

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

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# PHA Plans

5-Year Plan for Fiscal Years 2005 - 2009  
Streamlined Annual Plan for Fiscal Year 2005

**REVISION 1:** April 5, 2005

**REVISION 2:** May 16, 2005

CDA transmittal: January 10, 2005  
Board Approval: April 4, 2005

**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 North Little Rock, AR

**PHA Number:** AR002

**PHA Fiscal Year Beginning:** 07/01/2005

### Public Access to Information

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

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

### Display Locations For PHA Plans and Supporting Documents

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

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

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[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.
- 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 PHA will apply for vouchers when offered by HUD.*
  - Reduce public housing vacancies: *The PHA goal is 97% occupancy.*
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below):
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score): *FY2003-04: 87%; Goal is to achieve High Performer Status.*
  - Improve voucher management: (SEMAP score): *FY2003-04:100%; Goal is to maintain High Performer Status.*
  - Increase customer satisfaction: *PHAS resident score FY2003-04: 9.3/Max.10.0. Goal is to maintain High Performer Status.*
  - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- Unit Turnaround & Lease-up goal: 30 days*
- Renovate or modernize public housing units: *On-going goal through Annual/5-year Capital Funds.*
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing: *Replacement Housing Funding Factor: FY2003-08. The PHA plans to collect the Replacement Housing Factor Funds over a 5-year period to be expended to expand the availability of accessible units in the community.*
  - Provide replacement vouchers:
  - Other: (list below)
- PHA Goal: Increase assisted housing choices  
Objectives: (2005-09)
- Provide voucher mobility counseling: *The PHA proposes that one-hundred percent of voucher holders will be advised of mobility during briefing or transfer procedures.*
  - Conduct outreach efforts to potential voucher landlords. *The PHA proposes to continue annual landlord meetings and advertise availability in local newspapers plus fliers and follow-up reminders to landlords on program.*
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)  
*Maintain payment standard at 90-100% of FMR to enable PHA to assist as many families as possible and to maintain lease-up rate.*

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

- PHA Goal: Provide an improved living environment  
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements:
    - (1) *The PHA proposes to update unit door locks with security devices and add a card reader system on entrance/exit doors to building; to add additional security devices on gates to parking lots.*
    - (2) *The PHA plans to continue to work with the City officials to continue the three project police substations, even on a limited basis.*
    - (3) *The PHA plans to continue criminal background checks on all applicants applying for public and assisted housing through the Tenant Tracker program.*
  - Designate developments or buildings for particular resident groups

(elderly, persons with disabilities): *The PHA proposes to study the feasibility of designating building(s) or setting aside certain floors in a building(s) to be designated as elderly/disabled.*

- Other: (list below)  
*The PHA proposes to continue its marketing efforts to attract higher income residents and continue to use a portion of the Capital Funds to convert zero-units to one-bedroom units to increase the desirability of the units.*

**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: *The PHA plans to continue the Section 8 FSS program to encourage employment and self sufficiency of the clients. In public housing, it plans to continue the resident initiatives program promoting employment and community services, and work with the Resident Councils to promote these qualities in resident population.*
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)  
*The PHA plans to continue applying for funds to offer supportive services when grant funds are offered.*

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan**  
**PHA Fiscal Year 2005**  
[24 CFR Part 903.12]

**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)**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan (optional)**

[24 CFR Part 903.12 (b), 24 CFR 903.7(r)]

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

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.12(b)]

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

**Table of Contents**

Page #

**Annual Plan**

i. Executive Summary	NA
ii. Table of Contents	
1. Housing Needs	7, 8,9
2. Financial Resources	12, 13
3. Policies on Eligibility, Selection and Admissions	13
4. Rent Determination Policies	21
5. Capital Improvements Needs	24

- 6. Demolition and Disposition 26
- 7. Homeownership 27
- 8. Civil Rights Certifications (included with PHA Plan Certifications)
- 9. Other Information (criteria for significant deviations/substantial modifications, progress in meeting 5-year goals  
28 - 36
- 10. Project Based Voucher Program NA

**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 Attachments:**

- Admissions Policy for Deconcentration - #1
- FY 2005 Capital Fund Program Annual Statement - #2
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

**Optional Attachments:**

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5-Year Action Plan - #3
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) – Included
- 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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	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 of families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
x	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
x	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions
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
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
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing	

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	A&O Policy	
x	Public housing rent determination policies, including the methodology for setting public housing flat rents <input 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 (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
x	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any 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
	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
x	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## 1. Statement of Housing Needs

[24 CFR Part 903.12 (b), 903.7(a)]

### A. 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 checked="" type="checkbox"/> Section 8 tenant-based assistance: 11/30/04			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	165		180
Extremely low income <=30% AMI	143	87%	
Very low income (>30% but <=50% AMI)	22	13%	
Low income (>50% but <80% AMI)	--	--	
Families with children.	102	62%	
Singles	20		
Elderly families	7	4%	
Families with	36	22%	

<b>Housing Needs of Families on the Waiting List</b>			
Disabilities			
Race/ethnicity – B	144	87%	
Race/ethnicity – W	19	12%	
Race/ethnicity/Other	2	1%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? One</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>			
<p>Housing Needs of Families on the Waiting List</p>			

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing: 11/30/04			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	339		340 (131%)
Extremely low income <=30% AMI	242	100%	
Very low income (>30% but <=50% AMI)	41	71%	
Low income (>50% but <80% AMI)	3	7%	
Families with children	286	84%	
Elderly families	53	16%	
Families with Disabilities	9	3%	
Race/ethnicity – W Family	28	8%	
Race/ethnicity – B Family	258	76%	
Race/ethnicity – W Elderly	25	7%	
Race/ethnicity- B Elderly	28	8%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	211	62%	
2 BR	70	21%	
3 BR	46	14%	
4 BR	12	4%	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

**B. Strategy for Addressing Needs**

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

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units

- Seek replacement of public housing units lost to the inventory through mixed 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 assistance.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

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

**2. Statement of Financial Resources**

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

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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
1. <b>Federal Grants (FY 2005 grants)</b>		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
a) Public Housing Operating Fund	1,700,000	PH Operations
b) Public Housing Capital Fund	1,408,000	PH Operations & Capital Expenses
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,989,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2000 Ross Grant – Elderly	9,000	Supportive Services
<b>3. Public Housing Dwelling Rental Income</b>	1,810,000	Operations
<b>Other charges</b>	60,000	Operations
<b>4. Other income (list below)</b>		
Investment Income	40,000	Operations

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>4. Non-federal sources</b> (list below)		
<b>Management Fee</b>	150,000	Mgmt/Other facilities
Operating Reserves	1,600,000	Operations/Reserves
<b>Total resources</b>	12,776,000	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

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

#### **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)

**Families are determined eligible in approximately two weeks of applying for a unit and is re-determined after 90 days on the waiting list. The approximate waiting period for different bedroom sizes may vary from immediate to six months.**

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

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

- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

**(2)Waiting List Organization**

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

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

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

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

**Leasing Office, 2501 Willow Street, North Little Rock, AR.**

**Note: relocating to 1700 N. Vine Street, North Little Rock, AR. June 1, 2005.**

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?

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

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

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

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

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new 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)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 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 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)

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

**(5) Occupancy**

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

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

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

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision

Other (list)

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site-based waiting lists  
If selected, list targeted developments below:

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

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

Other (list policies and developments targeted below)  
**Attachment #1: Policy on Deconcentration and Income Mixing**

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

- Not applicable: results of analysis did not indicate a need for such efforts  
 List (any applicable) developments below:  
**All family developments: AR002001; AR002002; AR002003; AR002004.**

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)  
**Names and addresses of current and/or previous landlords.**

**(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None  
 Federal public housing  
 Federal moderate rehabilitation  
 Federal project-based certificate program  
 Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office  
 Other (list below)

**(3) Search Time**

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

If yes, state circumstances below:

Illness, family emergencies, large family size, whether family has submitted Request for Tenancy Approval, elderly or disabled.

**(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(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:

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)
- 95<sup>th</sup> 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)

**Report any time the family experiences an increase in income.**

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

**Comment: Residents have not taken advantage of this program.**

**(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)

**Section 8 comparable rents and neighborhood comparable rents.**

## **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)  
Budget

## **(2) Minimum Rent**

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

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

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

## **5. Capital Improvement Needs**

[24 CFR Part 903.7 (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.

### **Capital Fund Program**

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? \$\_\_\_\_\_

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

D.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the

PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

E. 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 - 2

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment - 3

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

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

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

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

**6. Demolition and Disposition**

[24 CFR Part 903.7 (h)]

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

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

2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>
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: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:

- a. Actual or projected start date of activity:  
b. Projected end date of activity:

## **7. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 (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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
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 8.)

2. Program Description:

a. Size of Program

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

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

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

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

If yes, list criteria below:

**Homeownership program is tied to the FSS Program.**

## 8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

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

## **9. Additional Information**

[24 CFR Part 903.12 (b), 903.7 (r)]

### **A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

#### **FINAL REPORT FOR FY2000-FY2004**

#### **STATEMENT OF PROGRESS IN MEETING THE 5-YEAR PLAN GOALS AND OBJECTIVES**

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

PHA Goal: Expand the supply of assisted housing (2000-04 Yr. Plan)  
Objectives:

Apply for additional rental vouchers: 350 over 5 years, subject to availability. 1<sup>st</sup> year: 150; 2<sup>nd</sup> year: 50; 3<sup>rd</sup> year: 50; 4<sup>th</sup> year: 50; 5<sup>th</sup> year: 50.

Response: No Section 8 Housing Choice Vouchers were awarded to the PHA in FY2004. The demand for housing in the community continues to be exceedingly high and PHA will continue to apply for more Section 8 vouchers when offered. During FY 2004, when the waiting list was open, the PHA limited applications to 300.

Reduce public housing vacancies: *Strive to maintain 97% occupancy.*

Response: The PHA's eight month cumulative public housing (July 2004-Feb.2005) occupancy rate is 95%. The PHA began its fiscal year with a 95% occupancy rate and eight months later the occupancy rate is 97%. The occupancy goal for FY2005 will remain at 97%.

Other (list below)

1. *Investigate feasibility of forming nonprofit corporation and use either (a) tax credits; (b) issue bonds; or (c) develop partnerships with other housing entities; etc. to create additional housing opportunities: Year 2*
2. *Investigate feasibility of applying to HUD for funds when available to acquire or build public housing units or developments. Year 2 – year 3:*

Response: The PHA continues to find that applicants need assisted housing as evidenced by the Section 8 waiting list, but they do not want to live in public housing. Because of the amount of vacancies in public housing, the PHA has determined there is no need to build additional public housing units at this time.

3. *New Goal FY2003-08: Replacement Housing Factor Funds*

Response: Replacement Housing Factor Funds will be collected for a 5-year period. The monies will then be expended to expand availability of handicapped accessible units in the community.

**PHA Goal: Improve the quality of assisted housing**  
Objectives: (2000-04 Yr. Plan)

Improve public housing management.

Improve voucher management:

Response: The SEMAP score for FY 2003-04 is 100%. The PHA plans to continue its efforts to maintain the high performing score. Voucher lease-up rate for the eight-month period (July 2004-February 2005) averages 97%.

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

a. *Strive to maintain/decrease maintenance turn-around time on apartments: goal: 25. Year 1 - Year 5.*

Response: Maintenance turn-around on apartments: goal 25 days; FY 2003-04: eight -month period averaged 83 days. FY 2004-05: average: 55 days.

b. *Strive to improve lease-up time of apartments: PHMAP Average days: 25; goal: 20. Year 1 through Year 5.*

Response: Lease-up time of apartments: goal 20 days; FY 2003-04: eight-month period averaged 41 days. FY2004-05: average: 28 days.

c. *Establish on-going staff training program; Goal: Year 1 through 5.*

Response: The PHA continues to promote on-the-job staff-training.

d. *Improve availability of financial records; Goal: 1<sup>st</sup> year. Goal accomplished.*

e. *Convert HUD accounting to GAAP accounting; Goal: 1<sup>st</sup> year. Goal accomplished.*

Renovate or modernize public housing units:

- a. *Develop long-range plan with goals for capital funds: Goal: Year 1 through Year 5. Goal accomplished.*
- b. *Investigate feasibility of applying for HOPE VI funds to revitalize a public housing project; Goal: Year 1 and Year 2*

Response: PHA Board is not receptive to the PHA applying for HOPE VI funds at this time due to large outlay of funds for outside consultant to prepare application. PHA will review each year.

Other: (list below)

- a. *Upgrade Project Site Improvements (2-all): Investigate feasibility of applying to City for CDBG funding; Goal: 1<sup>st</sup> year and 2<sup>nd</sup> year.*

Response: City of North Little Rock did purchase new lobby furniture for Campus Towers through CDBG Funds. No other funding forthcoming.

- b. *Propose to form a partnership with the City of North Little Rock. Goal: Year 1- Year 5.*

Response: The City of North Little Rock continues to cooperate with the PHA by lending equipment, performing services such as paving parking lots, waiving electric deposits for residents being transferred by PHA; etc. *Goal accomplished.*

- c. *Use Capital Improvement funds, all projects-5 yr. plan; Goal: Year 1 -Year 5. Goal accomplished.*

**PHA Goal: Increase assisted housing choices**  
Objectives: (2000-04 Yr. Plan)

Provide voucher mobility counseling; Goal *Year 1 - Year 5:*

Response: One hundred percent of voucher holders are advised of mobility during briefing or transfer procedures and all are advised at annual recertification *On-going goal accomplished.*

Conduct outreach efforts to potential voucher landlords:  
*Goals: on-going program, Year 1 - Year 5.*

Response: PHA continues to hold annual landlord meetings. Advertises meeting in local newspaper and follow-up reminders are mailed to all landlords on program. PHA posts notice each time waiting list is open. *On-going goal accomplished*

Increase voucher-payment standards; *Goal: Year 1 through Year 5.*  
*Goal: Propose to compare standards annually with HUD's FMR and increase accordingly.*

Response: The PHA analyzed FMRs to determine percentage of clients paying over 30% of income and will monitor standards according to bedroom sizes and if there is more in certain categories, raise them 110%. *Goal accomplished.*

New goal will be established in FY2005-09 five-year Plan. Future plans will be to review the standards regularly.

Other: (list below)

*Investigate feasibility of voucher homeownership program in Year 2.*

*Goal: to offer program to five participants in Year 3; five participants in Year 4; And five participants in Year 5.*

Response: The PHA has implemented its Homeownership Program plan approved by HUD that is tied to the FSS program. The staff has done outreach, set up mechanics of the program, plan of action for qualifying and contacts with local lending institutions and formed partnerships with the local CDC in the homeownership effort. During FY2002, the PHA amended its goal of 5 homeownerships to 2 homeowners in Year 3-5, for total of 10 homeownerships in five years. During FY2003, one voucher family and 5 voucher family participated in homeownership during FY 2004. Six families have moved into homeownership as of December 2004.

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

PHA Goal: Provide an improved living environment

Objectives: (2000-05 Yr. Plan)

Response: The PHA partnered with a local medical provider to establish a drug/alcohol rehabilitation center within the Eastgate public housing project to provide substance abuse for women with children within the community funded by US Department of Health and Human Services. Twelve set-aside units were renovated for the program. *Goal accomplished.*

Implement public housing security improvements:

Video security improvement equipment was installed in lobbies of high-rises. *Goal accomplished.*

Other: (list below):

a. *Investigate feasibility of marketing public housing units to attract higher-income applicants. Goal: 1<sup>st</sup> year;*

b. *Continue efforts to attract higher-income households.*

*Goal: 2<sup>nd</sup> Year.*

Response: The PHA has marketed units on radio, newspaper, banners on buildings, yard signs and adopted flat rent, as well as takes applications on Saturday mornings. Has marketed units but has not met goals. PHA will continue with efforts to attract applicants including higher income households. *On-*

going goal.

The PHA plans to continue using some of the Capital funds to convert zero bedrooms to one-bedroom units to attract applicants. During FY2003, the PHA converted the last remaining 14 zero-units to 7 one-bedroom units. There are no more zero bedroom units at Heritage House. During FY2004, the PHA converted six zero-units to three one-bedroom handicapped units in the Campus Towers high-rise for the elderly and disabled.

- c. *Investigate feasibility of developing a plan to designate housing for elderly only, and an*
- d. *Alternative plan to house non-elderly persons with disabilities, if all efforts to effect a workable program fails to reconcile both groups of residents, elderly and young disabled. Goal 2<sup>nd</sup> Year:*
- e. *The PHA continues to provide a limited number of alternative single-family standard-housing on scattered sites in the community for low-income (assisted or non-assisted) families; On-going goal Year 1 - Year 5;*
- f. *The PHA continues to manage a non-assisted senior multifamily retirement center; On-going goal Year 1 -Year 5:*

**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: (2000-05 Yr. Plan)

Increase the number and percentage of employed persons in assisted families:  
*Goal: On-going Volunteer FSS Program, Year 1 - Year 5*

Response: Initially, the PHA applied for and received a total of 128 FSS slots. As of December 2004, there were 75 in the program, with 51 that have completed their contract of participation. Twenty have moved into homeownership with no Section 8 assistance and six are using Section 8 homeownership assistance. Seven have begun his or her own business.

Provide or attract supportive services to increase independence for the elderly or families with disabilities.  
*Goal: Year 2. Initiate program of supportive services for independence of persons with disabilities.*

Other: (list below)

a. *Continue with FSS program of supportive services and referrals to improve clients' employability. Goal: Year 1-Year 5.*

Response: Each family continues to receive case management, supportive services and referrals.

- b. *The PHA proposes to apply to HUD annually for continuous funding of service coordinator grant to provide supportive services to residents (1) for assisted families and (2) elderly and families with disabilities.*

Response: The PHA proposes to continue to apply to HUD annually for continuous funding of service coordinator grants for assisted families and for elderly and families with disabilities.

*On-going goal accomplished Year 1 - Year 5.*

- c. *If feasible, continue to manage a Welfare-to-Work (TEA) center managed by the housing authority supported by funding from the State of Arkansas.*

Response: The PHA no longer manages the welfare-to-work center. The state aborted the funding and it closed May 31, 2001. Facility converted to family development center leased to service providers. *Goal accomplished Year 1 - Year 5.*

- d. *Apply to HUD for grant to provide resident service delivery program for its senior population. Goal: Year 1 – 5.*

Response: The PHA has two on-going grants, both for supportive services for the elderly and disabled. ROSS grant applications were submitted but were not funded in FY 2003 and FY2004.

- e. *Continue with the Resident Initiatives Program (FSS) in family public housing to promote self-sufficiency. Goal: Year 1 through Year 5.*

Response: The PHA plans to continue with the resident initiatives programs and the resident community service program in its family public housing developments. The coordinator works with the resident councils on a regular basis to administer the HUD resident participation activities funding to the Resident Advisory Board; and works with all applicants and residents promoting employment or community service.

- f. *Continue with a limited resident stipends program to provide on-the-job training skills by performing miscellaneous jobs for the PHA Goal: Year 1 - Year 5.*

Response: The PHA plans to continue with the resident stipend program to provide on-the-job training skills by performing miscellaneous jobs.

- g. *Continue on-going adult education program and computer training classes for family public housing residents. Goal: Year 1 - Year 5.*

Response: The PHA contracts with a local service provider to continue offering adult education and computer training classes for family public housing residents in the Pine Street family development center.

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives: (2000-05 Yr. Plan)  
Other: (list below)

*a. Monitor, maintain and continue to promote affirmative measures to ensure access to public and assisted housing and provide a suitable living environment for all families living in public and assisted housing, ensure accessible housing to persons with disabilities, all regardless of race, color, religion, national origin, sex, familial status and disability. Goal: Year 1 - Year 5.*

Response: The PHA plans to continue its on-going program of ensuring equal opportunity in housing for all persons. The PHA staff members regularly attend workshops & seminars to learn about latest in efforts of fair housing and equal opportunity. Agency staffs members have attended sign language, Spanish speaking language courses and diversity training.

*b. The PHA continues to use equal housing logo/reference in all advertisements for employment, housing and contracting opportunities.*

**OTHER PHA GOALS AND OBJECTIVES: (LIST BELOW)**

**PHA GOAL: Safety and Crime Prevention\***

*\*The goals in this section were established based on continuous funding on the PHDEP Grant funds from HUD. Grant funding ended March 2004. At this reduced funding level, the PHA must re-evaluate its program and goals for future years.*

- PHA Goal: Promote safety and activities for crime/illegal drug prevention  
Objectives: (2000-04 Plan Year)

- Strive to improve image of public housing through positive press and involvement with community-based organizations.  
Goal: Year 1 through Year 5

Response: The PHA plans to continue to work to improve image of public housing in the community through normal operations. *On-going goal*

Continue surveying residents annually to assess the safety of residents in four family housing developments. Goal: *Year 1 through Year 5*

Response: Technical Assistance Grant to survey residents discontinued by HUD.

Undertake self-defense education for residents and establish neighborhood crime watches in four family housing developments by partnering with local law enforcement. Goal: *Year 1 accomplished.*

Response: The project substation police have tried unsuccessfully for several years to organize a crime watch with no interest from the residents. They do continue to conduct a Karate class for the youth.

Continue to support C.O.P. police substations in three of four family housing developments. Goal: *Year 1 through Year 5*

Response: The PHA plans to work with city officials in an effort to continue the unassisted program even on a limited basis.

Continue applicant criminal background checks.  
Goal: *Year 1 through Year 5*

Response: The PHA has contracted with *Tenant Tracker* to provide criminal background checks on applicants in public and assisted housing.

Continue promoting crime/illegal drug prevention activities.  
Goal: *Year 1 through Year 5.*

Response: Even though the summer and after-school activities program for the youth were very successful in the past, the PHA was forced to discontinue the youth program due to cutback in funds. Now, it relies on community nonprofits to provide after school and summer activities.

## **B. Criteria for Substantial Deviations and Significant Amendments**

### **EXCEPTION TO RULE:**

An exception to the proposed definitions 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.

STATEMENT OF INTENT. The PHA proposes to operate under specific PHA definitions of deviations and amendments/modifications, as follows:

**Capital Funds**

- Delete, delay or reprogram funds from stated work items in the current Annual Statement or 5-Year Action Plan, with fungibility to move work items forward, or backward in the 5-Year Plan.
- Include emergency work items, without public review, from Capital Funds in the current Annual Statement or 5-Year Action Plan.
- Reprogram excess Capital Funds in the current Annual Statement or 5-Year Action Plan to add non-emergency but necessary work items for the viability of the building structures and/or well-being of the residents to prevent loss of funds.

**Admissions Policies**

- Necessary changes to rent or admissions policies after required notices to the residents and HUD approval;
- Minor modifications to Section 8 homeownership program that would conflict with administration of program or would be a detriment to the participants in the program.
- Special conversion activities unknown at time of preparation of plan but approved by HUD.

**C. Other Information**

[24 CFR Part 903.13]

**A.1 List Resident Advisory Board Members**

**Public Housing**

Jack Hill, Heritage House  
Julious Dryer, Heritage House  
Dora Bolden, Willow House  
Rosie Sanders, Willow House  
Marquerite Beardon, Bowker  
Billie Bridges, Bowker  
Mittie Dangerfield, Campus Towers  
Jesse Evans, Campus Towers  
Tequila Orange, Eastgate Terrace  
Carolyn Cummings, Eastgate Terrace  
Adrienne King, Silver City Courts  
Angela Jones, Silver City Courts  
Paulette Nowden, Windemere Hills

**Section 8**

Janice Green  
4821 Alpha; NLR, AR  
  
Georgette Henry  
5200 Summertree, Apt B-11; NLR, AR  
  
Fred Johnson  
2903 E. Washington, Apt 1; NLR, AR  
  
Sharon Patterson  
1201 W. 18<sup>th</sup> St; NLR, AR  
  
Vanessa Tensley

Lorene Danley, Hemlock Courts  
Natarsha Martin, Hemlock Courts  
Ruthie Smith, Eastgate Terrace

621 Donovan Briley; Apt. E; NLR, AR

Shelia Tolbert  
501 W. 50<sup>th</sup>; NLR, AR

Bobbie Waller  
617 N. Maple; Apt. 105; NLR, AR

## A.2 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:

- **Heritage House: Provide lock cards; additional seating outside front of building; handicap push button back door at Heritage; more use of community room in the evenings; good plan.**
- **Campus Towers: Work on garden space; more pest control; control water riser leaks;**
- **Bowker Apts: Replace blinds with drapes; re-glaze sinks; lower doors in cabinets, increase volume of fire alarm; problem with dogs and a place for them to go; unauthorized people living there.**
- **Silver City: Additional clothesline strands or a place for a dryer; more lighting on porches; better drainage to prevent standing water on grounds.**
- **Willow House: Convert zero bedroom apartments to one-bedroom apartments; provide handicap push button doors on first floor; provide emergency call light system in bedrooms in addition to one in bathroom;**
- **Hemlock Courts: Outside breaker boxes need more security; working pole lights; repair settling damage to units; better drainage to prevent flooding units.**

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

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

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

## B. Description of Election Process for Residents on the PHA Board

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

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: (provide name here) **North Little Rock Community Development Agency**
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)
- Other: (list below)

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

**10. Project-Based Voucher Program (if applicable)**

If the PHA plans to use the project-based voucher program, provide a statement of the projected number of project-based units and general locations, and how project basing would be consistent with its PHA Plan.

## **Attachments**

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

### **Attachment #1: DECONCENTRATION AND INCOME MIXING**

**Analysis revealed that all incomes of applicants and residents are below the median family income limit for the MSA. The PHA adopted a system of income targeting ranges that would provide for de-concentration of poverty and income mixing in its developments and to avoid concentrations of the most economically deprived families with serious social problems. The PHA will continue to monitor the average incomes of all families and make adjustments for a family whose income falls within the 50% or 80% of median income for this MSA. No action is needed at this time. To date, the PHA has not been successful in attracting higher income residents to apply for public housing.**

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Housing Authority of the City of North Little Rock, AR, P. O. Box 516, North Little Rock, AR 72115</b>		<b>Grant Type and Number Capital Fund Program Grant No: AR37P00250105 Replacement Housing Factor Grant No:</b>			<b>Federal FY of Grant: 2005</b>
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <b>Revised Annual Statement (revision no): \$1,429,297 Average from 2003</b>					
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b> <b>and 2004 CFP</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	100,000			
3	1408 Management Improvements	75,000			
4	1410 Administration	100,000			
5	1411 Audit	1,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	172,000			
10	1460 Dwelling Structures	787,500			
11	1465.1 Dwelling Equipment—Nonexpendable	93,797			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	31,000			
14	1485 Demolition				

<b>Annual Statement/Performance and Evaluation Report</b>					
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<b>PHA Name: Housing Authority of the City of North Little Rock, AR, P. O. Box 516, North Little Rock, AR 72115</b>		<b>Grant Type and Number Capital Fund Program Grant No: AR37P00250105 Replacement Housing Factor Grant No:</b>			<b>Federal FY of Grant: 2005</b>
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <b>Revised Annual Statement (revision no:)</b> \$1,429,297 <b>Average from 2003</b>					
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b> <b>and 2004 CFP</b>					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	19,000			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,429,297			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: North Little Rock Housing Authority, P. O. Box 516, North Little Rock, AR 72115			Grant Type and Number Capital Fund Program Grant No: AR37P00250105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AR2ALL	Operations	1406		100,000				
AR2ALL	Management Improvements	1408		75,000				
AR2ALL	Administration of Capital Fund	1410		100,000				
AR2ALL	Capital Fund Portion of Audit Cost	1411		1,000				
AR2ALL	A&E Fees and Costs	1430		50,000				
AR2ALL	Lawn Sprinkler Systems	1450		25,000				
AR2ALL	Landscaping	1450		25,000				
AR2ALL	Infrastructure	1450		50,000				
AR002002 Hemlock Courts	Sidewalks/Parking	1450		15,000				
AR002002 Hemlock Courts	Backflow Preventer	1450		10,000				
AR002004 Windemere Hills	Backflow Preventer	1450		15,000				
AR002007	Upgrade Exterior Lighting	1450		5,000				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
<b>PHA Name: North Little Rock Housing Authority,</b> <b>P. O. Box 516, North Little Rock, AR 72115</b>			<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>AR37P00250105</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Willow House								
AR002007 Willow House	Security Gate	1450		12,000				
AR002011 S.W. Bowker	Security Gate	1450		15,000				
AR002001 Silver City Courts	Paint Exterior	1460		70,000				
AR002001 Silver City Courts	Exterior Plumbing	1460		10,000				
AR002001 Silver City Courts	Ventahoods	1460		2,500				
AR002001 Silver City Courts	Reglaze Bathtubs	1460		5,000				
AR002001 Silver City	Stainless Steel Sinks	1460		2,500				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
<b>PHA Name: North Little Rock Housing Authority,</b> <b>P. O. Box 516, North Little Rock, AR 72115</b>			<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>AR37P00250105</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Courts								
AR002002 Hemlock Courts	Mechanical/Structural	1460		10,000				
AR002003 Eastgate Terrace	Interior Renovations	1460		73,000				
AR002003 Eastgate Terrace	Electrical Update (In Phases)	1460		50,000				
AR002003 Eastgate Terrace	Bathroom Renovations	1460		60,000				
AR002004 Windemere Hills	Exterior Plumbing	1460		10,000				
AR002004 Windemere Hills	Handicapped Accessible	1460		20,000				
AR002004	Reglaze bathtubs	1460		5,000				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
<b>PHA Name: North Little Rock Housing Authority,</b> <b>P. O. Box 516, North Little Rock, AR 72115</b>			<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>AR37P00250105</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Windemere Hills								
AR002005 Heritage House	Renovate Chapel	1460		5,000				
AR002005 Heritage House	Clean/paint handrails/paint ext. columns/ Interior Doors	1460		50,500				
AR002005 Heritage House	Public Bathroom Renovations	1460		2,000				
AR002005 Heritage House	Door w/handicap push button	1460		4,000				
AR002006 Campus Towers	Convert zero bedrooms w/abatement	1460		100,000				
AR002006 Campus Towers	Renovations Community Room/Lobby	1460		20,000				
AR002006 Campus Towers	Exterior – paint columns/handrails	1460		15,000				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
<b>PHA Name: North Little Rock Housing Authority,</b> <b>P. O. Box 516, North Little Rock, AR 72115</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>AR37P00250105</b> Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AR002006 Campus Towers	Elevator Upgrade	1460		60,000				
AR002007 Willow House	Rekey to one master/Card Reader	1460		20,000				
AR002007 Willow House	New sliding rear door w/handicapped button	1460		4,000				
AR002007 Willow House	A/C Compressor	1460		10,000				
AR002007 Willow House	Bathroom Renovations/Public Bathroom	1460		60,000				
AR002011 S.W. Bowker	Card Reader/Locks	1460		20,000				
AR002011 S.W. Bowker	Public Bathroom Renovations	1460		2,000				
AR002011 S.W. Bowker	Upgrade Interior Lighting	1460		10,000				
AR002011 S. W. Bowker	Upgrade Exterior Lighting	1460		2,000				
AR002011	Upgrade Boilers	1460		20,000				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
<b>PHA Name: North Little Rock Housing Authority,</b> <b>P. O. Box 516, North Little Rock, AR 72115</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>AR37P00250105</b> Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
S.W. Bowker								
AR002011 S.W. Bowker	Replace cabinet doors in kitchen – 74 Apts.	1460		15,000				
AR2ALL	Repair/Replace Roofing	1460		25,000				
AR2ALL	Water Heaters	1460		5,000				
AR2ALL	Apartments requiring extraordinary maintenance/asbestos abatement/mold/mildew	1460		20,000				
AR2ALL	Heat/Air	1465.1		40,000				
AR2ALL	Refrigerators	1465.1		30,797				
AR2ALL	Electric Ranges	1465.1		8,000				
AR2ALL	Gas Ranges	1465.1		15,000				
AR2ALL	Computer Hardware/Software	1475		25,000				
AR002007 Willow House	Two Moving Carts	1475		1,000				
AR2ALL	Miscellaneous Office Equipment	1475		5,000				
Contingency		1502		19,000				

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of North Little Rock, P. O. Box 516, North Little Rock, AR 72115			Grant Type and Number Capital Fund Program No: <b>AR37P00250105</b> Replacement Housing Factor No:			Federal FY of Grant: <b>2005</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Management Improvements	12/31/06						
Administrative Costs	12/31/06						
Audit Costs	12/31/06						
A & E	12/21/06						
AR002001 Silver City	12/31/06						
AR002002 Hemlock Courts	12/31/06						
AR002003 Eastgate Terrace	12/31/06						
AR002004 Windemere Hills	12/31/06						
AR002005 Heritage House	12/31/06						
AR002006 Campus Towers	12/31/06						
AR002007 Willow House	12/31/06						

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of North Little Rock, P. O. Box 516, North Little Rock, AR 72115		Grant Type and Number Capital Fund Program No: <b>AR37P00250105</b> Replacement Housing Factor No:				Federal FY of Grant: <b>2005</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AR002011 S. W. Bowker	12/31/06						
AR2ALL	12/31/06						

**Capital Fund Program Five-Year Action Plan**  
Part I: Summary

PHA Name		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> Revision No:			
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
<i>AR002001 Silver City</i>	Annual Statement	85,000	40,000	70,000	10,000
AR002002 Hemlock Courts		25,000	80,000	25,000	25,000

AR002003 Eastgate Terrace		95,000	182,000	232,000	100,000
<b>AR002004</b> <b>Windemere Hills</b>		25,000	25,000	15,000	-0-
AR002005 Heritage House		40,000	15,000	55,000	75,000
AR002006 Campus Towers		43,000	36,000	2,000	80,000
AR002007 Willow House		62,000	190,000	62,000	200,000
AR002011 S. W. Bowker		200,000	25,000	36,500	95,000
AR2ALL Dwelling Eq.		212,000	168,000	95,000	85,000
AR2ALL Site Improv.		20,000	20,000	80,000	75,000
AR2ALL Dwelling Str.		100,000	100,000	185,000	170,000
Operations		100,000	125,000	150,000	100,000
AR2ALL Mgm. Imp.		45,797	54,297	45,000	45,000
AR2ALL Admin.		100,000	100,000	100,000	100,000
AR2ALL Audit Costs		1,500	1,500	1,500	1,500
AR2ALL A/E Fees		40,000	40,000	45,000	45,000
AR2ALL HA- Wide Nondwelling Equip.		125,000	117,500	120,000	113,000
Contingency		110,000	110,000	110,297	109,797

CFP Funds Listed for 5-year planning		1,429,297	1,429,297	1,429,297	1,429,297
Replacement Housing Factor Funds		13,439	13,439	13,439	13,439

Capital Fund Program Five-Year Action Plan

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>3</u> FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	<b>AR002001 Silver City</b>	Replace Cabinets Stainless Steel Sinks Re-glaze bathtubs Backflow preventer door latches/lockable windows Resurface parking Replace closet doors	10,000 2,500 5,000 17,500 10,000 25,000 <u>15,000</u> <b>85,000</b>	AR002001 Silver City     <b>Sub Total</b>	Re-glaze bathtubs Replace Cabinets Resurface Parking	5,000 10,000 <u>25,000</u> <b>40,000</b>
<b>Annual</b>	AR002002 Hemlock Courts <b>Sub Total</b>	Mechanical/Structural	<u>25,000</u> <b>25,000</b>	<b>AR002002 Hemlock Courts</b> Sub Total	Bathtub Surrounds (15) Remodel 103-112	5,000 <u>75,000</u> <b>80,000</b>
<b>Statement</b>	<b>AR002003 Eastgate Terrace</b> <b>Sub Total</b>	Showers Electrical update phases Fence/brick work/gate	35,000 50,000 <u>10,000</u> <b>95,000</b>	<b>AR002003 Eastgate Terrace</b>     Sub Total	Remodel Showers Electrical update phases Closet Doors Re-glaze tubs	12,000 100,000 20,000 <u>50,000</u> <b>182,000</b>
	<b>AR002004 Windemere Hills</b> <b>Sub Total</b>	Re-glaze bathtubs Plumbing Kitchen Cabinets Bathroom Cabinets	5,000 10,000 5,000 <u>5,000</u> <b>25,000</b>	<b>AR002004 Windemere Hills</b>    Sub Total	Re-glaze bathtubs Repair door latches lockable windows Closet Doors	5,000 15,000 <u>5,000</u> <b>25,000</b>

AR002005 Heritage House	Upgrade lighting ext. Rekey to one master/ card reader Security gate parking Parking lot renovations	5,000  10,000 15,000 <u>10,000</u> <b>40,000</b>	<b>AR002005 Heritage House Sub Total</b>	Ceiling tile lobby Ceiling Fans	10,000 <u>5,000</u> <b>15,000</b>
AR002006 Campus Towers	Sidewalks/resurface parking lot Window blinds Clean/paint handrails	20,000  13,000 <u>10,000</u> <b>43,000</b>	AR002006 Campus Towers	Paint/wallpaper Interior Replace 12 sinks/cabinets Security Equipment Ceiling Fans	20,000  6,000 5,000 <u>5,000</u> <b>36,000</b>
AR002007 Willow House	Bathroom Renovations Upgrade elevator A/C	60,000 <u>2,000</u> <b>62,000</b>	<b>AR002007 Willow House</b>	Conversion zero bedrooms and abatement Balcony ramp Repair tracks balcony door Ceiling Fans	170,000  5,000 10,000 <u>5,000</u> <b>190,000</b>
AR002011 S.W. Bowker Apts.	Emergency generator Renov. common areas/furniture/window cov./C.R./tables/chairs	150,000  <u>50,000</u> <b>200,000</b>	AR002001 S.W. Bowker	Ceiling Fans/apt/CR Bathroom sink/sewer drains	10,000  <u>15,000</u> <b>25,000</b>

AR2ALL	Gas Ranges	15,000	AR2ALL	Gas Ranges	15,000
AR2ALL	Refrigerators	31,000	AR2ALL	Refrigerators	32,000
AR2ALL	Heat/Air	156,000	AR2ALL	Heat/Air	111,000
AR2ALL	Electric Ranges	10,000	AR2ALL	Electric Ranges	10,000
AR2ALL	Water Heaters	<u>5,000</u>	AR2ALL	Water Heaters	<u>5,000</u>
Sub Total		<b>217,000</b>	Sub Total		<b>173,000</b>
AR2ALL	Landscaping	<b>20,000</b>	AR2ALL	Landscape	<b>20,000</b>
AR2ALL	Replace/repair roofing	<b>20,000</b>	AR2ALL	Repair/replace roofing	<b>20,000</b>
AR2ALL	Apts.Extraordinary Mainten./mold/mildew	<b>25,000</b>	AR2ALL	Apts. Extraordinary Mainten./Mold/Mildew	<b>25,000</b>
AR2ALL	Extra Ordinary Maint.	<b>50,000</b>		Extra Ordinary Maint.	<b>50,000</b>
AR2ALL	Operations	<b>100,000</b>	AR2ALL	Operations	<b>125,000</b>
AR2ALL	Management Improv.	<b>45,797</b>	AR2ALL	Management Improv.	<b>54,297</b>
AR2ALL	Administration	<b>100,000</b>	AR2ALL	Administration	<b>100,000</b>
AR2ALL	Audit Costs	<b>1,500</b>	AR2ALL	Audit Costs	<b>1,500</b>
AR2ALL	A&E Fees & Costs	<b>40,000</b>	AR2ALL	A&E Fees & Costs	<b>40,000</b>
AR2ALL HA-Wide Nondwelling Structures & Equipment	Dump truck	40,000	AR2ALL HA-Wide Nondwelling Structures & Equipment	Pickup truck/golf carts	40,000
	Computer Update	25,000		Computer update	35,000
	H/S	25,000		Hardware/software	12,500
	Maintenance	20,000		Buffers	25,000
	Equipment	10,000		Addition to Warehouse	<u>5,000</u>
	Office Equipment	<u>5,000</u>		Security Equipment	<b>117,500</b>
Sub Total	Radio Repeater	<b>125,000</b>	Sub Total		
Contingency	Security Equipment		Contingency		<b>110,000</b>
Total CFP Estimated Cost		<b>\$1,429,297</b>			<b>\$1,429,297</b>
<b>Year 2</b>					<b>Year 3</b>

Capital Fund Program Five-Year Action Plan

**Part II: Supporting Pages—Work Activities**

Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>AR002001 Silver City</i>	Re-glaze bathtubs Resurface Parking Replace Cabinets	10,000 30,000 <u>30,000</u> <b>70,000</b>	<i>AR002001 Silver City</i>	Replace cabinets	<b>10,000</b>
Sub Total			Sub Total		
AR002002 Hemlock Courts	Mechanical/Structural	25,000	AR002002 Hemlock Courts	Resurface Parking	<u>25,000</u>
Sub Total		<b>25,000</b>	Sub Total		<b>25,000</b>
<b>AR002003 Eastgate Terrace</b>	Insulated Windows Electrical update phases New tile/spongy floors Replace vanities	90,000 100,000 32,000 <u>10,000</u> <b>232,000</b>	<i>AR002003 Eastgate Terrace</i>	Resurface Parking	<u>100,000</u>
Sub Total			Sub Total		<b>100,000</b>
AR002004 Windemere Hills	Re-glaze bathtubs Replace closet doors	5,000 <u>10,000</u> <b>15,000</b>	AR002004 Windemere Hills		
Sub Total			Sub Total		
AR002005 Heritage House	Repair/replace garbage chute doors A/C Condenser	5,000 <u>50,000</u> <b>55,000</b>	AR002005 Heritage House	Retile C.R. Shower pans Locks all apartments Retile 20 2-bedroomapt. Fitness Equipment Distribution panel	5,000 10,000 15,000 20,000 10,000 <u>15,000</u> <b>75,000</b>
Sub Total			Sub Total		

AR002006 Campus Towers Sub Total	Repair/replace garbage chute doors	<u>2,000</u> <b>2,000</b>	AR002006 Campus Towers Sub Total	Generator Window replacements	77,500 <u>2,500</u> <b>80,000</b>
AR002007 Willow House Sub Total	Repair/replace garbage chute doors Bathroom Renovations	2,000 <u>60,000</u> <b>62,000</b>	AR002007 Willow House Sub Total	A/C Chiller Parking Lot Renovations	100,000 <u>100,000</u> <b>200,000</b>
AR002011 S.W. Bowker Apts. Sub Total	Repair/replace garbage chute doors Flag Pole Sink/sewer drainsphases	5,000 1,500 <u>30,000</u> <b>36,500</b>	AR002011 S.W. Bowker Apts. Sub Total	Bathroom update common areas Replace window coverings all apartments Carpet hallways	5,000 30,000 <u>60,000</u> <b>95,000</b>
AR2ALL AR2ALL AR2ALL AR2ALL AR2ALL Sub Total	Gas Ranges Refrigerators Heat/Air Electric Ranges Water Heaters	15,000 35,000 25,000 10,000 <u>10,000</u> <b>95,000</b>	AR2ALL AR2ALL AR2ALL AR2ALL AR2ALL Sub Total	Gas Ranges Refrigerators Heat/Air Electric Ranges Water heaters	15,000 35,000 25,000 10,000 <u>10,000</u> <b>95,000</b>
AR2ALL	Landscaping	<b>25,000</b>	AR2ALL	Landscaping	<b>25,000</b>
AR2ALL	Repair/replace roofing	<b>20,000</b>	AR2ALL	Repair/replace roofing	<b>20,000</b>
AR2ALL	Energy Efficiency	<b>75,000</b>	AR2ALL	Energy Efficiency	<b>50,000</b>
AR2ALL	Apts.Extraordinary mainten./Mold/Mildew	<b>40,000</b>	AR2ALL	Apts. Extraordinary mainten./Mold/Mildew	<b>40,000</b>
AR2ALL	Extra Ordinary Maint.	<b>50,000</b>	AR2ALL	Extra Ordinary Maint.	<b>50,000</b>
AR2ALL	Site work repairs concrete, sewer	<b>55,000</b>	AR2ALL	Site work repairs concrete, sewer	<b>50,000</b>
AR2ALL	Operations	<b>150,000</b>	AR2ALL	Operations	<b>100,000</b>

AR2ALL	Management Improv.	<b>45,000</b>	AR2ALL	Management Improv.	<b>45,000</b>
AR2ALL	Adminstration	<b>100,000</b>	AR2ALL	Administration	<b>100,000</b>
AR2ALL	Audit Costs	<b>1,500</b>	AR2ALL	Audit Costs	<b>1,500</b>
AR2ALL	A&E Fees & Costs	<b>45,000</b>	AR2ALL	A&E Fees & Costs	<b>45,000</b>
AR2ALL HA Wide Nondwelling Structures & Equipment	Carpenter Shop and maintenance equip. tools, a/c repairs, edgers mowers, etc	25,000	<i>AR2ALL HA-Wide Nondwelling Structures &amp; Equipment</i>	Tractor Maintenance Equipment Office Equipment Computer Update H/S	15,000 20,000 25,000 40,000 8,000 <u>5,000</u>
Sub Total	Office Equipment Computer update H/S Addition to Central Office Security Equipment	20,000 45,000 25,000 <u>5,000</u> <b>120,000</b>	Sub Total	Ditch Witch Security Equipment	<b>113,000</b>
Contingency		<b>110,297</b>	Contingency		<b>109,797</b>
Total CFP Estimated Cost <b>Year 4</b>		<b>\$1,429,297</b>			<b>\$1,429,297</b> <b>Year 5</b>

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Housing Authority of the City of North Little Rock, AR, P. O. Box 516, North Little Rock, AR 72115</b>		<b>Grant Type and Number Capital Fund Program Grant No: AR37P00250104 Replacement Housing Factor Grant No:</b>			<b>Federal FY of Grant: 2004</b>
<b>Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (Revision No.)</b>					
<b><input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report for Period Ending:</b>					
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised (1)</b>	<b>Obligated</b>	<b>Expended</b>
				<b>NOTHING OBLIGATED – NOTHING EXPENDED</b>	
1	Total non-CFP Funds				
2	1406 Operations	150,000			
3	1408 Management Improvements	25,000			
4	1410 Administration	100,000			
5	1411 Audit	1,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	20,500			
10	1460 Dwelling Structures	661,000			
11	1465.1 Dwelling Equipment— Nonexpendable	299,500			
12	1470 Nondwelling Structures	6,000			
13	1475 Nondwelling Equipment	25,000			
14	1485 Demolition				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of North Little Rock, AR, P. O. Box 516, North Little Rock, AR 72115		Grant Type and Number Capital Fund Program Grant No: AR37P00250104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (Revision No.)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report for Period Ending:					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised (1)	Obligated	Expended
				NOTHING OBLIGATED – NOTHING EXPENDED	
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	94,797			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,407,797		NOTHING OBLIGATED	NOTHING EXPENDED
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: North Little Rock Housing Authority, P. O. Box 516, North Little Rock, AR 72115			Grant Type and Number Capital Fund Program Grant No: AR37P00250104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
AR2ALL	Operations	1406		150,000				
AR2ALL	Management Improvements	1408		25,000				
AR2ALL	Administration of Capital Fund	1410		100,000				
AR2ALL	Capital Fund Portion of Audit Cost	1411		1,000				
AR2ALL	A&E Fees and Costs	1430		25,000				
AR002005 Heritage House	Backflow Preventer	1450		3,000				
AR2ALL	Backflow Preventer - Warehouse	1450		2,500				
AR2ALL	Landscape	1450		15,000				
AR002001 Silver City	Electrical Renovations	1460		500,000				
AR002003 Eastgate Terrace	Electrical Upgrade (phases)	1460		50,000				
AR002003 Eastgate Terrace	Showers	1460		12,000				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
<b>PHA Name: North Little Rock Housing Authority,</b> <b>P. O. Box 516, North Little Rock, AR 72115</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>AR37P00250104</b> Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> <b>2004</b>		
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 (1)	Funds Obligated	Funds Expended	
AR002006 Campus Towers	Security Screen Doors	1460	75	25,000				
AR002006 Campus Towers	Exit door upgrade/alarm	1460		6,000				
AR002007 Willow House	Paint/Wallpaper common areas	1460		25,000				
AR002007 Willow House	Upgrade bathrooms common area 1 <sup>st</sup> floor	1460		3,000				
AR002007 Willow House	Replace ceiling tiles 1 <sup>st</sup> floor	1460		10,000				
AR002003 Willow House	Drapes	1460		5,000				
AR2ALL	Water Heaters	1460		5,000				
AR2ALL	Apartments requiring extraordinary maintenance/asbestos abatement	1460		20,000				
AR2ALL	Heat/Air	1465.1		246,000				
AR2ALL	Refrigerators	1465.1	100	30,500				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
<b>PHA Name: North Little Rock Housing Authority,</b> <b>P. O. Box 516, North Little Rock, AR 72115</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>AR37P00250104</b> Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> <b>2004</b>		
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 (1)	Funds Obligated	Funds Expended	
AR2ALL	Electric Ranges	1465.1	30	8,000				
AR2ALL	Gas Ranges	1465.1	50	15,000				
AR002002 Hemlock Courts	Carpet - Office	1470		1,000				
AR2ALL	Central Office Exterior Repairs	1470		5,000				
AR2ALL	Computer Hardware/Software	1475		25,000				
Contingency		1502		94,797				

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Housing Authority of the City of North Little Rock, AR, P. O. Box 516, North Little Rock, AR 72115		Grant Type and Number Capital Fund Program Grant No: AR37P00250103 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies		Revised Annual Statement (Revision No.) <b>6</b>			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised (6)	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	239,161	239,161	239,161	239,161
3	1408 Management Improvements	75,000	75,000	75,000	56,455
4	1410 Administration	100,000	52,864	52,864	17,334
5	1411 Audit	975	975	975	
6	1415 Liquidated Damages				
7	1430 Fees and Costs	-0-			
8	1440 Site Acquisition				
9	1450 Site Improvement	46,184	84,554	84,554	58,174
10	1460 Dwelling Structures	504,097	540,521	540,521	430,242
11	1465.1 Dwelling Equipment—Nonexpendable	63,105	110,573	110,573	78,403
12	1470 Nondwelling Structures	5,733	10,755	10,755	9,495
13	1475 Nondwelling Equipment	76,168	81,403	81,403	81,403
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	85,383	-0-		
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,195,806	1,195,806	1,195,806	970,667
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				



**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Housing Authority of the City of North Little Rock, AR, P. O. Box 516, North Little Rock, AR 72115		Grant Type and Number Capital Fund Program Grant No: <b>Replacement Housing Factor Grant No: AR37R00250104</b>			Federal FY of Grant: <b>2004</b>
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no					
<b>X</b> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities (Replacement Housing Factor)	13,439		<b>Nothing Obligated</b>	<b>Nothing Expended</b>
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

