal Control Over Compliance in Accordance With OMB Circular A-133

Board of Commissioners
Housing Authority of the City of Trumann
Trumann, Arkansas

Compliance

I have audited the compliance of the Housing Authority of the City of Trumann with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) *Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended December 31, 2007. The Housing Authority of the City of Trumann's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of the Housing Authority of Trumann's management. My responsibility is to express an opinion on the Housing Authority of Trumann's compliance based on my audit.

I conducted my audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that I plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Housing Authority of Trumann's compliance with those requirements and performing such other procedures as I considered necessary in the circumstances. I believe that my audit provides a reasonable basis for my opinion. My audit does not provide a legal determination of the Housing Authority of Trumann's compliance with those requirements.

In my opinion, the Housing Authority of Trumann complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended December 31, 2007.

Report on Compliance With Requirements Applicable to Each Major Program and on Internal Control Over Compliance in Accordance With OMB Circular A-133

Internal Control Over Compliance

The management of the Housing Authority of Trumann is responsible of establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing my audit, I considered the Housing Authority of Trumann's internal control over compliance with the requirements that could have a direct and material effect on a major federal program in order to determine my auditing procedures for the purpose of expressing my opinion on compliance, but not for the purpose of expressing an opinion the effectiveness of internal control over compliance. Accordingly, I do not express any opinion on the effectiveness of the entity's internal control over compliance.

A control deficiency in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. *A significant deficiency* is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control.

My consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. I did not identify any deficiencies in internal control over compliance that I consider to be material weaknesses, as defined above.

Report on Compliance With Requirements Applicable to Each Major Program and on Internal Control Over Compliance in Accordance With OMB Circular A-133

This report is intended solely for the information and use management, Board of Commissioners, others within the entity, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

John A. Blakeway

John A. Blakeway, CPA

Fort Worth, Texas
September 26, 2008

**SCHEDULE OF EXPENDITURE OF FEDERAL AWARDS
HOUSING AUTHORITY OF THE CITY OF TRUMANN
December 31, 2007**

<u>Federal Grantor - Program Title</u>	<u>Federal CFDA#</u>	<u>Amount Expended</u>
<u>U.S. Department of HUD</u>		
Direct Programs:		
Low-income housing assistance program	14.850a	\$ 769,749
Capital fund program	14.872	526,766
Housing choice voucher program	14.871	603,528
		<u>1,900,043</u>
Indirect Programs:		
Section 8 new construction through Southwest Housing Compliance Corporation	14.182	<u>80,812</u>
Total Federal Financial Assistance		\$ <u>1,980,855</u>

Note: The Schedule of Expenditures of Federal Awards includes the federal grant activity of the PHA and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB A-133, *Audits of States, Local Governments and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the presentation of, the basic financial statements.

See Notes to Financial Statements.

**STATEMENT OF ACTUAL MODERNIZATION COSTS – COMPLETE - CFP 501-04
 HOUSING AUTHORITY OF THE CITY OF TRUMANN
 December 31, 2007**

	<u>501-04</u>
Funds Approved	\$ 610,266
Funds Advanced	<u>610,266</u>
Excess of Funds Approved	<u>\$ 0</u>
Funds Advanced	\$ 610,266
Funds Expended	<u>610,266</u>
Excess of Funds Advanced	<u>\$ 0</u>

**STATEMENT OF MODERNIZATION COSTS – INCOMPLETE – CFP 501-05
HOUSING AUTHORITY OF THE CITY OF TRUMANN
December 31, 2007**

	<u>501-05</u>
Funds Approved	\$ 557,313.00
Funds Expended	<u>518,015.30</u>
Excess of Funds Approved	<u>\$ 39,297.70</u>

**STATEMENT OF MODERNIZATION COSTS – INCOMPLETE – CFP 501-06
HOUSING AUTHORITY OF THE CITY OF TRUMANN
December 31, 2007**

	<u>501-06</u>
Funds Approved	\$ 528,316.00
Funds Expended	<u>360,009.26</u>
Excess of Funds Approved	<u><u>\$ 168,306.74</u></u>

**FINANCIAL DATA SCHEDULES
HOUSING AUTHORITY OF THE CITY OF TRUMANN
December 31, 2007**

PHA: AR034 FYED: 12/31/2007

Line Item No.	Account Description	N/C S/R Section 8 Programs	Low Rent Public Housing	Housing Choice Vouchers	Public Housing Capital Fund Program	Total
111	Cash - Unrestricted	\$25,598	\$0	\$224,618	\$0	\$250,216
113	Cash - Other Restricted	\$0	\$0	\$67,801	\$0	\$67,801
114	Cash - Tenant Security Deposits	\$5,034	\$43,128	\$0	\$0	\$48,162
100	Total Cash	\$30,632	\$43,128	\$292,419	\$0	\$366,179
122	Accounts Receivable - HUD Other Projects	\$0	\$0	\$0	\$5,679	\$5,679
125	Accounts Receivable - Miscellaneous	\$0	\$1,002	\$0	\$0	\$1,002
126	Accounts Receivable - Tenants - Dwelling Rents	\$50	\$7,217	\$0	\$0	\$7,267
126.1	Allowance for Doubtful Accounts - Dwelling Rents	\$0	\$-5,000	\$0	\$0	\$-5,000
129	Accrued Interest Receivable	\$1,910	\$24,813	\$0	\$0	\$26,723
120	Total Receivables, net of allowances for doubtful accounts	\$1,960	\$28,032	\$0	\$5,679	\$35,671
131	Investments - Unrestricted	\$845,000	\$1,930,000	\$0	\$0	\$2,775,000
142	Prepaid Expenses and Other Assets	\$539	\$10,954	\$182	\$0	\$11,675
143	Inventories	\$349	\$12,267	\$0	\$0	\$12,616
143.1	Allowance for Obsolete Inventories	\$0	\$0	\$0	\$0	\$0
144	Interprogram Due From	\$101	\$10,522	\$0	\$0	\$10,623
150	Total Current Assets	\$878,581	\$2,034,903	\$292,601	\$5,679	\$3,211,764
161	Land	\$72,975	\$1,493,912	\$0	\$0	\$1,566,887
162	Buildings	\$590,553	\$10,379,173	\$0	\$0	\$10,969,726
163	Furniture, Equipment & Machinery - Dwellings	\$16,477	\$230,415	\$0	\$0	\$246,892
164	Furniture, Equipment & Machinery - Administration	\$9,502	\$175,097	\$28,768	\$0	\$213,367
165	Leasehold Improvements	\$5,906	\$383,695	\$0	\$0	\$389,601
166	Accumulated Depreciation	\$-611,406	\$-7,003,066	\$-25,907	\$0	\$-7,640,379
167	Construction In Progress	\$0	\$0	\$0	\$1,368,555	\$1,368,555
160	Total Fixed Assets, Net of Accumulated Depreciation	\$84,007	\$5,659,226	\$2,861	\$1,368,555	\$7,114,649
180	Total Non-Current Assets	\$84,007	\$5,659,226	\$2,861	\$1,368,555	\$7,114,649
190	Total Assets	\$962,588	\$7,694,129	\$295,462	\$1,374,234	\$10,326,413
Line Item No.	Account Description	N/C S/R Section 8 Programs	Low Rent Public Housing	Housing Choice Vouchers	Public Housing Capital Fund Program	Total
311	Bank Overdraft	\$0	\$19,440	\$0	\$0	\$19,440
312	Accounts Payable <= 90 Days	\$3,350	\$62,891	\$1,042	\$0	\$67,283
321	Accrued Wage/Payroll Taxes Payable	\$84	\$13,457	\$391	\$0	\$13,932
322	Accrued Compensated Absences - Current Portion	\$108	\$6,110	\$508	\$0	\$6,726
333	Accounts Payable - Other Government	\$3,356	\$28,848	\$0	\$0	\$32,204
341	Tenant Security Deposits	\$5,034	\$43,128	\$0	\$0	\$48,162
342	Deferred Revenues	\$0	\$869	\$0	\$0	\$869
345	Other Current Liabilities	\$0	\$557	\$0	\$0	\$557
347	Interprogram Due To	\$13	\$3,500	\$1,431	\$5,679	\$10,623
310	Total Current Liabilities	\$11,945	\$178,800	\$3,372	\$5,679	\$199,796
354	Accrued Compensated Absences - Non Current	\$215	\$12,221	\$1,015	\$0	\$13,451
350	Total Noncurrent Liabilities	\$215	\$12,221	\$1,015	\$0	\$13,451
300	Total Liabilities	\$12,160	\$191,021	\$4,387	\$5,679	\$213,247
508.1	Invested in Capital Assets, Net of Related Debt	\$84,007	\$5,659,226	\$2,861	\$1,368,555	\$7,114,649
511.1	Restricted Net Assets	\$0	\$0	\$67,801	\$0	\$67,801
512.1	Unrestricted Net Assets	\$866,421	\$1,843,882	\$220,413	\$0	\$2,930,716
513	Total Equity/Net Assets	\$950,428	\$7,503,108	\$291,075	\$1,368,555	\$10,113,166
600	Total Liabilities and Equity/Net Assets	\$962,588	\$7,694,129	\$295,462	\$1,374,234	\$10,326,413

FINANCIAL DATA SCHEDULES - CONTINUED
HOUSING AUTHORITY OF THE CITY OF TRUMANN
December 31, 2007

PHA: AR034 FYED: 12/31/2007

Line Item No.	Account Description	N/C S/R Section 8 Programs	Low Rent Public Housing	Housing Choice Vouchers	Public Housing Capital Fund Program	Total
703	Net Tenant Rental Revenue	\$61,166	\$541,210	\$0	\$0	\$602,376
704	Tenant Revenue - Other	\$312	\$12,179	\$0	\$0	\$12,491
705	Total Tenant Revenue	\$61,478	\$553,389	\$0	\$0	\$614,867
706	HUD PHA Operating Grants	\$0	\$769,749	\$603,528	\$63,610	\$1,436,887
706.1	Capital Grants	\$0	\$0	\$0	\$463,156	\$463,156
708	Other Government Grants	\$80,812	\$0	\$0	\$0	\$80,812
711	Investment Income - Unrestricted	\$39,759	\$88,264	\$4,813	\$0	\$132,836
715	Other Revenue	\$0	\$60,034	\$0	\$0	\$60,034
716	Gain/Loss on Sale of Fixed Assets	\$0	\$-603	\$0	\$0	\$-603
720	Investment Income - Restricted	\$0	\$0	\$536	\$0	\$536
700	Total Revenue	\$182,049	\$1,470,833	\$608,877	\$526,766	\$2,788,525

PHA: AR034 FYED: 12/31/2007

Line Item No.	Account Description	N/C S/R Section 8 Programs	Low Rent Public Housing	Housing Choice Vouchers	Public Housing Capital Fund Program	Total
911	Administrative Salaries	\$4,066	\$114,519	\$18,537	\$0	\$137,122
912	Auditing Fees	\$149	\$3,947	\$897	\$0	\$4,993
914	Compensated Absences	\$20	\$956	\$94	\$0	\$1,070
915	Employee Benefit Contributions - Administrative	\$4,208	\$64,851	\$18,013	\$0	\$87,072
916	Other Operating - Administrative	\$6,767	\$39,880	\$11,847	\$57,269	\$115,763
921	Tenant Services - Salaries	\$0	\$47,482	\$0	\$0	\$47,482
923	Employee Benefit Contributions - Tenant Services	\$0	\$3,386	\$0	\$0	\$3,386
924	Tenant Services - Other	\$0	\$3,546	\$0	\$0	\$3,546
931	Water	\$352	\$31,544	\$0	\$0	\$31,896
932	Electricity	\$26,248	\$13,556	\$0	\$0	\$39,804
933	Gas	\$0	\$160,095	\$0	\$0	\$160,095
938	Other Utilities Expense	\$1,277	\$47,656	\$0	\$0	\$48,933
941	Ordinary Maintenance and Operations - Labor	\$0	\$163,667	\$0	\$0	\$163,667
942	Ordinary Maintenance and Operations - Materials and Other	\$1,280	\$23,912	\$0	\$0	\$25,192
943	Ordinary Maintenance and Operations - Contract Costs	\$7,865	\$45,341	\$0	\$0	\$53,206
945	Employee Benefit Contributions - Ordinary Maintenance	\$337	\$70,388	\$0	\$0	\$70,725
961	Insurance Premiums	\$6,641	\$107,157	\$2,918	\$0	\$116,716
963	Payments in Lieu of Taxes	\$3,356	\$28,848	\$0	\$0	\$32,204
964	Bad Debt - Tenant Rents	\$0	\$5,155	\$0	\$0	\$5,155
969	Total Operating Expenses	\$62,566	\$975,886	\$52,306	\$57,269	\$1,148,027
970	Excess Operating Revenue over Operating Expenses	\$119,483	\$494,947	\$556,571	\$469,497	\$1,640,498
971	Extraordinary Maintenance	\$11,079	\$178,778	\$0	\$0	\$189,857
972	Casualty Losses - Non-Capitalized	\$0	\$1,176	\$0	\$0	\$1,176
973	Housing Assistance Payments	\$0	\$0	\$505,864	\$0	\$505,864
974	Depreciation Expense	\$2,292	\$308,268	\$1,031	\$0	\$311,591
900	Total Expenses	\$75,937	\$1,464,108	\$559,201	\$57,269	\$2,156,515
1001	Operating Transfers In	\$0	\$6,341	\$0	\$0	\$6,341
1002	Operating Transfers Out	\$0	\$0	\$0	\$-6,341	\$-6,341
1010	Total Other Financing Sources (Uses)	\$0	\$6,341	\$0	\$-6,341	\$0
1000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$106,112	\$13,066	\$49,676	\$463,156	\$632,010

FINANCIAL DATA SCHEDULES - CONTINUED
HOUSING AUTHORITY OF THE CITY OF TRUMANN
December 31, 2007

PHA: AR034 FYED: 12/31/2007

Line Item No.	Account Description	N/C S/R Section 8 Programs	Low Rent Public Housing	Housing Choice Vouchers	Public Housing Capital Fund Program	Total
1102	Debt Principal Payments - Enterprise Funds	\$0	\$0	\$0	\$0	\$0
1103	Beginning Equity	\$844,316	\$7,066,951	\$241,399	\$1,328,490	\$9,481,156
1104	Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0	\$423,091	\$0	\$-423,091	\$0
1120	Unit Months Available	360	4,332	1,728	0	6,420
1121	Number of Unit Months Leased	349	4,241	1,711	0	6,301
1117	Administrative Fee Equity	\$0	\$0	\$223,274	\$0	\$223,274
1118	Housing Assistance Payments Equity	\$0	\$0	\$67,801	\$0	\$67,801

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS
HOUSING AUTHORITY OF THE CITY OF TRUMANN
December 31, 2007**

A. SUMMARY OF AUDIT RESULTS

Financial Statements

1. Type of Auditor's Report Issued on Financial Statements – Unqualified.

2. Internal Control Over Financial Reporting:

- a. Material weaknesses identified? _____ yes ✓ no
- b. Significant deficiencies identified that are not considered to be material weaknesses? _____ yes ✓ none reported

3. Noncompliance material to financial statements noted? _____ yes ✓ no

Federal Awards

1. Internal Control Over Major Programs:

- a. Material weaknesses identified? _____ yes ✓ no
- b. Significant deficiencies identified that are not considered to be material weaknesses? _____ yes ✓ none reported

2. Type of Auditor's Report Issued on Compliance For Major Programs – Unqualified.

3. Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of Circular A-133? _____ yes ✓ no

4. The programs tested as major programs include:

<u>U.S. Department of HUD</u>	<u>CFDA #</u>
a. Low-income housing assistance program	
- Operating subsidy	14.850a
b. Housing choice voucher program	14.871
c. Capital fund program	14.872

5. Dollar threshold used to distinguish between Type A and Type B Programs: \$ 300,000

6. Auditee qualified as low-risk auditee? _____ yes ✓ no

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS – CONTINUED
HOUSING AUTHORITY OF THE CITY OF TRUMANN
December 31, 2007**

B. FINDINGS – FINANCIAL STATEMENT AUDIT

NONE

C. FINDINGS AND QUESTIONED COSTS – MAJOR FEDERAL AWARD PROGRAMS

NONE

D. PRIOR AUDIT FINDINGS

1. The prior audit report did not contain any findings.

**SCHEDULE OF ADJUSTING ENTRIES – PHA OWNED HOUSING
HOUSING AUTHORITY OF THE CITY OF TRUMANN
December 31, 2007**

Description	Account Number
NONE	