

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

OsceolaHousingAuthority

PHAPlans

5YearPlanforFiscalYears2002 -2006

AnnualPlanforFiscalYear2002

**NOTE:THISPHAPLANSTEMPLAT E(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: HOUSING AUTHORITY OF THE CITY OF OSCEOLA

PHANumber: AR021

PHAFiscalYearBeginning: 10/2002

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2001 -2005
 [24CFRPart903.5]

A. Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: To provide drug free, decent, safe and sanitary housing for eligible families and to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability and by serving the needs of low -income, very low -income and extremely low -income families in the PHA's jurisdiction. To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination and promote self -sufficiency and economic independence for all residents.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
 Objectives:
- Apply for additional rental vouchers:
- Reduce public housing vacancies: The PHA will double offer on units, strong modernization program and maintenance program to get units ready in a short time frame by PHA staff for contracting when necessary to get work done. Advertising in papers, on radio and distributing flyers in public places, running ads on cable television informing the public of the availability of four units with the amenities listed.
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other

PHAGoal:Improvethethequalityofassistedhousing

Objectives:

Improvepublichousingmanagement:(PHASscore)Ourgoalistoachieve highperformers tatusbyimprovingPHASscore,by reducingvacancies, closelyexamining budgetswithFederalcutsinmind,achievegreater fin ancialstability.Theyear 2001wehaveimprovedourPHASscoreand wehavebeenabletoincreaseourreserveandaccomplishmany improvements. TheOsceolaHousingAuthorityhasimproveditsPHAS in1998 ourscorewas69.71,1999ourscorewas73.9,in200077.5and in2001ourscoreis88.1.O urphysicalinspectionsscorefor2001isan averageof85.3.Ourvacancies were96attheendofMarch1998anda t presenttimeFebruary02ourvacanciesareat16.Ifelthatweare showingquantifiableoverallimprovements.Ourgoalistocontinueto improvealltheaboveite msand becomehighperformersbytheyear2003.

Improvevouchermanagement:(SEMAPscore)

Increasecustomersatisfaction:Serveourclientsbetterbyimprovingour communicationswiththeresidentsandcommunitybykeepingthemmore informedofouractivitiesandplans,bygettingtheresidentsmore involvedinourplanningprocessandoperations.Serveoureld rlyand familyresidentswithhighqualityhousingthatisclean,safeand affordable.Partnershipswithagenciesshatprovidetrainingforeducation, workrelatedandstepstobec omingself-sufficient.

Concentrateoneffortstoimprovespecificmanagementfunctions: Reducevacancies,improvesafetyandcommunicationswithandfor residents,promoteandenforceresidentresponsibility

Renovateormodernizepublichousingunits:

ByutilizingCapitalFundstorenovate370unitsandoperatingfunds. Wehaveaccomplishedmuchworkwithcapitalfundsandoperatingfunds.

Citizensinourcommunityalongwiththeresidentsaremakingcomments abouttheimprovementsinthehousingauthorityandthecitizenswantto knowwhatweareplanningandhowmuchtheyapproveof allthework beingaccomplished.

Demolishordisposeofobsoletepublichousing:

Providereplacementpublichousing:

Providereplacementvouchers:

Other:(listbelow)

PartnershipinaContractwiththeHousingAuthorityoftheCityof Luxorainhousingneeds,residentparticipationprogramssuchas joband educationaltrainingandsharingofwaitinglistwhenfeasiblebasedonthe needsoftheapplicantsthatwillhelptoreducevacanciesandhelpto promotesefficiency.

PHAGoal:Increaseassistedhousingchoices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: To achieve goal by skipping off families on the waiting list to achieve balance income mix in developments AR021001, AR021002, AR021003 and AR021004.
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: This will be accomplished through our De -Concentration Policy.
- Implement public housing security improvements: Increasing Police Patrol, forming neighborhood watch. Residents and Housing Authority working together, reporting of crimes and activities which improve our screening process to each other.
- Designate developments or buildings for particular resident groups Developing a plan by working with the residents to set aside units in each development for the elderly and ones with disabilities. This HA will work with the residents on this issue to get their input and their needs. At present the elderly residents and ones with disabilities are not sure that they want to set aside units just for elderly and disabilities. I think in the coming year we will find that they do want this done. We are continuing to work with the residents in this area.
- Other: Strengthen our community partnership and enhance our community image. We are an active member of the Chamber of Commerce and member of the TEA Coalition for Mississippi County. Form Contract Partnership with Housing Authority of Luxor to promote economic, educational and housing opportunities for Osceola, Luxor and Mississippi County.

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families: Assist our residents and clients by providing access to opportunities for counseling, education, vocational training.
- Provide or attract supportive services to improve assistance recipients' employability: Partnerships with agencies that help provide these services.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. Partner with City and Community agencies to better work toward the overall development and improvement of our PHA and community.
- Other: (list below)

Growing partnerships with site residents and neighborhood organizations, local and state governments and support service providers.

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

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

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: Consistently adhere to policies regarding offer to all units without regard to race, color, religion, national origin, sex, familial status, disability or challenges, and act promptly upon any complaint.
- 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: Provide all services to families without regard to race, color, religion, national origin, sex, familial status, disabilities or challenges.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: We are providing reasonable accommodations for those with disabilities and allowing them to provide what is needed if necessary and working with focus and other agencies to help the housing authority with these needs if they are more costly than the housing authority can provide.
- Other: (list below)

Promote our housing agency in the spirit of all civil rights and non-discrimination laws and regulations and affirmatively furthering fair housing opportunities. Utilize the Resident Advisory Board and Council for information dissemination.

Other PHA Goals and Objectives: (list below)

1. That we will develop an overall strategy plan for our agency.
2. Strengthen our Community Partnerships.
3. Enhance our community image by communication, curb appeal and improving our housing stock.
4. Look at our housing stock with competition in mind at all times.

5. We will comply with all Civil Rights and Fair Housing and Equal Opportunity regulations.

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:
SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79 (b)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlights ofmajorinitiativesanddiscretionarypoliciesethePHAhasincludedintheAnnual Plan.

TheOsceolaHousingAuthoritywillpartnershipwithlocalandgovernmentagencies topromoteself-sufficiencyoffamiliesandindividuals,andimprovethecommunity qualityoflifeandeconomicstabilityandfurtherensuresequalopportunityinhousing forallAmericans.ThePHAhaspartnershipwiththeTEACoalition,Dept.ofHuman Services,ChamberofCommerce,Focusandotherorganizations.

EnterintoaContractwiththeHousingAuthorityoftheCityofLuxoraintheareasof procurement,residentprogramsandactivities,thatwillpromoteselfsufficiencyandbe ofeconomicbenefittoeachhousingagencyandresidentsofbothagencies.

TheOHAhasdevelopeda comprehensiveplantointensifymarketingourhousing stock,communicationwithourcommunityandresidentsandtoprovidestrongerand moreeffectivesecurityforourresidents.

Ouragencyemployseffectivemaintenanceandmanagementpolicies tominimizethe numberofunitsoff-line,reduceturnovertimeonvacantunitsandreducetimeto renovateunitsthroughastrongmanagementandmaintenanceprogram.Thisagency employspoliciesandpreferencesaimedateconomic hardshipsandsupportingand encouragingwork,sincefamilieswithincomelessthan30%ofthemedianrepresentover 40%ofourwaitinglist.

Ouragencyemployseffectivemarketingtoallpeopleregardless of race,color,religion, nationalorigin,sex,familialstatus,anddisability.This agencypromotesadequateandaffordablehousing,economicopportunityanda suitablelivingenvironmentfreefromdiscriminationandpromoteself-sufficiencyand economicindependenceforresidents.

The OHA employs waiting lists skipping in order to achieve the -concentration of poverty or income mixing goals. The condition of our industry today is such that new rules, guidelines and directives have been issued which mandate changes in the operation of our PHA. We are faced with a decreasing availability of funding from HUD. In the face of needing to provide more services for Americans of lower income. The availability of funding is essential for the PHA to maintain its current level of operation and provide necessary services. This agency is at a point when the PHA must continue to provide all programs under more limited budget constraints and with more extensive regulations and laws. To accomplish these goals we have developed a comprehensive plan to intensify and accelerate our marketing activity for rental of our units, development and services. To implement our plans we will need adequate funding revenues, including procuring of grants to aid in our efforts to comply with our 5 Year and Annual Plans.

This PHA will continue to work with our Resident Council, Resident Advisory Board and Board of Directors of which provides support for management decision and creativity. The OHA will continue to educate residents and applicants through briefing, notices and flyers of all changes within the PHA.

We will ensure the safety and security of our residents through screening of applicants, getting resident involved in neighborhood watch, extra patrolling and reporting of crime in the authority by local police.

The OHA's objective and goals are further described in the Admission and Continued Occupancy Policy. A copy of the A.C.O.P., has been placed in the lobby of our administration building, at the public library along with the 5 Year and Annual Plan.

The Osceola Housing Authority shall continue to provide the most services possible considering the funds availability.

We have reduced our vacancies, improved our Physical Inspection score and achieved improvements in our PHAS score continually. We have improved our curb appeal and our waiting list is beginning to increase.

iii. Annual Plan Table of Contents

[24CFR Part 903.79@]

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

Table of Contents

Annual Plan

i. Executive Summary	1
ii. Table of Contents	3
1. Housing Needs	6
2. Financial Resources	11
3. Policies on Eligibility, Selection and Admissions	12
4. Rent Determination Policies	21
5. Operations and Management Policies	26
6. Grievance Procedures	27
7. Capital Improvement Needs	28
8. Demolition and Disposition	38
9. Designation of Housing	39
10. Conversions of Public Housing	40
11. Homeownership	41
12. Community Service Programs	43
13. Crime and Safety	46
14. Pets (Inactive for January 1 PHAs)	47
15. Civil Rights Certifications (included with PHA Plan Certifications)	52
16. Audit	52
17. Asset Management	52
18. Other Information	53
19. Definition of "Substantial Deviation" and Significant Amendment	55

Attachments

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

Required Attachments:

- A Admissions Policy for Deconcentration
- FY2001 Capital Fund and Program Annual Statement
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- B PHA Management Organizational Chart
- FY2001 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if

- not included in PHA Plan text)
- C Other AGREEMENT CONTRACT WITH LUXORA HOUSING AUTHORITY FOR PROCUREMENT AND ETC
- D. 2001 CAPITAL FUND PERFORMANCE AND EVALUATION

E. LISTING OF RESIDENT ADVISORY BOARD MEMEBERS

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 Quality Housing and Work Responsibility Act Initial Guidance; Notice and any further HUD guidance) and	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
NA	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
NA	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
NA	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Administrative Plan	
X	Any cooperative contract between the PHA and the TANF agency	Annual Plan: Community Service & Self - Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self - Sufficiency
NA	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan : Community Service & Self - Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHDEP) semi - annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/ Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) Contract with Luxora Housing Agency	Annual Plan: Community Service, Operation and maintenance

1. Statement of Housing Needs
[24 CFR Part 903.79(a)]

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

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Race/Ethnicity Black	3025	NA	NA	NA	NA	NA	NA
Race/Ethnicity Hispanic	88	NA	NA	NA	NA	NA	NA
Race/Ethnicity other	8	NA	NA	NA	NA	NA	NA
Race/Ethnicity White	6060	NA	NA	NA	NA	NA	NA

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: 2002
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional) If used, identify which development/sub - jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	33		184

Housing Needs of Families on the Waiting List			
Extremely low income <= 30% AMI	29	88%	
Very low income (>30% but <=50% AMI)	3	9%	
Low income (>50% but <80% AMI)	1	3%	
Families with children	31	94%	
Elderly families	1	3%	
Families with Disabilities	1	3%	
Race/ethnicity Black	33	100%	
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	13	39%	66
2BR	11	33%	45
3	8	24%	58
4BR	1	4%	13
5BR	NA	NA	NA
5+BR	NA	NA	NA
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to re-open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

by:

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance

- Employadmissionspreferencesaimedatfamilieswitheconomic hardships
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian
 Strategy1:Targetavailableassistancetofamiliesatorbelow50%ofAMI
 Selectallthatapply

- Employadmissionspreferencesaimedat familieswhoareworking
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

Thesefamiliesaccountformorethan40%ofourwaitinglist.
 Currentadmissionpolicieswilladeq uatelyaddressthisgroup.

Need:SpecificFamilyTypes:TheElderly

Strategy1:Targetavailableassistancetotheelderly:

Selectallthatapply

- Seekdesignationofpublichousingfortheelderly
- Applyforspecial -purposevoucher targetedtotheelderly,shouldtheybecome available
- Other:(listbelow)

Givepreferencetoelderlyforappropriatesizeunits. Weatpresentourworking withresidentstopromotethedesigna tionofpublichousingfortheelderly,butat presenttheydonotseemtobeinterestedenoughforustocompleteapplication.

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1:Targetavailableassistanceto FamilieswithDisabilities:

Selectallthatapply

- Seekdesignationofpublichousingforfamilieswithdisabilities
- Carryoutthomodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPub licHousing
- Applyforspecial -purposevoucher targetedtofamilieswithdisabilities,should theybecomeavailable
- Affirmativelymarkettolocalnon -profitagenciesthatassistfamilieswith disabilities
- Other:(listbelow)

Givepreferencetofamilieswithdisabilitiesforappropriatesizeunitsdesigned fordisabilities.Weatpresentareworkingwiththesewithdisabilitiestodesignate housingforthem.Atprese nttheydonotseemtobeinterestedenoughforusto completetheapplication.

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs

Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesan d ethnicitieswithdisproportionateneeds:

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

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

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

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

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

publichousing/safety/security,publichousing/supportiveservices,Section8
tenant-basedassistance,Section8supportiveservicesorother.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	740,603	
b) Public Housing Capital Fund	674,693	
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant -Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self - Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	381,520	PHA Operations
4. Other income (list below)	483,111	Operating Reserve
4. Non -federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	2,279,927	Operation, Capital Funds and Reserves

3. PHA Policies Governing Eligibility, Selection, and Admissions
[24CFR Part 903 .79©]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: Once the application information is complete, the PHA verifies eligibility at that time by screening process.

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

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

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

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

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

(2) Waiting List Organization

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

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

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

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

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment

1. How many site-based waiting lists will the PHA operate in the coming year?

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

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

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

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admission to public housing to families at or below 30% of median area income? We have not planned but we are always over 40% of our residents at 30% of median area income.

b. Transfer policies:

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

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

If resident can show that they need to be close to a job, educational facility, job training or relative that needs caring for, each case will be considered and the resident will transfer at their own expense.

- Other: (list below)

c. Preferences

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

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

Former Federal preferences :

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

Other preferences: (select below)

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

Elderly, Near Elderly, Disabled/handicapped (to H/C Units)

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

1. Working Family
2. Elderly/Disabled/Handicapped
3. Local Resident
4. Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

Time and Date

4. Relationship of preference to income targeting requirements:

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

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

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

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

- At an annual reexamination and lease renewal
 Anytime family composition changes
 At family request for revision
 Other (list) If new income begins such as going to work, Social Security, SSI, Unemployment, TEA or any added income into the household. If employed and they receive a raise during the year, SSA, SSI, TEA increases but were already receiving this at move in or reexam then this would not have to be reported. If the income decreases due to loss of check that they were receiving or employment this would need to be reported within ten days of its occurrence this is with an increase or decrease of income as stated in our Occupancy Policy.

(6) Deconcentration and Income Mixing

- a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
 Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and development targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

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

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income mixing

Other (list below)

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

AR021001, AR021002, AR021003 and AR021004

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

B. Section 8

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

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug -related activity only to the extent required by law or regulation
- Criminal and drug -related activity, more extensively than required by law or regulation
- More general screening than criminal and drug -related activity (list factors below)
- Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC -authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug -related activity
- Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preference for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

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

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

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

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

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

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

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

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies
[24 CFR Part 903.79(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

\$0

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

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?
3. If yes to question 2, list these policies below :

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or _____ percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent -setting policy)

If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

If there is a change in jobs, household composition, added income (such as SSA, SSI, Unemployment, TEA) someone going to work. When resident has loss or gain of income.

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

(2) Flat Rents

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

- These section 8 rents are based on a study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

The ED spoke with Realtors, Landlords and Section 8 Director about the housing availability and the size of the units, about the amenities the units had and the rents involved to determine the flat rents.

B. Section 8 Tenant-Based Assistance

Exemptions: PHA that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

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

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

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

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

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

Other(listbelow)

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

Annually

Other(listbelow)

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

Success rate of assisted families

Rent burden of assisted families

Other(listbelow)

(2) Minimum Rent

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

\$0

\$1-\$25

\$26-\$50

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

5. Operations and Management

[24CFR Part 903.79(e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

An organization chart showing the PHA's management structure and organization is attached.

A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	309	155
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

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

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

Admission and Continued Occupancy Policy, DE - Concentration Policy, Procurement Policy, Capitalization Policy, Disposition Policy, Maintenance Plan with the eradication of pest infestation Safety Policy, Personnel Policy and Criminal Activity Policy.

Identified,

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.79(f)]

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

A. Public Housing

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

If yes, list addition to federal requirements below:

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

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

B. Section 8 Tenant -Based Assistance

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

If yes, list addition to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

• or-

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

Annual Statement
Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number AR37P0215010 2FFY of Grant Approval: 09/2002

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non - CGP Funds	
2	1406 Operations	62,150
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	35,000
8	1440 Site Acquisition	
9	1450 Site Improvement	3,500
10	1460 Dwelling Structures	574,043
11	1465.1 Dwelling Equipment - Nonexpendable	
12	1470 Non Dwelling Structures	
13	1475 Non Dwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	

20	AmountofAnnualGrant(Sumoflines2 -19)	674,693
21	Amountofline20RelatedtoLBPActivities	
22	Amountofline20RelatedtoSection504Compliance	
23	Amountofline20RelatedtoSecurity	
24	Amountofline20RelatedtoEnergyConservation Measures	300,000

AnnualStatement

CapitalFundProgram(CFP)PartII:SupportingTable

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWorkCategories	Development AccountNumber	Total Estimated Cost
PHA WIDE	OPERATIONS	1406	62,150
PHAWIDE IMPROVEMENTS	A/ECONSULTANTS	1430	35,000
AR021001	SIDEWALK REPAIR	1450	2,500
AR021001	EXTERIOR LIGHTING	1450	1,000
AR021001	RE[PLACE EXISTING WINDOWS WITH NEW DOUBLE INSULATED ONES THAT WORK WITH OUR EXISTING SECURITY SCREENS	1460	300,000
AR021001	220 OUTLETS FOR A/C INSTALL NEW LARGER ELECTRICAL PANEL BOXES AND ENCLOSE BACK PORCHES WITH 220 FOR ELECTRIC DRYERS	1460	109,043
AR021001	INSTALL COMMERCIAL BLINDS IN UNITS FOR PRIVACY AND DURABILITY	1460	60,000
AR021004	REPLACE EXISTING EXTERIOR WOOD DOORS WITH NEW METAL WITH PEEK HOLES	1460	105,000

**AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)
PHA WIDE	06/12/2004	09/30/2006
MANAGEMENT	06/12/2004	09/30/2006
ARCHITECT	06/12/2004	09/30/2006
AR021001	06/12/2004	09/30/2006
AR021002	06/12/2004	09/30/2006
AR021004	06/12/2004	09/30/2006

(2) Optional 5 -Year Action Plan

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

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

b. If yes to question a, select one:

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

• or-

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

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

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

Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PHA WIDE	HOUSING AUTHORITY OF THE CITY OF OSCEOLA	8	3	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
CAPITAL FUND CO -ORDINATOR/INSPECTOR			149,760	2003
BENEFITS			55,636	2003
SUNDRY-ADVERTISING AND ETC.			4,000	2003
MANAGEMENT IMPROVEMENTS			40,000	2003
A/E ABATEMENT CONSULTANTS			148,000	2003
MEETING/ADMINISTRATION/MAINTENANCE BUILDING			275,000	2004
FENCING			25,000	2003
COMPANY VEHICLE FOR EXECUTIVE DIRECTOR			25,000	2005
Totalestimatedcostovernext5years			722,396	

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

Optional 5 - Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AR021001	HOUSING AUTHORITY OF THE CITY OF OSCEOLA	13	9	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
LANDSCAPING			4,000	2003
SIDEWALK REPAIR			5 ,000	2003
ASBESTOS FLOOR TILE REPLACEMENT			200,000	2005
COMMERCIAL BLINDS			70,000	2003
ENCLOSE BACK PORCHES FOR DRYER/WITH 220 CONNECTION			277,000	2003
REPLACE CENTRAL FURNACES			100,000	2005
REPLACE INTERIOR DOORS THAT ARE DAMAGED			69 ,000	2003
CARBON MONOXIDE DETECTORS			14,800	2003
REPLACE EXTERIOR DOORS			81,000	2003
Totalestimatedcostovernext5years			820,800	

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

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

Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
AR021002	HOUSING AUTHORITY OF THE CITY OF OSCEOLA	9	9	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
LANDSCAPING			2,000	2003
SIDEWALK REPAIR			2,500	2003
ASBESTOS FLOOR TILE ABATEMENT			144,532	2004
REPLACE WINDOWS			150,000	2003
ENCLOSE BACK PORCHES FOR DRYERS			215,000	2003
EMERGENCY CALLS OR CARBON MONOXIDE DETECT.			9,860	2003
INSTALL SECURITY FENCING			35,000	2004
REPLACE EXTERIOR DOORS WITH NEW METAL ONES			60,000	2003
REPLACE INTERIOR DOORS			13,500	2005
COMMERCIAL BLINDS			85,000	2003
Totalestimated cost over next 5 years			717,392	

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

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

Optional 5 -Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
AR021003	HOUSING AUTHORITY OF THE CITY OF OSCEOLA	4	20
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
CARBON MONOXIDE DETECTORS		1,500	2003
INSTALL COMMERCIAL BLINDS		10,000	2003
REPLACE EXTERIOR DOORS		8,000	2006
REPLACE INTERIOR DOORS		4,000	2006
INSTALL CENTRAL A/C		70,000	2003
Total estimated cost over next 5 years		93,500	

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
AR021004	HOUSING AUTHORITY OF THE CITY OF OSCEOLA	25	26
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
LANDSCAPING		5,000	2003
SIDEWALK REPAIR AND REPLACEMENT		2,500	2003
CARBON MONOXIDE DETECTORS		24,000	2006
INTERIOR DOORS		30,800	2003
INTERIOR LIGHT FIXTURES		30,000	2003
INSTALL NEW ELECTRIC CENTRAL HEAT FURNACES		90,000	2004
ASBESTOS TILE FLOOR ABATEMENT		180,000	2005
EMERGENCY CALLS		12,000	2004
EXTERIOR DOORS		50,000	2003
COMMERCIAL BLINDS		100,000	2003
Totalestimatedcostovertnext5years		524,300	

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

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

- Yes No: a) Has the PHA received a HOPEVI 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 HOPEVI 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 HOPEVI revitalization grant in the Plan year?
- If yes, list development name/s below:

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

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

8. Demolition and Disposition

[24 CFR Part 903.79(h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
--

FY2000 Annual Plan Page 37

1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities
[24 CFR Part 903.79(i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type:

Occupancybyonlytheelderly <input type="checkbox"/>
Occupancybyfamilieswithdisabilities <input type="checkbox"/>
Occupancybyonlyelderlyfamiliesandfamilieswithdisabilities <input type="checkbox"/>
3.Applicationstatus(selectone) Approved;includedinthePHA'sDesignationPlan <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>
4.Datethisdesignationapproved,submitted,orplannedforsubmission: (DD/MM/YY)
5.Ifapproved,willthisdesignationconstitutea(selectone) <input type="checkbox"/> NewDesignationPlan <input type="checkbox"/> Revisionofapreviously -approvedDesignationPlan?
6. Numberofunitsaffected: 7.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment

10. ConversionofPublicHousingtoTenant -BasedAssistance
[24CFRPart903.79(j)]

ExemptionsfromComponent10;Section8onlyPHAsarenotrequiredtocomplete thissection.

A.AssessmentsofReasonableRevitalizationPursuanttosection 202oftheHUD FY1996HUDAppropriationsAct

1. Yes No: HaveanyofthePHA'sdevelopmentsorportionsof developmentsbeenidentifiedbyHUDorthePHAascoveredundersection202ofthe HUDFY1996HUDAppropriationsAct?(If“No”,skiptocomponent11;if“yes”, completeoneactivitydescriptionforeachidentifieddevelopment,unleseligibleto completeastreamlinedsubmission.PHAscompletingstreamlinedsubmissionsmay skiptocomponent11.)

2.ActivityDescription

Yes No: HasthePHAprovidedallrequiredactivitydescription informationforthiscomponentinthe **optionalPublicHousingAssetManagement Table**?If“yes”,skiptocomponent11.If“No”,completetheActivityDescription tablebelow.

ConversionofPublicHousingActivityDescription
1a.Developmentname: 1b.Development(project)number:
2.Whatisthestatusoftherequiredassessment? <input type="checkbox"/> Assessmentunderway <input type="checkbox"/> AssessmentresultssubmittedtoHUD <input type="checkbox"/> AssessmentresultsapprovedbyHUD(ifmarked,proceedtonext question)

<input type="checkbox"/> Other(explainbelow)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No:IsaConversionPlanrequired?(Ifyes,goto block4;ifno,goto block5.)
4.StatusofConversionPlan(selectthestatementthatbestdescribesthecurrent status) <input type="checkbox"/> ConversionPlanindevelopment <input type="checkbox"/> ConversionPlansubmittedtoHUDon:(DD/MM/YYYY) <input type="checkbox"/> ConversionPlanapprovedbyHUDon:(DD/MM/YYYY) <input type="checkbox"/> ActivitiespursuanttoHUD -approvedConversionPlanunderway
5.DescriptionofhowrequirementsofSection202arebeingsatisfiedbymeansother thanconversion(selectone) <input type="checkbox"/> Unitsaddressedinapendingorapproveddemolitionapplication(date submittedorapproved: <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIDemolitionapplication (datesubmittedorapproved:) <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIREvitalizationPlan (datesubmittedorapproved:) <input type="checkbox"/> Requirementsnolongerapplicable:vacancyratesarelessthan10percent <input type="checkbox"/> Requirementsnolongerapplicable:sitenowhaslessthan300units <input type="checkbox"/> Other:(describebelow)

B.ReservedforConversionspursuanttoSection22oftheU.S.HousingActof 1937

C.ReservedforConversionspursuantto Section33oftheU.S.HousingActof 1937

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete 11A.

1. Yes No: DoesthePHAadministeranyhomeownershipprograms administeredbythePHAunderanapprovedsection5(h)homeownershipprogram(42 U.S.C.1437c(h)),oranapprovedHOPE Iprogram(42U.S.C.1437aaa)orhasthe PHAappliedorplan toapplytoadministeranyhomeownershipprogramsunder section5(h),theHOPEIprogram,orsection32oftheU.S.HousingActof1937(42 U.S.C.1437z -4).(If“No”,skiptocomponent11B;if“yes”,completeoneactivity descriptionforeachapplicable program/plan,unleseligibletocompleteastreamlined

submission due to **smallPHA** or **highperformingPHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

- 25 or fewer participants
- 26- 50 participants

- 51 to 100 participants
- more than 100 participants

b. PHA - established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24 CFR Part 903.79(l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative contracts:

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

If yes, what was the date that contract was signed 5/04/01

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self -sufficiency services and programsto eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare -to-Work voucher program
- Joint administration of other demonstration program
- Other (describe) We have an contract with the Work Force Alliance, we have an active Program called the KID'S STORE. THIS PROGRAM TRAINS CHILDREN HOW TO MANAGE MONEY, BUDGETING, HOW TO GO FOR A JOB INTERVIEW, ONCE HIRED HOW TO BE A GOOD EMPLOYEE, WHAT'S EXPECTED OF THEM BY THEIR EMPLOYER.

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

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

- Public housing rent determination policies

- Publichousingadmissionspolicies
- Section8admissionspolicies
- Preferenceinadmissiontosection8forcertainpublichousingfamilies
- Preferencesforfamiliesworkingorengagingintrainingoreducation programsfor non -housingprogramsoperatedorcoordinatedbythe PHA
- Preference/eligibilityforpublichousinghomeownershipoption participation
- Preference/eligibilityforsection8homeownershipoptionparticipation
- Otherpolicies(listbelow)

b.EconomicandSocialself -sufficiencyprograms

Yes No: DoesthePHAcoordinate,promoteorprovideany programstoenhancetheeconomicandsocialself - sufficiencyofresidents?(If“yes”,completethefollowing table;if“no”skiptosub -component2,FamilySelf SufficiencyPrograms.Thepositionofthetablemaybe alteredtofacilitateitsuse.)

ServicesandPrograms				
ProgramName& Description(including location,ifappropriate)	Estimate dSize	Allocation Method (waiting list/random selection/speci fic criteria/other)	Access (development office/PHAmain office/other providername)	Eligibility (publichousing or section8 participantsor both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

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

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

13. PHA Safety and Crime Prevention Measures
[24 CFR Part 903.79(m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the area 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 level of violent and/or drug -related crime
- Other (describe below)

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

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

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

AR021001, AR021002, AR021003 and AR021004

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

1. List the crime prevention activities the PHA has undertaken or plan 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)
Extra Police Patrol and a tryout of a good Neighborhood Watch.

2. Which developments are most affected?

AR021001, AR021002, AR021003 and AR021004

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
- Contract between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: _____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.79(n)]

OSCEOLA HOUSING AUTHORITY
PET POLICY

RESOLUTION #381

DATED NOVEMBER 10, 1999

Section 1: Pet Contract

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

Definitions

- A. Common Household Pets: means a domesticated animal, such as a dog, cat, bird, rodent (including a rabbit), and fish which are traditionally kept in the home for pleasure rather than for commercial purposes. This does not include reptiles, except turtles.
- B. Animals that Assist the Handicapped: animals that have been trained to assist persons with a specific handicap, shall not be subject to the size limitations as contained in this policy.

Section 2: Regulation Requirement Prior to Admission

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

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

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

Section from a veterinarian can be produced 6: Inoculations

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

Section 7: Sanitary Conditions

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

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

Section 8: Pet Restraint

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

Section 9: Registration

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

Section 10: Dog Ownership Requirements

- A. Any dog must be no less than six (6) months old and completely housebroken.
- B. Proof that the dog is already neutered or spayed must be furnished before the dog will be allowed to reside on Authority property.
- C. A certificate signed by a licensed veterinarian or a State or local authority empowered to inoculate animals (or designated agent of such an authority) stating that the pet has received all inoculations required by applicable State and local laws.
- D. Information sufficient to identify the pet and to demonstrate that it is a common household pet.
- E. The pet owners shall sign a statement indicating that she/he has read the rules and agrees to comply with them.
- F. If the Authority determines the pet owner does not meet the definition of a common household pet as stated in the Authority's Pet Policy; or if the Authority determines that the keeping of a pet would violate any applicable house pet rule; or if the owner fails to provide complete registration information or fails to annually update pet registration; or if the owner will be unable to keep the pet in compliance with the pet rules and other obligations, the Authority can refuse to register the pet.
- G. A dog must always wear a collar that shows its license and name and address. It must also wear a proper flea collar.
- H. A dog must be on a leash at all times when outside of the owner's apartment unless it is an approved pet carrier.
- I. Dogs may be exercised in the north corners of each project of the Osceola Housing Authority.
- J. In a case that a pet deposits waste on the Osceola Housing Authority's property, the pet owner must use utensils such as a "Pooper Scooper" to remove any refuse from his/her pet as soon as it is deposited on Authority property. The waste must then be placed in a plastic bag, sealed tightly, and disposed of as trash.
- K. No dog may stay alone in an apartment overnight. It is the responsibility of the resident, if they have to leave suddenly and be away overnight to take the pet elsewhere until they return. If a pet is found alone it may result in the removal of the pet from the premises.
- L. The dog's flea collar must be changed every (3) months.

Section 11: Disturbance

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

Section 21: Entry of Premises During Tenancy

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

Section 13: Discretionary Rules

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

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

Section 14; Cat Ownership Rules

- A. A pet cat must be no less than six (6) months old.
- B. All cats must be litter trained before admission to an Authority unit.
- C. Proof that the cat has been declawed and spayed or neutered must be shown before its admission to Authority property is approved.
- D. A pet cat must wear a collar at all times showing its owner's name. It must also wear a cat collar.
- E. Proof must be shown before pet admission and each year by January 31st that the cat has had the proper FVR - Pan rabies and distemper shots. This proof must be signed by a legally registered, practicing veterinarian.
- F. A cat must be on a leash at all times when outside of the owner's apartment unless it is in an approved pet carrier.

- G. A resident must use an Authority approved cat litter box. Litter must be put in a sealed plastic bag and disposed of daily.
- H. No pet cat be over eight (8) inches at the shoulders and weigh over 15 pounds.
- I. The cat flea collar must be changed every three (3) months.
- J. If a pet deposits waste on the Osceola Housing Authority's property, the pet owner must use utensils such as a "Pooperscooped" to remove any waste from his/her pet as soon as it is deposited on Authority property. The waste must be placed in a plastic bag, sealed tightly, and put inside a proper waste receptacle.
- K. All animal waste or litter boxes shall be picked up by the owner and disposed of in a sealed plastic trash bag and placed in trash bin. Cat litters shall be changed at least twice a week.

Section 15: Bird Ownership

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

Section 16: Fish Ownership Requirements

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

Section 17: General Policy For Authorized Pets

- A. Any pets suffering illness must be taken within two (2) days to a veterinarian for diagnosis and treatment. Upon its request, the Osceola Housing Authority must be shown a statement from the veterinarian abdicating the pet illness diagnosis. Any pets suspected of suffering from rabies or any other disease considered to be a health threat must be immediately removed from the premises until signed evidence to indicate the animal is not so afflicted.

B.

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79(p)]

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

17. PHA Asset Management

[24CFR Part 903.79(q)]

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

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

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

Conversion of public housing to vouchers. Conversion would be more expensive than continuing to operate the development as public housing. Conversion would adversely affect the availability of affordable housing in our community. The workability of vouchers in the community would be inappropriated due to insufficient housing in the community.

The Osceola Housing Authority operates the 370 units less expensively than market rents and section 8 programs also our units are some of the best housing stock in our county and in the state of Arkansas. In our market study of availability of housing there are very few three and four bedroom units to rent. If tenants went to tenant based voucher the participants would not be able to locate housing to fit their need in our community. The criteria that was used for this is the study that was done on the flat rent computations market study and availability of housing by bedroom size in our

jurisdiction. Voluntary Conversion of four units are not feasible for the Osceola Housing Authority at this time.

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

18. Other Information

[24CFR Part 903.79@]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached as Attachment (Filename)

Provided below:

Resident commented that they had no comments about what needed to be done except that they would like to have blinds in the units instead of shades. They were pleased with all the work that had been and that was being performed at the housing authority. They commented that they would like to see more police patrols at their sites. We addressed our 5 year and annual plan and everything that they could think of that they needed was addressed in the plans previously. Residents discussed the need for new exterior metal doors and the replacement of interior doors that were needed in some of their units.

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below: The items all but the blinds were already addressed in the Plan. We changed portion of the PHA Plan that revised the plan to include the installation of blinds on all units in each development.

Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided in section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: Board of Commissioners made the nomination and elected the resident on the Board after close consideration of the qualifications and recommendations from reviewing all adult residents of the PHA. This resident has been a Board Member since OCTOBER, 1999.

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: State of Arkansas

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiative contained in the Consolidated Plan. (list below)

Affordability - Targeting for admissions families with extremely low incomes and very low incomes. Availability - reducing renovation and turnover time for vacant units. Improve quality - renovate housing units.

Other: (list below)

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

The PHA will provide affordable housing to low-income families. The PHA will form cooperative contracts with other agencies, such as DHA,

Employment Security Division, Child Care Facilities, Educational and Job training services that was in the State Consolidated Plan of Arkansas that the lack of training and education are a barrier to changing attitudes and overcoming prejudice. That the Consolidated Plan and the Osceola Housing Authority position is to work together to promote economic development of the people we serve.

D. Other Information Required by HUD

The basic criteria that this PHA will use for determining a substantial deviation from its 5 Year Plan is: any change to the PHA's overall mission and any changes to the goals or objectives that affect services to residents or applicants, or significant changes to the PHA's financial situation. A significant amendment or modification to the 5 Year Plan and Annual Plan is any revision/amendment that substantially alters any policy or Plan part as originally submitted or that may result in a different outcome for or treatment of tenants, applicants, or participants. Major revisions in the PHA financial resources (at least a 20% revision in any category), Capital improvements (at least 20% revision in any Annual Plan line item), any change in Rent Determination Policy, and any change in Density-Concentration Policy shall be considered a significant amendment. The following are not considered a significant revision or modification.

1. Utilization of fungibility between approved yearly work items for Capital Improvement Plan and 2. HUD required or statutory revision to policies.

19. Definition of "Substantial Deviation" and "Significant Amendment or Modification: [903.7@]

The basic criteria for such definition is that the annual plan has met full public process requirements, including Resident Advisory Board review.

- Change to rent or admissions policies or organization of the waiting list;
- Addition of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- Addition of new activities not included in the current PHDEP Plan; and
- Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Attachments

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

ATTACHMENT A - ADMISSION POLICY FOR DE-CONCENTRATION

As stated in the PHA Admission, Occupancy and Rental Policy

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

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

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

The Housing Clerk/Typist is accountable to the Executive Director whom monitor the day to day operations.

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

When necessary to have on staff a Comprehensive Grant Coordinator Inspector, he/she will report daily to the Executive Director the activity for that day, this will also be logged daily. He/she will interview all employees involved with the active contracts. This Chart dated on May 23, 2002 .

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

This Memorandum of Contract, hereinafter referred to as "MOA," is made and entered into between the Osceola Housing Authority, a governmental entity corporation hereinafter referred to as the "OHA," and the Luxora Housing Authority, also a governmental entity corporation hereinafter referred to as the "LHA." These two entities, hereafter referred to jointly as the "parties," affirm as follows that:

WHEREAS, the Quality Housing and Work Responsibility Act of 1998 (hereinafter referred to as the "PHRA," the Public Housing Reform Act) envisions that some public housing agencies will achieve greater efficiencies in implementing their programs by working together in Contract /partnerships to achieve effective cooperation in administering and managing federally mandated housing programs in accordance with federal regulations, and;

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

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

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

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

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

(PURPOSE OF THIS): CONTRACT/PARTNERSHIP

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

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

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

(1)(a). The names of the participating PHAs in this contract are
The Housing Authority of the City of Osceola
501 Colston Avenue
Osceola, Arkansas 72370

Chairperson: Mr. Max L. Fairley

The Housing Authority of the City of Luxora
316 Cedar Street
Luxora, Arkansas 72370

Chairperson: Bobby L. Johnston

- 1. Share Luxora's labor hours needed with Osceola reimbursing Luxora with wages and benefits proportionate with hours worked at Osceola.*
- 2. Allow the Executive Director's company vehicle to be used when traveling to Luxora on business, but be reimbursed at 33 cents a mile for mileage.*
- 3. Share waiting list information, if OHA cannot meet the needs of those on their waiting list that the agency will refer them to the Luxora Housing for their housing needs.*
- 4. Share screening of the applicants when possible, if they are on both waiting list.*
- 5. Share equipment in case of emergencies in such that the cost of equipment is so that it is more feasible to share when possible and that each agency will incur the cost of repair if the equipment is damaged during use.*
- 6. If at any time work is caught up and the PHA can assist the other PHA with work, the agency receiving the benefit of this work will reimburse the other agency with hours worked or trade back for other work. This includes office staff and maintenance staff.*

The parties already share a common executive director, who shall be the primary person to assure high performance for the public housing and modernization programs at each agency.

(b). The Agency Luxora Housing Authority shall:

1. Reimburse OHA.33c cents a mile for all mileage that the ED travel on Luxora business in ED's company vehicle.
2. Share waiting list with OHA, if Luxora cannot meet needs of applicant that the applicant will be referred to OHA.
3. Share screening when possible, if the applicant is on both waiting list..
4. Share equipment in case of emergencies in such that the cost of equipment is so that it is more feasible to share when possible and that each agency will incur the cost of repair if the equipment is damaged during use.
5. If at any time work is caught up and the PHA can assist the other PHA with work, the agency receiving the benefit of this work will reimburse the other agency with hours worked or trade back for other work. This includes office staff and maintenance staff.

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

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

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

WITNESS OUR HANDS MAKING THIS CONTRACT EFFECTIVE on the 5th day of March in the year 2002.

For the Housing Authority of the City of Osceola

Mr. Max L. Fairley, Chairperson *Date*

For the Housing Authority of the City of Luxora

Mr. Bobby L. Johnston, Chairperson *Date*

Witnessed:

Ms. Carolyn Childress, Executive Director *Date*

ATTACHEMENT D

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: HOUSING AUTHORITY OF THE CITY OF OSCEOLA, AR			Grant Type and Number Capital Fund Program Grant No: AR37P02150101 Replacement Housing Factor Grant No:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	10,000		10,000	6,832.47
4	1410 Administration	48,900		48,900	23,466.39
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000		35,000	30,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	55,000		55,000	19,399.26
10	1460 Dwelling Structures	540,197		540,197	.00
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	30,500		30,500	29,357.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	719,597		719,597	109,055.10
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security — Soft Costs				
25	Amount of Line 21 Related to Security — Hard Costs	50,000		50,000	
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHAName: HOUSING AUTHORITY OF THE CITY OF OSCEOLA		Grant Type and Number Capital Fund Program Grant No: AR37P02150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
PHAWIDE	MANAGEMENT	1408		10,000		10,000	6,832.47
PHAWIDE	CFP INSPECTOR/ CO- OR/BENEFITS SUNDRY	1410		48,900		48,900	23,466.39
PHAWIDE	AE/ENG	1430		35,000		35,000	30,000.00
PHAWIDE	MNT TRUCK MOWER	1475		30,500		30,500	29,357.00
AR021001	SIDEWALK	1450		3,000		3,000	3,000.00
AR021004	SIDEWALK	1450		2,000		2,000	2,000.00
AR021004	METAL SEC FENCING	1450		50,000		50,000	14,399.26
AR021001	ENCLOSURES	1460		146,073	0	146,073	0
AR021001	ELECTRICAL PANELS	1460		144,000		144,000	0
AR021001	CABINETS	1460		50,000		50,000	0
AR021002	CABINETS	1460		14,124		14,124	0
AR021002	ELECTRICAL PANELS	1460		130,000		130,000	0
AR021003	ENCLOSE PORCHES	1460		30,000		30,000	0
AR021003	ELECTRICAL PANELS	1460		26,000		26,000	0

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

PHAName: HOUSING AUTHORITY OF THE CITY OF OSCEOLA, AR 72370	Grant Type and Number Capital Fund Program No: 2001 Replacement Housing Factor No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Date
	Original	Revised	Actual	Original	Revised	Actual	
AR021001	09/30/02	06/30/02	6/30/02	12/31/03			
AR021002	09/30/02	06/30/02	6/30/02	12/31/03			
AR021003	09/30/02	06/30/02	6/30/02	12/31/02			
AR021004	09/30/02	06/30/02	6/30/02	12/31/02			
PHAWIDE MANAGEMENT	09/30/02	06/30/02	6/30/02	12/31/02			
AE/ENG	09/30/02	06/30/02	6/30/02	12/31/02			
NON-DWELLING EQUIPMENT	09/30/02	06/30/02	6/30/02	12/31/02			

ATTACHMENT E

**NAMES AND ADDRESSES OF MEMBERS OF THE RESIDENT ADVISORY BOARD FOR
OSCEOLA HOUSING AUTHORITY**

DAVID MCMILLAN	510 COSTON AV	ENUEPHONE 563	-2056
DAISE JACKSON	508 COSTON AVENUE	PHONE 563	-3392
HENRIETTA KNIGHTEN	524 COSTON AVENUE	PHONE 563	-5424
JC THOMAS	133 W. NICKERSON	563	-1134
NETTIE COLEMAN	309 PUGH	563	-5646
BESSIE TANKERSLEY	307 PUGH		
IVORY RUTHERFORD	519 S MAIN	563	-5856
LESLIE BOYCE	500 S MAIN	563	-6367
DOROTHY RAINEY	502 S MAIN	563	-0160
LUCILLE THOMAS	305 SHIRLEY DR.	563	-5210
ERNEST INEROYSTER	328 SHIRLEY DR.	563	-3953
PATRICIA STEWARD	330 SHIRLEY DR.	563	-8261