

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

Housing Authority of the City of Little Rock, Arkansas

5-Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2001

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Little Rock

PHA Number: AR004

PHA Fiscal Year Beginning: (mm/yyyy) 01/2001

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 – Main Branch / Downtown Little Rock
- PHA website
- Other (list below):
 - City of Little Rock City Hall*
 - City of Little Rock Neighborhood Resource Center (Former Lee School)*
 - Philander Smith College*
 - UALR Library*
 - Central Arkansas Library System (CALs) – Main Branch- Downtown*

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

DEVELOPMENT NAME (YEAR OF AVAILABILITY)	NUMBER OF HOUSING UNITS
Sunset Terrace (AR004-001) (1942)	74 Family Units w/ Disability Accessible
Amelia B. Ives Homes (AR004-003) (1942) Amelia B. Ives Homes (AR004-006) (1952)	150 Family Units w/ Disability Accessible
Joseph A. Booker Homes (AR004-004) (1952)	233 Family / Designated Elderly / Disability Accessible (Development Approved for Demolition – June, 2000. HOPE VI Demolition Planned in 2001)
Hollinsworth Grove (AR004-005) (1952)	185 Family / Designated Elderly / Disability Accessible
Fred Parris Towers (AR004-009) (1972)	249 Elderly / Handicap Units
Cumberland Towers (AR004-010) (1975)	178 Elderly /Handicap Units
Jesse Powell Towers (AR004-011) (1975)	168 Elderly / Handicap Units
Madison Heights (AR004-018) (1999)	59 Mixed Finance Development (140 total units) Privately managed development.

- The PHA's mission is: (state mission here)

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN**

REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS. (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers:

The LRHA shall respond, as appropriate to all HUD announcements regarding the availability of rental assistance vouchers.

Within the funding allocation received by HUD, the LRHA will issue and maintain current its rental assistance vouchers.

Reduce public housing vacancies:

The LRHA will reduce the number of public housing vacancies in the family developments by 40% by December 31, 2000 and attain a vacancy rate of 3% by 12/31/04.

The LRHA will reduce the number of public housing vacancies in the elderly/disabled high-rise developments by 20% by December 31, 2000 and attain a vacancy rate of 3% by 12/31/04.

Establish a new agency culture including, but not limited to:

Private market leasing and admissions images

Enhancing the leasing / admissions office site and décor.

Utilize state of the art office equipment.

Enhance staff skills and training.

Conduct annual market research for high-rise units.

Conduct semi-annual customer satisfaction surveys

Implement an aggressive outreach program to meet the income mix requirement

Comprehensive use of media
Explore employee incentives and other feedback

- Leverage private or other public funds to create additional housing opportunities:

The LRHA working in partnership with LRHR, Inc., the City of Little Rock CDBG Program and other nonprofit entities will seek tax credits and other private funding to increase the overall availability of affordable housing in Little Rock by 5% by FYE 2004.

- Acquire or build units or developments:

In federal fiscal year 2000, the LRHA will submit to the U. S. Department of Housing and Urban Development an application for HOPE VI funding to build affordable housing units in the City of Little Rock. The target PHA development will be Hollinsworth Grove (AR 004-004)

By FFYE 2001, the LRHA in partnership with McCormack Baron and Associates and LRHR, Inc. will build Phase II of Madison Heights, a mixed finance apartment community located on the former Highland Park public housing site.

By FFYE 2001, the LRHA and its developer partner Little Rock Housing Redevelopment, Inc. will build Homes at Granite Mountain (HAGM) a 52 unit mixed finance development.

- Other (list below)

- PHA Goal: Improve the quality of assisted housing Objectives:

- Improve public housing management: (PHAS score)

FY 2000	87
FY 2001	90 (High Performer)
FY 2002	94
FY 2003	98
FY 2004	100

- Improve voucher management: (SEMAP score)

FY 2000	Scores TBD (Baseline Scores Not Available Yet)
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FY 2001 Scores TBD (High Performer)
FY 2002 Scores TBD
FY 2003 Scores TBD
FY 2004 Scores TBD

Increase customer satisfaction:
The LRHA will semi-annually (June and December) conduct a customer satisfaction assessment and make changes as deemed necessary to enhance operation of programming.

Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)

Voucher and Public Housing Unit Inspection, Enhance Pest Infestation Program, Public Housing Finance, Admissions and Occupancy Rate Increase and Resident Retention.

Renovate or modernize public housing units:

As approved in the Capital Fund Program, the LRHA shall modernize and or renovate units. This will include enhancing the quality of construction, focus on curb appeal, and modernizing units to be competitive with market rate unit, including adding amenities such as central air conditioning, washer and dryer connections, decks, etc.

Demolish or dispose of obsolete public housing:

The LRHA will submit an application to the U. S. Department of Housing and Urban Development to demolish Joseph A. Booker Homes AR 004-004 by February 15, 2000.

The LRHA shall submit an application to the U. S. Department of Housing and Urban Development to demolish and revitalize Hollinsworth Grove AR 004-005 during fiscal year 2000.

The LRHA shall assess and if substantiated, shall submit an application to demolish two units of obsolete housing in Amelia B. Ives Homes by FYE 2000.

The LRHA shall assess and if substantiated, shall submit an application to demolish two units of obsolete housing in Sunset Terrace by FYE 2000.

- Provide replacement public housing:

In federal fiscal year 2000, the LRHA will submit to the U. S. Department of Housing and Urban Development an application for HOPE VI funding to build affordable housing units. Hollinsworth Grove AR 004-005 is the target community.

LRHA will build Phase II of Madison Heights and Homes at Granite Mountain as replacement housing for the former Highland Park development. Both developments will be mixed finance / mixed income communities.

- Provide replacement vouchers:

The LRHA shall respond, as appropriate to all HUD announcements regarding the availability of rental assistance vouchers.

- Other: (list below)

During the modernization of the public housing conventional sites, residents of Sunset Terrace and Amelia B. Ives Homes will be relocated appropriately, if vacancies are not available, residents will be provided replacement-housing vouchers.

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:

The LRHA will provide voucher mobility counseling to 100% of new families entering the tenant-based Section 8 program.

The LRHA will assist each Section 8 family in their effort to locate housing in nonimpacted areas of the City.

- Conduct outreach efforts to potential voucher landlords:

The LRHA shall increase the number of landlords participating in the rental assistance program by 30% by year 2004.

- Increase voucher payment standards

- Implement voucher homeownership program:

The LRHA shall develop and implement a voucher homeownership program by year 2001.

A target goal for participation in FYE 2003, 2004 is 5% of existing voucher families.

- Implement public housing or other homeownership programs:

The LRHA shall develop and implement a homeownership program by year 2001.

Target goals for participation in FYE 2003, 2004 is 5% of existing families.

- Implement public housing site-based waiting lists:

FYE 2000 Madison Heights Phase I
FYE 2001 Madison Heights Phase II

- 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:

- Per QHWRA, implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: Madison Heights Phase I & II; HAGM.

Increase the number of working families from 10% to 30% by FYE 2004.

- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: Madison Heights Phase I & II.

- Implement public housing security improvements:

Annually meet the goals and objectives of the FY 2000-2004 Public Housing Drug Elimination Program.

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Through the HOPE VI application, designate housing for elderly persons. In addition, as needed review and recommend units for designation as elderly/disabled in Amelia B. Ives Homes and Sunset Terrace.

- Other: (list below):

Collaborate with other entities to provide onsite GED classes, Childcare, and other resident supportive services programming.

Collaborate with local service providers to provide drug, alcohol and/or crisis intervention counseling to 50 public housing families annually.

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:

LRHA will work in collaboration with the local TEA Coalition and other parties to increase the number and percentage of employed persons in assisted housing families by 20% by FYE 2004.

- Provide or attract supportive services to improve assistance recipients' employability:

By FYE 2000, execute a Memorandum of Understanding with Department of Human Services.

By FYE 2002 develop and implement an employment bank for public housing and Section 8 residents.

Identify and provide initial training to local community resources on the requirements of QHWRA and the specific types of supportive services needed that their agency can provide by FYE 2000.

The LRHA's Section 8 Program Family Self-Sufficiency Program will be expanded to include public housing families by December 2002.

By FYE 2001, the LRHA will apply for at least one appropriate foundation grant to expand our Resident Initiatives Programs.

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Identify and provide initial training to local community resources on the requirements of QHWRA and the specific types of supportive services needed that their agency can provide by FYE 2000.

Renew contract with SCAT, Inc. by 04/01/00.

Renew contract with LRCMHC, Inc. by 04/01/00.

Continue to work with and provide support to the initiatives of AARP and CARELinks, Inc.

Purchase a van to provide transportation for elderly and disabled families for grocery shopping, doctor visits, public meetings, etc ... by 12/01/00.

Identify and collaborate with agencies that provide training, job opportunities and supportive services to the elderly and families with disabilities by FYE 2001.

Other: (list below)

Graduate 5% of the active Section 8 Family Self-Sufficiency participants by FYE 2004.

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

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

Continue affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

The LRHA will coordinate its activities with HUD FHEO to ensure continuation of the efforts to educate its residents; staff and the public regarding fair housing issues.

Continue 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:

Continue affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Other: (list below)

Other PHA Goals and Objectives: (list below)

Goal:

Where appropriate rebuild each public housing community to achieve high quality of life expectations through lower densities and modern housing quality standards.

Objectives:

LRHA shall assess and where determined feasible add modern standards (central air conditioning, dryer connection, etc.) in the existing housing stock.

LRHA shall work with LRHR, Inc. and other non-profit or for-profit, locally and nationally based entities to partner with the LRHA on the acquisition, improvement and/or development of additional housing opportunities for public housing eligible families.

Annual PHA Plan
PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies included in the Annual Plan.

Many changes in the FY 2001 Public Housing Agency Plan and attachments are responses to congressional mandates and subsequent HUD directives. Other changes are being proposed as local options designed to encourage families in their search for self-sufficiency. It is our intent to maintain the conventional low rent housing developments as a seamless integration within existing residential neighborhoods.

Recognizing that the PHAP is critical to the success and direction of the LRHA, the Authority worked closely with LRHA residents, as well as local government and community stakeholders in preparing this plan. The LRHA will continue to work closely with its partners to refine, implement and develop future plans.

This plan process provided the road map to enhance operations of the LRHA's low rent housing program, including:

- *Update all existing management and operations policies (Including Maintenance Charges)*
- *Engage residents in a pro-active Capital Fund Program (CFP) and Public Housing Drug Elimination Program (PHDEP) strategic planning and needs assessment process*
- *Identify immediate and future challenges that face the Authority, including demolition and a FY 2001HOPE VI Grant for Hollinsworth Grove*
- *Develop action plans to address both current and future housing and community development needs within the realms of the mission of the LRHA.*

It is important to note that the Authority's Section 8 Housing Program Waiting List has been closed since May 1998. The Section 8 waiting list will be reopened in FY 2001. It is anticipated to reopen in the first quarter of the year. The Conventional Low Rent Housing Program waiting list has been continually open. As lease up rates continue to soar, and the number of available units decrease, the PHA may discontinue accepting applications for certain bedroom sizes in FY 2001.

We have provided in our plan the resources that are anticipated to be available. Because the data utilizes estimates of future funding, the PHA reserves the right to amend this portion of the plan, without being considered a "Substantial Deviation".

On March 29, 2000, HUD issued a final rule pertaining to regulatory changes to admission and occupancy requirements in the public Housing and Section 8 Housing Assistance Programs. A summary of the LRHA's changes include:

- Addition of the mandated Community Service Requirements
- Addition of a pet ownership in Public Housing General Occupancy (Family) Developments.
- Income Disregards as a Result of Employment in Calculating Income Based rent.
- Requirements for Targeting Assistance to Extremely Low Income Families
40% in Public Housing; 75% in Section 8 Program.
- Flat Rent families will not be paid a utility allowance reimbursement.
- The PHA has determined that it is in the best interest of all income-based rent families to pay directly to the utility company, on the family's behalf, any excess utility reimbursement.
- Families receiving TANF and the benefits are reduced for noncompliance with the TANF Welfare to Work Agreement will not have the rent reduced. LRHA will receive from the Department of Human Services (DHS), in writing that the family's benefits were reduced and how long the sanctions will apply.

The PHA's Board and Resident Advisory Board have determined that the definition of "Substantial Deviation" for the PHAP as follows:

The LRHA will amend or modify its agency plan upon the occurrence of any of the following events during the first nine months of the term of an approved plan:

- A federal or regulatory change is made effective and in the opinion of the Authority, has either substantial programmatic or a financial effect on the programs administered by the Authority, or creates substantial obligation or administrative burdens beyond the programs under administration at the start of the Plan year.*
- Any other event that the Authority's Board determines to be a significant amendment or modification of the approved annual plan.*
- Currently the LRHA provides a \$5 per unit allocation to Resident Councils for site-based activities. In keeping with the Negotiated Rule allowing a \$25 per unit allocation, the LRHA will increase the per unit allowance to duly elected and PHA recognized Resident Councils \$10 per site and retain \$15 of this allowance for PHA-wide training opportunities, such as: *Community organization and leadership training; organizational development for duly elected Resident Councils; public housing policies, programs, rights and responsibilities; and business entrepreneurial training, planning and job skills*
- The LRHA will collaborate with the Resident Councils on each segment of this matter. It will seek technical assistance from other sources, including other Resident Councils, local universities/colleges/vocational institutions, local HUD field office staff, local public, private and nonprofit organizations, etc... A MOU, to be updated no less than every three years, will be developed and executed between each individual Resident Council and the PHA to formalize this agreement and process to receive funds.
- As required by HUD regulations, a brief statement concerning the LRHA's progress in meeting the 5-Year Plan Mission and Goals has been developed and attached to this document.

The Little Rock Housing Authority Board of Commissioners adopted the Public Housing Agency Plan, the revised ACOP and supporting documents, the Section 8 Administrative Plan, and all other related PHAP attachments on October 24, 2000.

iv. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Documents / Information:

- Assessment of Site Based Waiting list Development Demographics Changes
- Statement of Progress in Meeting 5-year Plan Mission and Goals
- Resident Membership of the PHA Governing Board
- Membership of the Resident Advisory Board
- FY 2001 Capital Fund Program Annual Statement
- Section 8 Homeownership Capacity Statement

Table Library

- Implementation of Public Housing Resident Community Service Requirements
- Pet Policy

Optional Attachments:

- PHA Management Organizational Chart
- FY 2001 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)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
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 type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	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
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Maintenance Charges	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	8,457	3	3	3	4	4	4
Income >30% but <=50% of AMI	8,063	3	3	3	3	4	4
Income >50% but <80% of AMI	11,090	4	4	4	2	4	5
Elderly	6,314	4	4	4	2	1	4
Families with Disabilities	4,238	4	4	3	3	3	2
Race/Ethnicity White (non-Hispanic)	113,707	2	2	2	3	2	1
Race/Ethnicity Black (non-Hispanic)	59,742	4	4	4	3	3	3
Race/Ethnicity Hispanic – All	1,337	3	3	3	3	3	4
Race/Ethnicity Other	1,978	2	2	2	2	3	1

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000-2004
- 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)
LRHA Section 8 and Public Housing Waiting List: October 1, 2000

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	632		25%
Extremely low income <=30% AMI	569	90%	
Very low income (>30% but <=50% AMI)	55	9%	
Low income (>50% but <80% AMI)	8	1%	
Families with children	556	88%	
Elderly families	44	7%	
Families with Disabilities	32	5%	
White	32	5%	
Black	594	94%	
Hispanic	0	0%	
Other	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	32	13%	
2 BR	164	67%	
3 BR	39	16%	
4 BR	9	4%	
5 BR	1	0%	
5+ BR	0	0%	

Housing Needs of Families on the Waiting List
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Section 8 Only
If yes:
How long has it been closed (# of months)? 29
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, Family Unification Program, VASH, SPC

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.

The PHA will be applying for additional vouchers, provide list of other subsidized housing units in the community to prospective waiting list clients seeking other housing opportunities, encourage families on the waiting list to consider applying for housing in other jurisdictions (Pulaski County, North Little Rock, Jacksonville, Benton, Conway) and provide notices of need to house families on the waiting list to other housing providers.

Additionally, the PHA will focus on the rehabilitation and enhancing of security/safety measures at Sunset Terrace, Amelia B. Ives Homes, Hollinsworth Grove and each of the high-rise buildings to enhance the marketability of these conventional housing units.

The PHA will procure a professional market survey to assess the marketability of the conventional housing developments. This assessment will be used to determine future flat rent rates.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing, where possible.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance, where possible.
- 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

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

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available and the PHA is eligible to apply.
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$1,937,050	
b) Public Housing Capital Fund	\$1,894,135	
c) PH Replacement Housing Fund	\$767,072	
d) HOPE VI Revitalization		
e) HOPE VI Demolition	\$1,100,000	
f) Annual Contributions for Section 8 Tenant-Based Assistance	\$4,820,885	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
g) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
1999 Grant Award	\$272,066	
2000 Grant Award	\$283,549	
2001 Grant Award	\$283,549	
h) Resident Opportunity and Self-Sufficiency Grants		
i) Community Development Block Grant		
j) HOME		
Other Federal Grants (list below)		
Public Housing Development Grant	\$4,303,033 \$4,014,426 \$ 213,821	Madison Heights Phase II Homes at Granite Mtn. Off-site Development
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2000 CFP	\$1,291,136	Vacancy Reduction & Modernization at all Developments / PHA Operations / Staffing
2001	\$1,894,135	
1999 CGP	\$1,738,718	Vacancy Reduction & Modernization of all Developments / PHA Operations / Staffing
1999 RHF	\$560,000	Replacement Housing / PHA Operations / Staffing
2000 RHF	\$767,072	
3. Public Housing Dwelling Rental Income	\$2,182,590	PH Operations
Other income (list below)		
Investment Income	\$33,780	PH Operations
Non-federal sources (list below)		
City of Little Rock Youth Initiative Program		Youth Gang Intervention
East Little Rock Site #1	\$50,000	
South Little Rock Site	\$47,500	
East Little Rock Site #2	\$45,700	
Operating Reserves (All Funds)	\$2,819,000	

Table Library

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
TOTAL	\$30,689,217	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

When families are within a certain number of being offered a unit: (state number)

When families are within a certain time of being offered a unit: (state time)

Other: (describe)

Initial eligibility is determined at the time a family makes application. Certification of the eligibility is made when families are within a reasonable period of being offered a unit.

This may vary based upon vacancy availability.

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)

Implementation of credit checks (FYE 2000)

Past due balance to PHA.

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: Madison Heights Phase I & II
Homes at Granite Mountain
- 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)
PHA Office – 2800 S. Battery Street / Monday from 8:00 a.m. – 12:00 p.m. and
Wednesday from 1:00 p.m. – 4:00 p.m.

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

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

(1) Two Madison Heights and Homes at Granite Mountain

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? Two

3. Yes No: May families be on more than one list simultaneously

If yes, how many lists? Both the community wide and site-based waiting 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)

Upon request, applications may be sent via U. S. Postal Service for elderly and disabled persons.

(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: This answers is not applicable to the primary public housing waiting lists.

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies: In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
 Overhoused
 Underhoused
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work, demolition, enhance life environment)
 Resident choice: (state circumstances below)
 Other: (list below)
Incentive Transfers
Demolition of PHA proposed units, if awarded a HOPE VI grant - Hollinsworth Grove

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)
 Victims of domestic violence
 Substandard housing

- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements (**The current pool of applicants on the waiting list have incomes below 30% of the median.**)

(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)
PHA generated newsletter and other correspondence.

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

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)
When requested by the PHA if the PHA has verifiable information to substantiate the fact that the household composition has changed.

(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:
Sunset Terrace, Amelia B. Ives Homes, Hollinsworth Grove
- Employing new admission preferences at targeted developments
If selected, list targeted developments below: Homes at Granite Mountain
- Other (list policies and developments targeted below)
Preferences for working families and those enrolled in educational training and upward mobility programs.

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)
PHA will adjust flat rent, if market study supports the need. (FYE 2001)

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:
Sunset Terrace, Ives Homes, Hollinsworth Grove, Parris Towers, Powell Towers and Cumberland Towers

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)

Section 8 Rental Assistance Program Office, 2800 S. Battery Street, Little Rock, AR 72206. Wait list currently closed. PHA anticipates reopening during first quarter of 2001. Publicly announced sites will be used to serve as pre-application locations.

(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:

Extenuating circumstances such as hospitalization or a family emergency for an extended period of time, which has affected the family's history to find a unit.

The HA is satisfied that the family made every reasonable effort to find a unit, including seeking the assistance of the HA, throughout the initial 60 day period.

The family was prevented from finding a unit due to disability accessibility requirements or large size (number of) bedroom unit requirement.

All extension requests require verifiable documentation.

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

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

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

3. If yes to question 2, list these policies below: *Minimum Rent Policy*

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

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

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

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

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

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below) Market survey to be conducted by FYE 2001

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies .

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

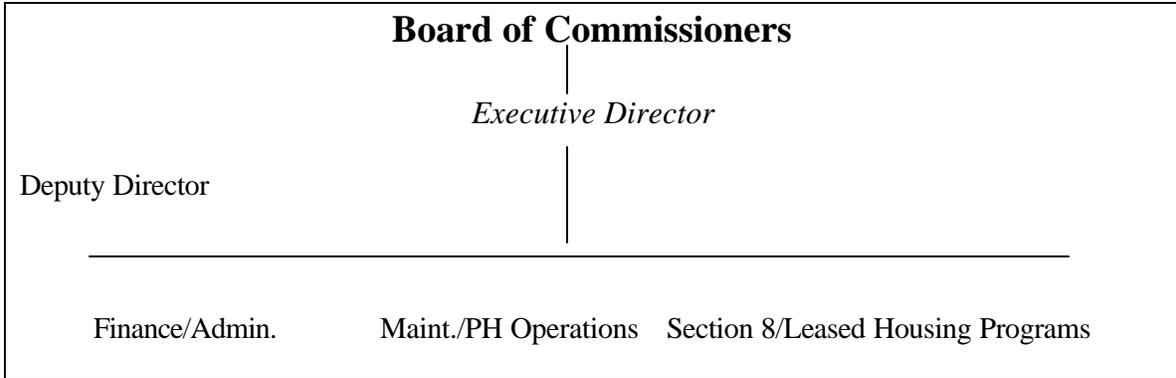
Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure



- 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	832	25%
Section 8 Vouchers	857	20%
Section 8 Certificates	385	20%
Section 8 Mod Rehab	8	2%
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Mental Health		
VOA	70	5%
VASH	28	5%
	19	5%
Public Housing Drug Elimination Program (PHDEP)	832	25%

Other Federal Programs(list individually)		
---	--	--

The Section 8 Voucher and Certificate Programs are in the process of merging.

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)

Admissions and Occupancy Policy A.C.O.P.

Maintenance Plan and Charges

Personnel Policies

Procurement Polices

(2) Section 8 Management: (list below)

Administrative Plan

Owner's Briefing Manual

Family Self Sufficiency Action Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based

assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)
Section 8 Program Office, 2800 S. Battery Street.

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

PHA Plan

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

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (FY 2001)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CFP Funds	
2	1406 Operations	
3	1408 Management Improvements	218,710
4	1410 Administration	190,808
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	112,000
8	1440 Site Acquisition	
9	1450 Site Improvement	256,499
10	1460 Dwelling Structures	988,108
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	20,000
13	1475 Nondwelling Equipment	20,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	3,000
18	1498 Mod Used for Development	
19	1502 Contingency	85,010
20	Amount of Annual Grant (Sum of lines 2-19)	1,894,135
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
AR4-1 Sunset	SITE IMPROVEMENTS	1450	74,699.
AR4-3 Ives Homes	REFURBISH/ MOD. UNITS	1460	303,398.
	SITE IMPROVEMENTS	1450	92,400.
AR4-6 Ives Walk	REFURBISH UNITS	1460	37,500.
	SITE IMPROVEMENTS	1450	44,400.
AR4-5 Hollinsworth	SITE IMPROVE & SEWER REPAIR	1450	45,000.
	REFURBISH UNITS	1460	63,888.
AR4-9 Parris	REPLACE/REPAIR MECH. EQ.	1460	200,000.
	REFURBISH UNITS	1460	100,000.
AR4-10 Cumberland	REPLACE/REPAIR MECH. EQ.	1460	144,400.
AR4-11 Jesse Powell	REPLACE/REPAIR MECH. EQ.	1460	138,922.
	SUBTOTAL	1450	256,499.
	SUBTOTAL	1460	988,108.
PHA-WIDE	COMPUTER SOFTWARE	1408	25,000.
	CONSULATANT FEES	1408	143,710.
	RESIDENT TRAINING	1408	15,000.
	MAINT. & OTHER STAFF TRAINING	1408	35,000.
	SUBTOTAL	1408	218,710.
PHA-WIDE	TECH. & NON-TECH. SALARIES	1410	186,308.
	TRAVEL RELATED TO CFP	1410	1,000.
	PUBLICATIONS RELATED TO CFP	1410	300.

	TELEPHONE/FAX ETC.	1410	200.
	SUNDRY (ADVERTISEMENT ECT.)	1410	3,000.
		1410	190,808.
	SUBTOTAL		
PHA-WIDE	ARCHITECT/ENGINEER FEES	1430	96,800.
	INSPECTION COST	1430	15,000
	SUNDRY PLANNING	1430	200
		1430	112,000.
	SUBTOTAL		

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA-WIDE	NON-DWELLING STRUCTURES	1470	20,000
PHA-WIDE	NON-DWELLING EQUIPMENT	1475	20,000.
		1475	40,000.
	SUBTOTAL		
PHA-WIDE	RELOCATION COST	1495	3,000.
		1495	3,000.
	SUBTOTAL		
PHA-WIDE	CONTINGENCY	1502	85,010.
		1502	85,010.
	SUBTOTAL		

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**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
AR4-1 Sunset	09/30/2003	09/30/2004
AR4-3 Ives Homes	09/30/2003	09/30/2004
AR4-6 Ives Walk	09/30/2003	09/30/2004
AR4-5	09/30/2003	09/30/2004
Hollinsworth		
AR4-9 Parris	09/30/2003	09/30/2004
AR4-10	09/30/2003	09/30/2004
Cumberland		
AR4-11 Jesse	09/30/2003	09/30/2004
Powell		
PHA-WIDE	09/30/2003	09/30/2004

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(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) See attachments

b. If yes to question a, select one:

-or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

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

Revitalization Plan under development

Table Library

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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
 If yes, list development name/s below:
 Hollinsworth Grove AR004-005

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

 Phase II of Madison Heights
 Homes at Granite Mountain

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:
 Joseph A. Booker Homes Demolition Plan and future replacement housing plan

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description:
 Joseph A. Booker Homes (AR 004-004)

Hollinsworth Grove (AR 004-005) PHA will assess the viability of the development, consult with residents and submit appropriate plans to HUD. PHA declared HOPE VI site.

Land adjacent to Ives Homes to be disposed to AEDD.

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

Demolition/Disposition Activity Description	
1a. Development name:	Hollinsworth Grove
1b. Development (project) number:	AR 004-005
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> In conjunction with HOPE VI Application
4. Date application approved, submitted, or planned for submission:	<u>(05/30/01)</u>
5. Number of units affected:	189
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development - <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: TBD based on HOPE VI funding b. Projected end date of activity: TBD based on HOPE VI funding

Demolition/Disposition Activity Description	
1a. Development name:	Amelia B. Ives Homes
1b. Development (project) number:	AR 004-003
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(11/30/00)</u>
5. Number of units affected:	0
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: TBD based on approval b. Projected end date of activity: TBD based on approval

Demolition/Disposition Activity Description	
1a. Development name: Joseph A. Booker Homes	
1b. Development (project) number: AR 004-004	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: approved 06/00	
5. Number of units affected: 233 dwelling structures	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development Assessment will be conducted to determine future action, if any.	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 01/01/01	
b. Projected end date of activity: TBD based on funding by HUD.	

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

[24 CFR Part 903.7.9 (i)]

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

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

complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	

4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description: PHA will assess need and develop program during this fiscal year. Implementation anticipated in FY 2002.

a. Size of Program

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

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

- 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? TBD
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (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 agreements:

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

If yes, what was the date that agreement was signed?

The PHA has an agreement with two TANF subcontractors to provide welfare to work assistance at Ives Homes, Hollinsworth and Booker Homes. Additionally, the PHA has an agreement with the City of Little Rock DOL Welfare to Work Collaborative. The Arkansas Department of Human Services is currently reviewing a MOU to be executed between the LRHA and DHS local offices.

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)
Continue to provide services in the following offline units: Hollinsworth Grove (2 units); Sunset Terrace (1 unit)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Section 3 Program - Jobs for PH Residents and Section 8 Clients</i>	20	<i>Voluntary</i>	<i>PHA Main Office</i>	<i>Both</i>
<i>TANF Onsite Services</i>	20	<i>Voluntary</i>	<i>Hollinsworth Grove</i>	<i>PH</i>
<i>Welfare to Work</i>	20	<i>Voluntary</i>	<i>City of Little Rock</i>	<i>Both</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: 09/15/00)
Public Housing	0	0
Section 8	60	78 (With wait list of 65)

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79 (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 areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA 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 anticrime/anti drug programs
- Other (describe below)

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

Hollinsworth Grove, Ives Homes, Parris Towers, Sunset Terrace

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

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

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

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

Hollinsworth Grove, Ives Homes, Parris Towers, Sunset Terrace

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents

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

2. Which developments are most affected? (list below)
 Hollinsworth Grove, Ives Homes, Parris Towers, Sunset Terrace

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

2. What types of asset management activities will the PHA undertake? (select all that apply)

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

Survey other PHA's to determine their definition and practice of assets management.

Determine LRHA indicators and assess the targeted properties.

Additional staff training in areas of maintenance, management, and finance.

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

- Attached at Attachment (File name)
- Provided below:

MINUTES OF THE JOINT MEETING OF

THE BOARD OF COMMISSIONERS AND RESIDENT ADVISORY BOARD
HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK, ARKANSAS
OCTOBER 12, 2000

1. **CALL TO ORDER:** The Chairperson of the Board of Commissioners called the session to order and upon roll call the following Commissioners answered present: Toney, Epes, Witherspoon, Hutchinson and Brooks. Commissioners Absent: None. The Chairperson thereupon declared the joint meeting of the Board of Commissioners and Resident Advisory Board open. President of

Parris Towers Resident Council extended greetings and introduction of Resident Advisory Board members.

2. PHAP PLANNING PROCESS AND COMPONENTS:

Executive Director addressed the 2001 Agency Plan and key findings to the members. He commended staff and resident councils of their efforts and work on the Agency Plan that makes for a better understanding of resident needs and concerns. Topics addressed were as follows:

- a. Pet Policy was presented and the Executive Director outlined the policy indicating that individuals living in the high-rise buildings with an existing pet will be grandfathered in, and that future residents will be required to pay a security deposit of \$100 (refundable upon move-out) and \$100 additional fee per bedroom (non-refundable) would be required. This policy also limits size of pets to 25 lbs. Discussion and clarification of this policy. Resident Council suggested a designated “pet exercise” area be provided; staff had proposed that residents designate areas and councils were provided maps for designation.
- b. Community Service/Self Sufficiency Policy was outlined by the Executive Director and that policy requires anyone over 18 years old, per family and is not disabled, to perform eight hours monthly to community service work. The plan provides guidelines, exemptions and requirements of this program and will become effective January 2001. It was suggested that this program may be an incentive for the Section 8 families, but at this time the law only requires public housing residents.
- c. Policy of Maintenance Charges was outlined and staff provided a breakdown of maintenance charges and when they will be charged. This was provided to make residents aware of maintenance charges and for residents understanding. Charges are assessed when there is tenant abuse and not minimal/anticipated wear-and-tear. Interior painting of units will be considered normal wear-and-tear after two-and one-half years of occupancy. Charges over \$100 will be reviewed by Director of Technical Services, and positive feedback was received by Resident Council that this list will be helpful for residents in accessing charges and also gives the residents the option to question charges.

3. PHAP SCHEDULE OF SUBMISSION AND NEXT STEPS:

PHAP Plan was outlined and three topics/items required by HUD were presented for discussion and vote.

- a. Five-Year Plan with the Annual Plan. Staff outlined that LRHA is not required to submit a five-year plan with the Annual Plan and recommended that LRHA submit the five-year plan with the annual plan unchanged from last year’s submission (this is one of three options HUD had provided). A vote was taken and a unanimous decision in favor of submitting the five-year plan, unchanged from last year’s submission, was approved.
- b. Determination of definition for the HUD term “substantial deviation” with recommendation from staff of amending or modifying it’s agency plan upon a federal or regulatory change made effective and any other event that the LRHA Board of Commissioners determine a significant amendment/modification of the approved annual plan – during the first nine months of the term of an approved plan. A vote was taken and a unanimous decision in favor of the definition for “substantial deviation” was approved.

- c. HUD appropriations for FY 2001 are to include an allowance of \$25 per occupied unit in operating subsidy budget for support of resident participation activities. Staffs recommendation is to provide \$5 per unit to resident councils for site based activities and LRHA would increase the per unit allowance to \$10 per site and retain \$15 of allowance for PHA-wide training opportunity. Resident council asked how they would be guaranteed this funding, and staff indicated the MOU to be developed would outline the requirements. A vote was taken and a unanimous decision in favor of staff's recommendation was approved.

4. **CLOSING COMMENTS AND ADJOURNMENT:** There being no further business to come before the Board of Commissioners or the Resident Advisory Board, the Chairman of the Board of Commissioners declared the joint meeting adjourned at approximately 7:35 p.m.

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:
- Other: (list below)

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

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

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

- b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

City of Little Rock

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

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

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

Increase the housing availability for low-income individuals and families.
Increase housing opportunities for senior citizens and disabled persons.
Increase the quality of housing for low-income families and individuals.

D. Other Information Required by HUD

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

Attachments

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

Revised ACOP

Revised Conventional Housing Lease
Conventional Housing Maintenance Charges
FY 2001 CFP 5-Year Plan
Section 8 Administrative Plan