

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

Small PHA Plan Update
Annual Plan for Fiscal Year: **04/2003**

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

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Alma, AR (Alma Housing Authority)

PHA Number: AR37P096501

PHA Fiscal Year Beginning: 04/2003

PHA Plan Contact Information:

Name: Mr. Jackie Taylor – Executive Director

Phone: (479) 632-2043

TDD: (479)-632-2043

Email (if available): almapha@centurytel.net

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

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
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

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

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

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

**Annual PHA Plan
Fiscal Year 20
[24 CFR Part 903.7]**

i. Table of Contents

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

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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

EXECUTIVE SUMMARY

The Alma Housing Authority believes it has adopted a planning approach that meets both the needs of the Authority's residents and the new federal review standards. In preparing its plan, the Alma Housing Authority had to plan for the improvement of its operation, and more importantly, to modernize for successful functioning and achievements in the 21st Century. With the demand for a plan that met the HUD requirements the Alma Housing Authority believes it has found such a balance.

The Alma Housing Authority has developed a plan that is consistent with HUD's stated mission and goals. It has also developed a plan that provides for standards against which plan objectives can be measured. As a step towards its own improved management, the Alma Housing Authority has keyed these standards to the requirements in the Public Housing Assessment System (PHAS).

The Alma Housing Authority has established five fundamental goals. These are:

1. Provide, preserve and improve our housing stock.
2. Without discrimination, provide quality housing that is decent, safe and sanitary.
3. Assist residents with counseling, education, self sufficiency and homeownership.
4. Work with the City of Alma for the overall development and improvement of our city.
5. Keep our policies and procedures current with regulations and sound management practices.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

Alma Housing Authority has no changes in policies or programs in last year's PHA plan except:

We do not keep a large waiting list as applicants are housed as soon as possible, however the Alma Housing Authority request criminal records from local law enforcement agencies for screening processes.

We have followed our modernization plan; have HQS inspections that passed on all units; have been on track with all inspections and work orders and have an active waiting list. Overall we have been on track with all the goals and objectives we set in our 5 year plan. 2000 Capital Fund Program is closed; 2001 Capital Fund Program is on schedule to obligate and expend \$158,837; and 2002 Capital Fund Program has been approved in the amount of \$150,838.

De-concentration: Developments not subject to de-concentration. The final rule 903(2)(B)(2) describes public housing developments not subject to de-concentration. One of the provisions of the rule exempts public housing developments operated by a PHA with fewer than 100 public housing units. The Alma Housing Authority has a total of 92 units of public housing, which would make The Alma Housing Authority exempt from the de-concentration rule.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$150,838.00

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment “C”

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment “B”

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: 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 next component ; if “yes”, complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply)

- Section 8 for units
- Public housing for units
- Preference for admission to other public housing or section 8
- Other housing for units (describe below)

8. Timeline for activity:
- a. Actual or projected start date of activity:
 - b. Actual or projected start date of relocation activities:
 - c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. 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 next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

- B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$
- _____

- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

- D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

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 Attached at Attachment "G"
3. In what manner did the PHA address those comments? (select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
 - Yes No: below or
 - Yes No: at the end of the RAB Comments in Attachment ____.
 - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment "G".
 - Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: State of Arkansas
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
 - Other: (list below)
3. PHA Requests for support from the Consolidated Plan Agency
 Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

This Plan is sent for approval and certified as being consistent with the State of Arkansas Consolidated Plan at:

Arkansas Department of Economic Development
Attention: Claudine W. Forte – Grants Management Team Leader
One Capitol Mall
4 C Suite 300
Little Rock, AR 72201

The Alma Housing Authority is in Compliance with the Jurisdictional Consolidated Plan.

The Alma Housing Authority is a small Authority in a jurisdiction that lacks a separate Consolidated Plan or a separate previous Comprehensive Affordability Strategy Plan. It must rely, therefore, on the State of Arkansas Consolidated Plan in making its housing needs assessment.

In its Consolidated Plan, the State of Arkansas indicates the Five Year Goals for its housing efforts. The Alma Housing Authority has reviewed the State Consolidated Plan and its own Agency Plans are consistent with those goals.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

The Alma Housing Authority will consider the following to be changes in its Agency Plan necessary and sufficient to require a full review by the Resident Advisory Board before a corresponding change in the Agency Plan can be adopted:

1. Any alteration of the PHA's Mission Statement
2. Any change or amendment to a stated Strategic Goal.
3. Any change or amendment to a stated Strategic Objective except in a case where the change results from the objective having been met.
4. Any introduction of a new Strategic Goal.
5. Any alteration in the Capital Fund Program (CFP) that affects an expenditure greater than twenty percent (20%) of the CFP Annual Budget for that year.

In defining the above, the Alma Housing Authority intends by “Strategic Goal” and “Strategic Objective” specifically those items in its Five Year Plan and any change in the above items will be considered a “substantial deviation” from the plan.

We do not have a substantial deviation to our plan at this time. Everything is still going on schedule and as planned.

B. Significant Amendment or Modification to the Annual Plan:

The Alma Housing Authority considers the following changes to require a public process before amending said changes and that these items are “significant amendments or modifications” to the Agency Plan:

1. Changes to rent or admission policies or organization of the waiting list.
2. Additions of non-emergency work items (items not included in the current Annual Statement of 5 Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
3. Additions of new activities not included in any PHDEP Plan.
4. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

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

We do not have a “significant amendment or modification “ to our plan at this time. Everything is still going on schedule and as planned.

Attachment A

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	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 (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs 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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	<p>PHDEP-related documentation:</p> <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	<p>Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G)</p> <p><input checked="" type="checkbox"/> check here if included in the public housing A & O Policy</p>	Pet Policy
X	The results of 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)

Annual Statement/Performance and Evaluation Report ATTACHMENT 'B' Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Alma, Arkansas		Grant Type and Number Capital Fund Program: AR37P096501-01 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement (revision no:)		<input type="checkbox"/> Reserve for Disasters/ Emergencies			<input type="checkbox"/> Revised Annual Statement
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:09/30/02		<input type="checkbox"/> Final Performance and Evaluation Report			
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	50,140.00	42,140.00	42,140.00	42,140.00
3	1408 Management Improvements				
4	1410 Administration	500.00	500.00	49.95	49.95
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	6,000.00	6,000.00	5,800.00	1,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement		54,424.00	54,424.00	54,424.00
10	1460 Dwelling Structures	73,700.00	41,110.00	16,110.00	16,110.00
11	1465.1 Dwelling Equipment— Nonexpendable	25,497.00	11,663.00		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	3,000.00	3,000.00	725.07	725.07
14	1485 Demolition				
15	1490 Replacement Reserve				

Annual Statement/Performance and Evaluation Report ATTACHMENT 'B'					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Alma, Arkansas		Grant Type and Number Capital Fund Program: AR37P096501-01 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement (revision no:)		<input type="checkbox"/> Reserve for Disasters/ Emergencies			<input type="checkbox"/> Revised Annual Statement
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:09/30/02		<input type="checkbox"/> Final Performance and Evaluation Report			
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	158,837.00	158,837.00	119,249.02	114,449.02
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/Performance and Evaluation Report ATTACHMENT "B" Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Alma, Arkansas		Grant Type and Number Capital Fund Program #:AR37P096501-01 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant:2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	ADVERTISING	1410.19		500.00	500.00			
HA WIDE	OPERATIONS	1406		50,140.00	42,140.00	42,140.00	11,642.00	ONGOING
HA WIDE	ARCHITECT	1430.1		6,000.00	6,000.00	5,800.00	1,000.00	ONGOING
AR 096 001	Replace Damaged sidewalks and parking	1450		0	26,266.00	26,266.00	26,266.00	COMPLETE
AR 096 002	Replace Damaged Sidewalks and parking	1450		0	28,158.00	28,158.00	28,158.00	COMPLETE
	Reallocated \$8,000 from 1406 to 1450	1450						
	Reallocated 33,000 from 1460 to 1450	1450						
	Reallocated 13,424 from 1465.1 to 1450	1450						
AR 096 001	Replace Elderly Storm Doors CFP 2000	1461	26	7,800.00	0			COMPLETE
AR 096 001	Replace Family Storm Doors CFP 2000	1460	16	4,800.00	0			COMPLETE

Annual Statement/Performance and Evaluation Report ATTACHMENT "B" Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Alma, Arkansas		Grant Type and Number Capital Fund Program #:AR37P096501-01 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant:2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
AR 096 001	Replace Kitchen Range Hoods	1460	42	9,450.00	7,500.00	7,500.00	7,500.00	COMPLETE
AR 096 001	Replace Elderly Windows	1460	80	25,000.00	25,000.00			ONGOING
AR 096 002	Replace Family Storm Doors CFP 2000	1460	32	9,600.00	0			COMPLETE
AR 096 002	Replace Elderly Storm Doors CFP 2000	1460	36	10,800.00	0			COMPLETE
AR 096 002	Replace Family Kitchen Range Hoods	1460	50	6,250.00	8,610.00	8,610.00	8,610.00	COMPLETE
	Reallocated 33,000 to 1450							
AR 096 002	Cabinets/Ranges/Refrigerators	1465.1		25,497.00	11,663.00			ONGOING
	Reallocated \$410 from 1465 to 1460							
	Reallocated \$13,424 from 1465 to 1450							
	Reallocated \$8,000 from 1406 to 1450							
AR 096 001	Computer/Printer/Software updates	1475		3,000.00	3,000.00	725.07	725.07	ONGOING

Annual Statement/Performance and Evaluation Report ATTACHMENT "B" Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Alma, Arkansas			Grant Type and Number Capital Fund Program #:AR37P096501-01 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant:2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report ATTACHMENT "B" Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Alma, Arkansas			Grant Type and Number Capital Fund Program #: AR37P096501-01 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

Attachment "C"

Capital Fund Program 5-Year Action Plan

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

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
AR 096 002 AR 096 001	PHA WIDE	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Maintenance Free Covering 96-2	60,000.00	10/01/2002
New Kitchen Cabinets/Sinks/Faucets 96-1 Elderly	72,000.00	10/01/2002
New Kitchen Cabinets/Sinks/Faucets 96-2 Family	128,000.00	10/01/2004
Construct New Community Building	95,000.00	10/01/2005
Purchase Land, if necessary \$15,000.00		
Community Building 60,000.00		
Concrete Parking 20,000.00		
No items listed which are projected to cost less than \$25,000.00		

Total estimated cost over next 5 years	355,000.00	
-----------------------------------------------	-------------------	--

PHA Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Section 1: General Information/History

A. Amount of PHDEP Grant \$ N/A -0-

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R _____

C. FFY in which funding is requested _____

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	
N/A		

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

12 Months _____ 18 Months _____ 24 Months _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1996	-0-					
FY 1997	-0-					
FY 1998	-0-					
FY 1999	-0-					
FY 2000	-0-					

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FFY ____ PHDEP Budget Summary	
Original statement	
Revised statement dated: N/A	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 – Reimbursement of Law Enforcement	N/A	Total PHDEP Funding: \$
Goal(s)		

Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9115 - Special Initiative					N/A			Total PHDEP Funding: \$	
Goal(s)									
Objectives									
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators		
1.									
2.									
3.									

9116 - Gun Buyback TA Match					N/A			Total PHDEP Funding: \$	
Goal(s)									

Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					N/A			Total PHDEP Funding: \$	
Goal(s)									
Objectives									
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators		
1.									
2.									
3.									

9130 – Employment of Investigators					N/A			Total PHDEP Funding: \$	
Goal(s)									
Objectives									

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 – Voluntary Tenant Patrol N/A	Total PHDEP Funding: \$
-------------------------------------------------------------------------------------------------------	--------------------------------

Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements N/A	Total PHDEP Funding: \$
-----------------------------------------------------------------------------------------------------	--------------------------------

Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention N/A	Total PHDEP Funding: \$
-----------------------------------------------------------------------------------------------	--------------------------------

Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9170 - Drug Intervention	N/A	Total PHDEP Funding: \$					
---------------------------------	------------	--------------------------------	--	--	--	--	--

Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment	N/A	Total PHDEP Funding: \$					
------------------------------	------------	--------------------------------	--	--	--	--	--

Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs <input type="text" value="N/A"/>					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Attachment "D"

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF ALMA ARKANSAS	Grant Type and Number Capital Fund Program Grant No: AR37PO96501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
----------------------------------------------------------	----------------------------------------------------------------------------------------------------------------	------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$49,633.00	\$47,333.00		
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	\$500.00	\$500.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$7,000.00	\$7,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	\$20,000.00	20,000.00		
10	1460 Dwelling Structures	\$75,767.00	\$68,905.00		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$3,100.00	\$3,100.00		
13	1475 Nondwelling Equipment	\$4,000.00	\$4,000.00		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHA Name: HOUSING AUTHORITY OF THE CITY OF ALMA ARKANSAS		Grant Type and Number Capital Fund Program Grant No: AR37PO96501-02 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/02 <input type="checkbox"/> Final Performance and Evaluation Report				
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1499 Development Activities			
19	1502 Contingency			
	Amount of Annual Grant: (sum of lines.....)	\$160,000.00	\$150,838.00	
	Amount of line XX Related to LBP Activities			
	Amount of line XX Related to Section 504 compliance			
	Amount of line XX Related to Security –Soft Costs			
	Amount of Line XX related to Security-- Hard Costs			
	Amount of line XX Related to Energy Conservation Measures			
	Collateralization Expenses or Debt Service			

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF ALMA, ARKANSAS		Grant Type and Number Capital Fund Program Grant No: AR37P096501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
HA WIDE	ADVERTISING	1410.19		\$500.00	\$500.00	0	0	Ongoing
HA WIDE	OPERATIONS	1406		\$49,633.00	\$47,333.00	0	0	Ongoing
HA WIDE	ARCHITECT	1430.1		\$7,000.00	\$7,000.00	0	0	Ongoing
AR 096002	Maintenance Free Siding	1460	50	\$34,000.00	\$34,000.00	0	0	Ongoing
AR 096002	Maintenance Free Siding	1470	1	\$2,000.00	\$2,000.00	0	0	Ongoing
AR 096002	Rain Gutter with Screens	1460	50	\$14,500.00	\$14,500.00	0	0	Ongoing
AR 096002	Rain Gutter with Screens	1470	1	\$1,000.00	\$1,000.00	0	0	Ongoing
AR 096002	Concrete Driveway Work	1450		\$20,000.00	\$20,000.00	0	0	Ongoing
AR 096001	Install Screens in Rain Gutters	1460	42	\$1,700.00	\$1,700.00	0	0	Ongoing
AR 096001	Install Screens in Rain Gutters	1470	1	\$100.00	\$100.00	0	0	Ongoing
AR 096001	Replace Electrical Receptacles/Switches	1460	16	\$6,500.00	\$6,500.00	0	0	Ongoing
AR 096001	Computer/printer/software updates	1475		\$4,000.00	\$4,000.00	0	0	Ongoing
AR 096 001	Cabinets	1460		\$19,067.00	\$12,205.00	0	0	Ongoing
Totals				\$160,000.00	\$150,838.00			

Required Attachment "E": Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: 01/01/2003

C. Name and title of appointing official(s) for governing board: Board of Commissioners

Required Attachment "F": Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

OPIE ISAACS	APARTMENT 2-A	AR096-001
FERN GOLDSBOROUGH	APARTMENT 2-B	AR096-001
NOVELLA SIMPSON	APARTMENT E-18	AR096-002
GOLDIE GREGG	APARTMENT E-16	AR096-002
PATRICIA KIRK	APARTMENT E-02	AR096-002

Alma Housing Authority Resident Survey 2002
21 WEST MAIN

# TENANTS	CHANGES OR IMPROVEMENTS
1	1. BETTER LIGHTED WALKWAYS
2	2. REPAINT PARKING SPACE LINES
2	3. MORE PARKING
1	4. KEEP PARKING AREA CLEANER
2	5. REPLACE DARK PANELING WITH SOMETHING LIGHTER IN COLOR
1	6. PAINT KITCHEN CABINETS
1	7. PAINT ALL FACINGS
1	8. PAINT FRONT DOOR
3	9. NEW WINDOWS
2	10. GARBAGE DISPOSALS
2	11. VENT A/C & HEAT INTO KITCHEN AREA
2	12. NEW KITCHEN CABINETS
1	13. MORE KITCHEN STORAGE
1	14. HEAVIER OR BETTER DOOR LOCKS
1	15. DOOR BELL
1	16. TUB IN BATHROOM
2	17. CABINETS IN BATHROOM
1	18. HANDICAP TOILETS
1	19. BETTER LIGHTING IN BATHROOM
2	20. CLEAN EXISTING GUTTER MORE OFTEN, NEW GUTTER/SCREENS
2	21. REGULARLY WASH SIDING ON APARTMENTS
1	22. EDGE SIDE WALKS MORE OFTEN AND CUT GRASS LOWER
1	23. REMOVE SCRUBS, BRUSH, TRIM TREES, PLANT FLOWERS, KEEP YARD PICKED UP
1	24. SHELVES IN STORAGE ROOM
1	25. ACCESS TO OUTSIDE WATER OUTLETS
1	26. CEILING FANS
1	27. HA SHOULD FOLLOW UP ON COMPLAINTS
1	28. DUMPSTER NEAR APARTMENTS

Comments of Resident Advisory Board: Review Suggestions made by Residents and see what improvements can be made.

PHA Response: PHA has reviewed above suggestions and considered the above suggestions. At this time no changes will be made to the annual plan. Cabinets/Countertops; New Sinks/Faucets; Better Lighting; Ceiling Fans; More Parking; Replacing Dark Paneling; Garbage Disposals; Door Bells; and Bathroom Cabinets will be considered in our next 5 year plan. Repaint Parking Space Lines, Rain Gutter Screens and New Windows are in the process of being completed. Routine maintenance will be done on wash siding; keeping parking area clean; painting apartments; and lawn care; PHA will see what can be done about another dumpster. Additional items will be given consideration for future plans: More storage, carpet, neighborhood watch and wheel chair ramps, if necessary. Bathtub and Kitchen A/C vent will not be considered at this time. Handicapped toilets can be installed, we need to do a survey to see who would

require one. Water Handles are available for outside water access. Doors Locks are sufficient. Complaints are handled on an individual basis when received by the office.

ATTACHMENT "G" Page 2

Alma Housing Authority Resident Survey 2002
EAST & SEALS

TENANTS

CHANGES OR IMPROVEMENTS

1

NOTHING

1 SURVEY COMPLETED

Comments of Resident Advisory Board: No suggestions were made by residents and requested PHA to look at Administrative Suggestions in future planning.

PHA Response: PHA will review the Administrative Suggestions in future planning.

ATTACHMENT "G" Page 3

Alma Housing Authority Resident Survey 2002

CHITWOOD

# OF TENANT	CHANGES OR IMPROVEMENTS
1	1. MORE SHADED PLACES TO SIT AROUND PLAY GROUND
1	2. PLAY GROUND EQUIPMENT FOR TODDLERS
1	3. MORE PLUGS IN BEDROOM
4	4. MORE PARKING
2	5. CEILING FANS
1	6. DIFFERENT FLOORING
1	7. NEW COUNTER TOP
1	8. REMOVE SCRUBS
1	9. NEED WHEEL CHAIR ACCESS ON HARRIS DRIVE
1	10. MORE POLICE PATROL AFTER DARK
3	11. COVERED PARKING AREAS
2	12. PUT IN TABLES AND BBQ PIT WHERE SWINGS ARE
2	13. REDO LAWNS, GRASS, TREES
3	14. GARBAGE DISPOSAL
3	15. DOOR BELL
2	16. BATHROOM CABINET
2	17. EMERGENCY PULL CORD IN KITCHEN
1	18. DISHWASHER
1	19. NEW WINDOWS

Comments of Resident Advisory Board: Review suggestions by Residents and see what improvements can be made.

PHA Response: PHA has reviewed above suggestions and considered the above suggestions. At this time no changes will be made to the annual plan. New cabinets and countertops; sinks and faucets; bathroom cabinets; Ceiling Fans; Window and Screens; More Parking; New Flooring; Disposals; Door Bells; Dishwasher will be considered in our next 5 year plan. The following items will not be considered at this time: More plugs in bedrooms; covered parking areas; emergency pull cords in kitchen. We will look at more shade trees around play area; playground equipment for toddlers; removing shrubs, wheel chair access off Harris Drive; table under the pavilion; redo lawn; and check on more police protection after dark. We are in the process of working on maintenance free siding and concrete work.

ATTACHMENT: "H"

**Voluntary Conversion of Public Housing Developments
Required Initial Assessments**

Certification Procedure: Housing Authority of the City of Alma, AR

As required by 24 CFR part 972-Conversion of Public Housing to Tenant-Based Assistance, we have:

1. Reviewed each developments operation as public housing;
2. Considered the implications of converting the public housing to tenant based assistance; and
3. Concluded that the conversion of the development may be:
 - Appropriate because removal of the development would meet the necessary conditions of voluntary conversion; or
 - Inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion.

Necessary Conditions for voluntary conversion:

- Not be more expensive than continuing to operate the development as public housing;
- Principally benefit the residents of the public housing development to be converted and the community; and
- Not adversely affect the availability of affordable housing in the community.

Development Number	Development Name	Development Exempted?	Exemption Reason	Conversion Appropriate?
AR096 001	Alma Housing Authority	No	N/A	No
AR096 002	Chitwood Apartments	No	N/A	No

The Alma Housing Authority has 92 Dwelling Units:

AR096-001	26 Elderly Units	AR096-001	16 Family Units
AR096-002	18 Elderly Units	AR096-002	32 Family Units
Totals	44 Elderly Units		48 Family Units

The 44 designated elderly units are exempt from this assessment. There are only 48 family units, that are, to be assessed.

Both Developments, AR096-001 and AR096-002, have been reviewed as being operated as public housing versus tenant-based assistance. The Alma Housing Authority certifies it has reviewed each developments operation as public housing and considered the implications of converting the public housing to tenant-based assistance. The Alma Housing Authority has concluded that conversion of either development, AR096-001 or AR096-002, would be in appropriate. It would benefit the residents and the community more by continuing to operate as public housing.

September 21, 2001
 Jackie Taylor
 Executive Director

ATTACHMENT: "H"

Certification Procedure:

Component 10 (B) Voluntary Conversion Initial Assessments

- a) How many of the PHA's developments are subject to the Required Initial Assessments? 2
- b) How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? NONE
- c) How many Assessments were conducted for the PHA's covered developments? 2
- d) Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: NONE

DEVELOPMENT NAME	NUMBER OF UNITS
NONE	NONE

- e) If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. (Initial Assessment Completed)

This information must be provided as a required attachment to the PHA Plan template.

Use of Section 18 Authority to Remove Units from Inventory

Although there is no regulatory provision to carry out a Voluntary Conversion at this time, individuals within the industry have expressed the view that PHAS must have this option available to effectively carry out their portfolio management responsibilities. To meet this need in the absence of final regulations, the Department offers an interim alternative by which voluntary conversion can be accomplished using a disposition application under Section 18. Under this approach, PHAs would complete the analysis described in the Appendix to Part 97 1 -Assessment of the Reasonable Revitalization Potential of Certain

Public Housing Required by Law. In addition to showing that tenant based assistance is less costly than operating the development as public housing, PHAs would also need to meet all of the other requirements of a Section 18 application. Once approved, the PHA could relocate residents using housing vouchers and sell the public housing development. As always, the availability of vouchers will be dependent on the levels of funding provided the Department, and a PHA will need to demonstrate that it has sufficient voucher and relocation resources on-hand to obtain a Section 18 approval. It is imperative to stress that to use this approach, a PHA will have to meet all of the current requirements of a Section 18 disposition application. The Disposition activity will also have to be part of an approved PHA Plan. For additional information regarding Required Initial Assessments for Voluntary Conversion, contact:

HA Plan Resource Desk

Phone: (866) 359-3608

Fax: (301) 652-3635

E-mail: PHAPlan~Help@abtassoc.com

For additional information on disposition, contact: Ainars Rodins, Director of HUD Special Operations Center, (3 12) 886-9754.

Attachment "I"

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF ALMA ARKANSAS	Grant Type and Number Capital Fund Program Grant No: AR37PO96501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
----------------------------------------------------------	----------------------------------------------------------------------------------------------------------------	------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
Performance and Evaluation Report for Period: 09/30/01 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$47,754.00	\$47,754.00		
3	1408 Management Improvements Soft Costs	4,500.00	4,500.00		
	Management Improvements Hard Costs				
4	1410 Administration	\$500.00	\$500.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$7,000.00	\$7,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$86,246.00	\$86,246.00		
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$4,000.00	\$4,000.00		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF ALMA ARKANSAS		Grant Type and Number Capital Fund Program Grant No: AR37PO96501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) Performance and Evaluation Report for Period: 09/30/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$150,000.00	\$150,000.00		
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Attachment A

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	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 (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs 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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	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
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of 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)

Annual Statement/Performance and Evaluation Report ATTACHMENT 'B'
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Alma, Arkansas	Grant Type and Number Capital Fund Program: AR37P096501-01 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
-----------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------	------------------------------

Original Annual Statement (revision no:)
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Performance and Evaluation Report for Period Ending:09/30/02
 Final Performance and Evaluation Report

Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	50,140.00	42,140.00	42,140.00	42,140.00
3	1408 Management Improvements				
4	1410 Administration	500.00	500.00	49.95	49.95
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	6,000.00	6,000.00	5,800.00	1,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement		54,424.00	54,424.00	54,424.00
10	1460 Dwelling Structures	73,700.00	41,110.00	16,110.00	16,110.00
11	1465.1 Dwelling Equipment— Nonexpendable	25,497.00	11,663.00		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	3,000.00	3,000.00	725.07	725.07
14	1485 Demolition				
15	1490 Replacement Reserve				

Annual Statement/Performance and Evaluation Report ATTACHMENT 'B'
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Alma, Arkansas	Grant Type and Number Capital Fund Program: AR37P096501-01 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
-----------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------	------------------------------

Original Annual Statement (revision no:)
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Performance and Evaluation Report for Period Ending:09/30/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	158,837.00	158,837.00	119,249.02	114,449.02
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/Performance and Evaluation Report ATTACHMENT "B"
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Alma, Arkansas		Grant Type and Number Capital Fund Program #:AR37P096501-01 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant:2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	ADVERTISING	1410.19		500.00	500.00			
HA WIDE	OPERATIONS	1406		50,140.00	42,140.00	42,140.00	11,642.00	ONGOING
HA WIDE	ARCHITECT	1430.1		6,000.00	6,000.00	5,800.00	1,000.00	ONGOING
AR 096 001	Replace Damaged sidewalks and parking	1450		0	26,266.00	26,266.00	26,266.00	COMPLETE
AR 096 002	Replace Damaged Sidewalks and parking	1450		0	28,158.00	28,158.00	28,158.00	COMPLETE
	Reallocated \$8,000 from 1406 to 1450	1450						
	Reallocated 33,000 from 1460 to 1450	1450						
	Reallocated 13,424 from 1465.1 to 1450	1450						
AR 096 001	Replace Elderly Storm Doors CFP 2000	1461	26	7,800.00	0			COMPLETE
AR 096 001	Replace Family Storm Doors CFP 2000	1460	16	4,800.00	0			COMPLETE

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

PHA Name: Housing Authority of the City of Alma, Arkansas		Grant Type and Number Capital Fund Program #:AR37P096501-01 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant:2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
AR 096 001	Replace Kitchen Range Hoods	1460	42	9,450.00	7,500.00	7,500.00	7,500.00	COMPLETE
AR 096 001	Replace Elderly Windows	1460	80	25,000.00	25,000.00			ONGOING
AR 096 002	Replace Family Storm Doors CFP 2000	1460	32	9,600.00	0			COMPLETE
AR 096 002	Replace Elderly Storm Doors CFP 2000	1460	36	10,800.00	0			COMPLETE
AR 096 002	Replace Family Kitchen Range Hoods	1460	50	6,250.00	8,610.00	8,610.00	8,610.00	COMPLETE
	Reallocated 33,000 to 1450							
AR 096 002	Cabinets/Ranges/Refrigerators	1465.1		25,497.00	11,663.00			ONGOING
	Reallocated \$410 from 1465 to 1460							
	Reallocated \$13,424 from 1465 to 1450							
	Reallocated \$8,000 from 1406 to 1450							
AR 096 001	Computer/Printer/Software updates	1475		3,000.00	3,000.00	725.07	725.07	ONGOING

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

PHA Name: Housing Authority of the City of Alma, Arkansas		Grant Type and Number Capital Fund Program #:AR37P096501-01 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant:2001			
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quanti ty	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	

Attachment “C”

Capital Fund Program 5-Year Action Plan

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

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
AR 096 002 AR 096 001	PHA WIDE	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Maintenance Free Covering 96-2	60,000.00	10/01/2002
New Kitchen Cabinets/Sinks/Faucets 96-1 Elderly	72,000.00	10/01/2002
New Kitchen Cabinets/Sinks/Faucets 96-2 Family	128,000.00	10/01/2004
Construct New Community Building	95,000.00	10/01/2005
Purchase Land, if necessary \$15,000.00		
Community Building 60,000.00		
Concrete Parking 20,000.00		
No items listed which are projected to cost less than \$25,000.00		
Total estimated cost over next 5 years	355,000.00	

Attachment “D”

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: HOUSING AUTHORITY OF THE CITY OF ALMA ARKANSAS	Grant Type and Number Capital Fund Program Grant No: AR37PO96501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$49,633.00	\$47,333.00		
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	\$500.00	\$500.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$7,000.00	\$7,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	\$20,000.00	20,000.00		
10	1460 Dwelling Structures	\$75,767.00	\$68,905.00		
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures	\$3,100.00	\$3,100.00		
13	1475 Nondwelling Equipment	\$4,000.00	\$4,000.00		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: HOUSING AUTHORITY OF THE CITY OF ALMA ARKANSAS	Grant Type and Number Capital Fund Program Grant No: AR37PO96501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$160,000.00	\$150,838.00		
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF ALMA, ARKANSAS		Grant Type and Number Capital Fund Program Grant No: AR37P096501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
HA WIDE	ADVERTISING	1410.19		\$500.00	\$500.00	0	0	Ongoing
HA WIDE	OPERATIONS	1406		\$49,633.00	\$47,333.00	0	0	Ongoing
HA WIDE	ARCHITECT	1430.1		\$7,000.00	\$7,000.00	0	0	Ongoing
AR 096002	Maintenance Free Siding	1460	50	\$34,000.00	\$34,000.00	0	0	Ongoing
AR 096002	Maintenance Free Siding	1470	1	\$2,000.00	\$2,000.00	0	0	Ongoing
AR 096002	Rain Gutter with Screens	1460	50	\$14,500.00	\$14,500.00	0	0	Ongoing
AR 096002	Rain Gutter with Screens	1470	1	\$1,000.00	\$1,000.00	0	0	Ongoing
AR 096002	Concrete Driveway Work	1450		\$20,000.00	\$20,000.00	0	0	Ongoing
AR 096001	Install Screens in Rain Gutters	1460	42	\$1,700.00	\$1,700.00	0	0	Ongoing
AR 096001	Install Screens in Rain Gutters	1470	1	\$100.00	\$100.00	0	0	Ongoing
AR 096001	Replace Electrical Receptacles/Switches	1460	16	\$6,500.00	\$6,500.00	0	0	Ongoing
AR 096001	Computer/printer/software updates	1475		\$4,000.00	\$4,000.00	0	0	Ongoing
AR 096 001	Cabinets	1460		\$19,067.00	\$12,205.00	0	0	Ongoing
Totals				\$160,000.00	\$150,838.00			

Required Attachment "E": Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: 01/01/2003

C. Name and title of appointing official(s) for governing board: Board of Commissioners

Required Attachment "F": Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

OPIE ISAACS	APARTMENT 2-A	AR096-001
FERN GOLDSBOROUGH	APARTMENT 2-B	AR096-001
NOVELLA SIMPSON	APARTMENT E-18	AR096-002
GOLDIE GREGG	APARTMENT E-16	AR096-002
PATRICIA KIRK	APARTMENT E-02	AR096-002

# TENANTS	CHANGES OR IMPROVEMENTS
1	1. BETTER LIGHTED WALKWAYS
2	2. REPAINT PARKING SPACE LINES
2	3. MORE PARKING
1	4. KEEP PARKING AREA CLEANER
2	5. REPLACE DARK PANELING WITH SOMETHING LIGHTER IN COLOR
1	6. PAINT KITCHEN CABINETS
1	7. PAINT ALL FACINGS
1	8. PAINT FRONT DOOR
3	9. NEW WINDOWS
2	10. GARBAGE DISPOSALS
2	11. VENT A/C & HEAT INTO KITCHEN AREA
2	12. NEW KITCHEN CABINETS
1	13. MORE KITCHEN STORAGE
1	14. HEAVIER OR BETTER DOOR LOCKS
1	15. DOOR BELL
1	16. TUB IN BATHROOM
2	17. CABINETS IN BATHROOM
1	18. HANDICAP TOILETS
1	19. BETTER LIGHTING IN BATHROOM
2	20. CLEAN EXISTING GUTTER MORE OFTEN, NEW GUTTER/SCREENS
2	21. REGULARLY WASH SIDING ON APARTMENTS
1	22. EDGE SIDE WALKS MORE OFTEN AND CUT GRASS LOWER
1	23. REMOVE SCRUBS, BRUSH, TRIM TREES, PLANT FLOWERS, KEEP YARD PICKED UP
1	24. SHELVES IN STORAGE ROOM
1	25. ACCESS TO OUTSIDE WATER OUTLETS
1	26. CEILING FANS
1	27. HA SHOULD FOLLOW UP ON COMPLAINTS
1	28. DUMPSTER NEAR APARTMENTS

Comments of Resident Advisory Board: Review Suggestions made by Residents and see what improvements can be made.

PHA Response: PHA has reviewed above suggestions and considered the above suggestions. At this time no changes will be made to the annual plan. Cabinets/Countertops; New Sinks/Faucets; Better Lighting; Ceiling Fans; More Parking; Replacing Dark Paneling; Garbage Disposals; Door Bells; and Bathroom Cabinets will be considered in our next 5 year plan. Repaint Parking Space Lines, Rain Gutter Screens and New Windows are in the process of being completed. Routine maintenance will be done on wash siding; keeping parking area clean; painting apartments; and lawn care; PHA will see what can be done about another dumpster. Additional items will be given consideration for future plans: More storage, carpet, neighborhood watch and wheel chair ramps, if necessary. Bathtub and Kitchen A/C vent will not be considered at this time. Handicapped toilets can be installed, we need to do a survey to see who would require one. Water Handles are available for outside water access. Doors Locks are sufficient. Complaints are handled on an individual basis when received by the office.

Alma Housing Authority Resident Survey 2002
EAST & SEALS

TENANTS

CHANGES OR IMPROVEMENTS

1

NOTHING

1 SURVEY COMPLETED

Comments of Resident Advisory Board: No suggestions were made by residents and requested PHA to look at Administrative Suggestions in future planning.

PHA Response: PHA will review the Administrative Suggestions in future planning.

Alma Housing Authority Resident Survey 2002

CHITWOOD

# OF TENANT	CHANGES OR IMPROVEMENTS
1	1. MORE SHADED PLACES TO SIT AROUND PLAY GROUND
1	2. PLAY GROUND EQUIPMENT FOR TODDLERS
1	3. MORE PLUGS IN BEDROOM
4	4. MORE PARKING
2	5. CEILING FANS
1	6. DIFFERENT FLOORING
1	7. NEW COUNTER TOP
1	8. REMOVE SCRUBS
1	9. NEED WHEEL CHAIR ACCESS ON HARRIS DRIVE
1	10. MORE POLICE PATROL AFTER DARK
3	11. COVERED PARKING AREAS
2	12. PUT IN TABLES AND BBQ PIT WHERE SWINGS ARE
2	13. REDO LAWNS, GRASS, TREES
3	14. GARBAGE DISPOSAL
3	15. DOOR BELL
2	16. BATHROOM CABINET
2	17. EMERGENCY PULL CORD IN KITCHEN
1	18. DISHWASHER
1	19. NEW WINDOWS

Comments of Resident Advisory Board: Review suggestions by Residents and see what improvements can be made.

PHA Response: PHA has reviewed above suggestions and considered the above suggestions. At this time no changes will be made to the annual plan. New cabinets and countertops; sinks and faucets; bathroom cabinets; Ceiling Fans; Window and Screens; More Parking; New Flooring; Disposals; Door Bells; Dishwasher will be considered in our next 5 year plan. The following items will not be considered at this time: More plugs in bedrooms; covered parking areas; emergency pull cords in kitchen. We will look at more shade trees around play area; playground equipment for toddlers; removing shrubs, wheel chair access off Harris Drive; table under the pavilion; redo lawn; and check on more police protection after dark. We are in the process of working on maintenance free siding and concrete work.

Certification Procedure: Housing Authority of the City of Alma, AR

As required by 24 CFR part 972-Conversion of Public Housing to Tenant-Based Assistance, we have:

1. Reviewed each developments operation as public housing;
2. Considered the implications of converting the public housing to tenant based assistance; and
3. Concluded that the conversion of the development may be:
 - Appropriate because removal of the development would meet the necessary conditions of voluntary conversion; or
 - Inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion.

Necessary Conditions for voluntary conversion:

- Not be more expensive than continuing to operate the development as public housing;
- Principally benefit the residents of the public housing development to be converted and the community; and
- Not adversely affect the availability of affordable housing in the community.

Development Number	Development Name	Development Exempted?	Exemption Reason	Conversion Appropriate?
AR096 001	Alma Housing Authority	No	N/A	No
AR096 002	Chitwood Apartments	No	N/A	No

The Alma Housing Authority has 92 Dwelling Units:

AR096-001	26 Elderly Units	AR096-001	16 Family Units
AR096-002	18 Elderly Units	AR096-002	32 Family Units
Totals	44 Elderly Units		48 Family Units

The 44 designated elderly units are exempt from this assessment.
There are only 48 family units, that are, to be assessed.

Both Developments, AR096-001 and AR096-002, have been reviewed as being operated as public housing versus tenant-based assistance. The Alma Housing Authority certifies it has reviewed each developments operation as public housing and considered the implications of converting the public housing to tenant-based assistance. The Alma Housing Authority has concluded that conversion of either development, AR096-001 or AR096-002, would be in appropriate. It would benefit the residents and the community more by continuing to operate as public housing.

September 21,

2001
Jackie Taylor
Executive Director

ATTACHMENT: "H"

Certification Procedure:

Component 10 (B) Voluntary Conversion Initial Assessments

- a) How many of the PHA's developments are subject to the Required Initial Assessments? 2
- b) How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? NONE
- c) How many Assessments were conducted for the PHA's covered developments? 2
- d) Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: NONE

DEVELOPMENT NAME	NUMBER OF UNITS
NONE	NONE

- e) If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. (Initial Assessment Completed)

This information must be provided as a required attachment to the PHA Plan template.

Use of Section 18 Authority to Remove Units from Inventory

Although there is no regulatory provision to carry out a Voluntary Conversion at this time, individuals within the industry have expressed the view that PHAS must have this option available to effectively carry out their portfolio management responsibilities. To meet this need in the absence of final regulations, the Department offers an interim alternative by which voluntary conversion can be accomplished using a disposition application under Section 18. Under this approach, PHAs would complete the analysis described in the Appendix to Part 97.1 - Assessment of the Reasonable Revitalization Potential of Certain Public Housing Required by Law. In addition to showing that tenant based assistance is less costly than operating the development as public housing, PHAs would also need to meet all of the other requirements of a Section 18 application. Once approved, the PHA could relocate residents using housing vouchers and sell the public housing development. As always, the availability of vouchers will be dependent on the levels of funding provided the Department, and a PHA will need to demonstrate that it has sufficient voucher and relocation resources on-hand to obtain a Section 18 approval. It is imperative to stress that to use this approach, a PHA will have to meet all of the current requirements of a Section 18 disposition application. The Disposition activity will also have to be part of an approved PHA Plan. For additional information regarding Required Initial Assessments for Voluntary Conversion, contact:

HA Plan Resource Desk

Phone: (866) 359-3608

Fax: (301) 652-3635

E-mail: PHAPlan~Help@abtassoc.com

For additional information on disposition, contact: Ainars Rodins, Director of HUD Special Operations Center, (312) 886-9754.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: HOUSING AUTHORITY OF THE CITY OF ALMA ARKANSAS	Grant Type and Number Capital Fund Program Grant No: AR37PO96501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
----------------------------------------------------------	----------------------------------------------------------------------------------------------------------------	------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period: 09/30/01 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$47,754.00	\$47,754.00		
3	1408 Management Improvements Soft Costs	4,500.00	4,500.00		
	Management Improvements Hard Costs				
4	1410 Administration	\$500.00	\$500.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$7,000.00	\$7,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$86,246.00	\$86,246.00		
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$4,000.00	\$4,000.00		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: HOUSING AUTHORITY OF THE CITY OF ALMA ARKANSAS	Grant Type and Number Capital Fund Program Grant No: AR37PO96501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
----------------------------------------------------------	----------------------------------------------------------------------------------------------------------------	------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period: 09/30/01 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$150,000.00	\$150,000.00		
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

