

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

PHA Plans

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

Trumann Housing Authority

**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: Trumann Housing Authority

PHA Number: AR034

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

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:
 - Reduce public housing vacancies:
 - 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)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

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

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

- PHA Goal: Provide an improved living environment
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - 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:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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:
- 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)

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)

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

The PHA Agency Plan is a comprehensive guide to the Trumann Housing Authority's policies, programs, operations and strategies for meeting housing needs and goals in Trumann, Arkansas. There are two parts to the PHA Plan: the Five-Year Plan, which each PHA submits to HUD once every fifth PHA fiscal year, and the Annual Plan, which is submitted to HUD every year. It is through the Annual Plan that a PHA receives funding through the Capital Fund Program (CFP). This document represents the Trumann Housing Authority's FY2005 Agency Plan Annual Update.

During the Agency Plan process the Authority has updated the Flat Rents to meet current rental market rates. The complete Flat Rent Study is on file at the Authority's office.

A complete listing of the information provided in the Agency Plan Annual Update is provided on the following page in the Table of Contents.

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Attachment A.** Deconcentration Analysis
- FY 2005 Capital Fund Program Annual Statement (**ar034a01**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Attachment B.** Statement of Progress for 5-Year Plan
- Attachment C.** Resident Membership of the PHA Governing Board
- Attachment D.** Membership of the Resident Advisory Board
- Attachment E.** Resident Service and Satisfaction Survey Follow Up Plan
- Attachment F.** Criteria for Substantial Deviation and Significant Amendments
- Attachment G.** Pet Policy
- Attachment H.** Community Service Policy
- AR37P03450203 CFP Performance and Evaluation Report (**ar034b01**)
- AR37P03450103 CFP Performance and Evaluation Report (**ar034c01**)
- AR37P03450102 CFP Performance and Evaluation Report (**ar034d01**)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005-2009 Capital Fund Program 5 Year Action Plan (**ar034a01**)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	563	4	4	3	3	3	3
Income >30% but <=50% of AMI	359	4	4	4	3	3	3
Income >50% but <80% of AMI	275	4	3	5	3	3	3
Elderly	296	4	3	4	4	2	3
Families with Disabilities	N/A	3	3	3	5	2	3
Black	181	3	3	3	3	3	3
White	1,066	3	3	3	3	3	3
Hispanic	2	3	3	3	3	3	3

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

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset CHAS Table included in Consolidated Plan for the State
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	94		124
Extremely low income (<=30% AMI)	12	13%	
Very low income (>30% but <=50% AMI)	47	50%	
Low income (>50% but <80% AMI)	35	37%	
Families with children	64	68%	
Elderly families	12	13%	
Families with Disabilities	6	6%	
Black	13	14%	
White	81	86%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	8	9%	13
1 BR	27	29%	41
2 BR	31	33%	36
3 BR	26	28%	25
4 BR	2	1%	7
5 BR	0	0%	2
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			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<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	479		100
Extremely low income (<=30% AMI)	393	82%	
Very low income (>30% but <=50% AMI)	86	18%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	346	72%	
Elderly families	133	28%	
Families with Disabilities	124	26%	
Black	96	20%	
White	383	80%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	n/a	n/a	n/a
1 BR	n/a	n/a	n/a
2 BR	n/a	n/a	n/a
3 BR	n/a	n/a	n/a
4 BR	n/a	n/a	n/a
5 BR	n/a	n/a	n/a
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			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Need: Specific Family Types: Families 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)

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

Need: Specific Family Types: 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)

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

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)

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

Need: Specific Family Types: 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 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	\$722,405	
b) Public Housing Capital Fund	\$610,266	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$591,981	
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		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY2003 Capital Fund Program	\$131,860	Capital Improvements
Section 8 Operating Reserves	\$134,491	As of 12/31/03
PH Operating Reserves	\$1,233,042	As of 12/31/03
3. Public Housing Dwelling Rental Income		
Retained Rental Income	\$19,347	Operations
4. Other income (list below)		
Interest on General Fund Investments	\$23,090	Operations
Other Income	\$25,180	Operations
5. Non-federal sources (list below)		
Total Resources	\$3,919,342	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

Eligibility will not be verified until the family is in a position on the waiting list to be offered a housing unit.

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

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

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

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

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

(2) Waiting List Organization

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

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

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

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

c. If the PHA 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?

The Authority will strive to meet HUD thresholds.

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)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 1 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 1 Households that contribute to meeting income goals (broad range of incomes)
- 1 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)

Rules and regulations of conditions of occupancy

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)

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:

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)

The family's current and prior address as shown in the PHA's records
The name and address of the landlord at the family's current and prior address. (If known by the PHA)

(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:

Disabled/handicapped; PHA discretion

(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?

The PHA will strive to meet HUD thresholds

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, 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

- 1 Involuntary Displacement (Disaster, Government Action, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
Substandard housing
- 1 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
- 1 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
- 1 Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

3. If yes to question 2, list these policies below:

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

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

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

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

For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
 Survey of rents listed in local newspaper
 Survey of similar unassisted units in the neighborhood
 Other (list/describe below)

The Flat Rents were updated during the Agency Plan process. The new Flat Rents are on file at the Housing Authority's main office.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

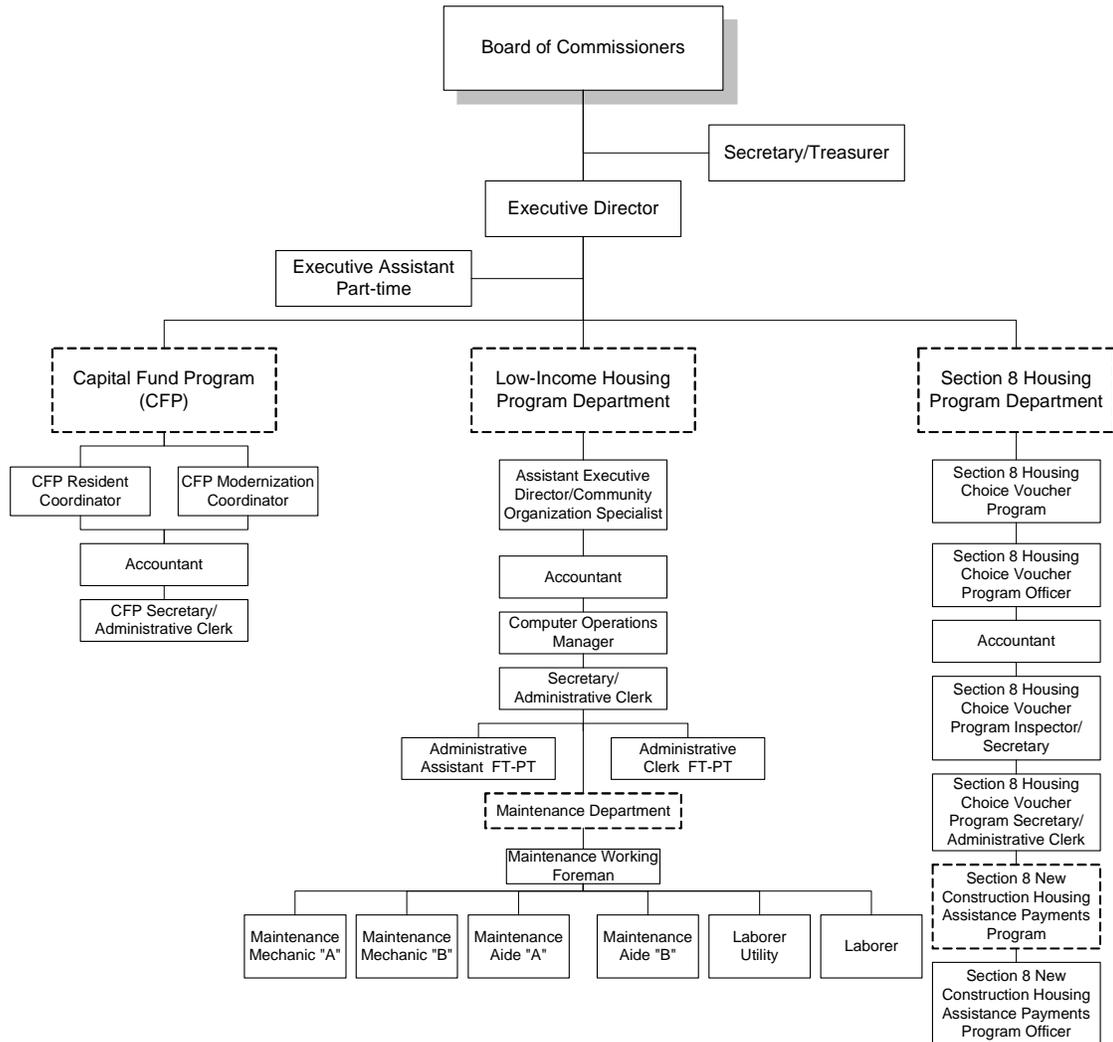
Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:



B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	361	124
Section 8 Vouchers	144	100
Section 8 Certificates	n/a	n/a
Section 8 Mod Rehab	n/a	n/a
Special Purpose Section 8 Certificates/Vouchers (list individually)	n/a	n/a
Public Housing Drug Elimination Program (PHDEP)	n/a	n/a
Other Federal Programs(list individually)		
Capital Fund Program	361	124

C. Management and Maintenance Policies

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

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

Admissions and Continued Occupancy Policy	Personnel Policy
Resident Initiatives Policy	Procurement Policy
Capitalization Policy	Investment Policy
Insurance Policy	Disposition Policy
Resident Advisory Board Policy	Safety Policy
Rent Collection Policy	Pet Policy
One Strike and You're Out Policy	

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment ar034a01.

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment ar034a01.

-or-

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

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

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

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

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

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- 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:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	
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:	

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

6. Number of units affected:
 7. Coverage of action (select one)
 Part of the development
 Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No:	Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-Sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (Public Housing or Section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

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

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

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

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

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

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

AR034-004

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

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

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

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

AR034-004

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

AR034-004

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2001 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: State of Arkansas, Annual Update to the Consolidated Plan for the Program Year 2004, July 1, 2004 through June 30, 2005
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)

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

There is a need for affordable housing for extremely low, very-low, low, and moderate-income families in Trumann. The waiting list for the Trumann Housing Authority indicates a housing need for all family types.

D. Other Information Required by HUD

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

Attachment A

Deconcentration

The Housing Authority will strive to create mixed-income communities and lessen the concentration of very-low income families within the Housing Authority's public housing developments through admissions policies designed to bring in higher income tenants into lower income developments and lower income tenants into higher income developments. This policy shall not be construed to impose or require any specific income or racial quotas for any public housing development owned by the Housing Authority.

The Trumann Housing Authority performed a review of all covered developments to determine if there are any that would be covered by the Deconcentration Rule. The results are as follows:

Development	Average Income	Authority Average Income	Percentage
AR034-001, Site 1	\$6,818	\$7,315	93.2%
AR034-001, Site 2	\$7,202	\$7,315	98.5%
AR034-001, Site 3	\$10,072	\$7,315	137.7%
AR034-002, Site A	\$5,732	\$7,315	78.4%
AR034-003	\$10,099	\$7,315	138.1%
AR034-004	\$5,939	\$7,315	81.2%

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
AR034-001, Site 3	49	Three families have extremely high incomes which skew the results.	
AR034-003	24	Small unit count.	
AR034-004	80		

Attachment B

Statement of Progress for 5-Year Plan Goals and Objectives

Goal: Improve the quality of assisted housing

The Trumann Housing Authority scored a perfect rating of 100 on the Section 8 Management Assessment Program (SEMAP).

The Authority continues to use the Capital Fund Program to modernize the public housing developments. The FY2005 Capital Fund Program Annual Statement and Five -Year Plan are included with the Agency Plan.

Goal: Provide an improved living environment

New entry doors and locks have been installed at all developments.

Officers continue to patrol each neighborhood.

Goal: Ensure equal opportunity and affirmatively further fair housing

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

Attachment C

Resident Membership of the PHA Governing Board

Presently there is one resident (Robert Brecheen) sitting on the Housing Authority Board of Commissioners. His term expires on 3/07/2007.

In Arkansas, the Board of Commissioners elects a Commissioner who in turn has to be approved by the City Council. In this case, the Resident Council for the THA came up with a list of nominations which was presented to the Board of Commissioners who then selected the current member from the list. Mr. Brecheen began serving as a Commissioner on 4/03/00.

Attachment D

Membership of the Resident Advisory Board

1.	Brenda Odom	544 Woodland	Advisory Board Chairperson
2.	A.L. Jackson	128 Campbell	Advisory Board Vice Chairperson
3.	Laura Smith	278 Eastside	Board Member
4.	Margie Ashley	406 Cherry	Board Member
5.	Virginia Owens	1310 Vine	Board Member
6.	Clyde Sullivan	602 Ash	Board Member
7.	Phyllis Gandy	214 Birch	Board Member
8.	Hazel Riley	272 Eastside	Board Member
9.	Janice Lancaster	1403 Mulberry	Board Member
10.	Lavell Tippitt	710 Mildred	Board Member
11.	Velma Byram	525 Edgerton	Board Member
12.	A. C. Finley	214 Forest	Board Member

Attachment E

Resident Service and Satisfaction Survey (RASS) Follow-up Plan

Overview

The Housing Authority of the City of Trumann received the following scores on the Resident Assessment Survey for FY2001, FY2002 and FY2003.

Section	FY2001	FY2002	FY2003
Maintenance and Repair	92.4%	88.9%	95.3%
Communication	72.8%	73.6%	79.0%
Safety	67.1%	81.5%	82.9%
Services	94.1%	95.3%	96.7%
Neighborhood Appearance	73.5%	75.7%	77.8%

As the table above shows, the Trumann Housing Authority has improved the FY2003 survey scores in all sections. The Housing Authority is required to develop a Follow-Up Plan to address each section score that fell below 75%. Since no section fell below this threshold, a Follow-Up Plan is not needed.

Attachment F

Criteria for Substantial Deviation and Significant Amendments

A. Substantial Deviation from the 5-year Plan:

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

B. Significant Amendment or Modification to the Annual Plan:

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

- Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Attachment G

Pet Policy

In compliance with Section 536 of the Quality Housing and Work Responsibility Act of 1998, the Housing Authority of the City of Trumann, Arkansas, will permit residents to own and keep common household pets in their units. This section of the Agency Plan provides a brief overview of the Authority's Pet Policy. The full Policy is on file at the Authority's Administrative Office.

The Policy states that prior to accepting a pet for residency, the PHA and pet owner must enter into a Pet Agreement. The Pet Agreement serves two purposes. First, it makes the pet owner aware of the rules and regulations pertaining to owning a pet on Authority property. Second, it lets Authority personnel know who has a pet in case a unit has to be entered without the resident home.

The Policy allows for mandatory provisions such as inoculations and registration.

The Policy also contains a list of pets which are permitted. This list is not inclusive and the Authority will consider other breeds as long as they fit within the types and sizes listed.

The Authority has established a Pet Deposit for cats and dogs of \$50.00. The purpose of the Pet Deposit is to pay for damages that may be caused by a pet during occupancy. The pet deposit is refundable if the tenant moves out and no damages have been incurred.

The Pet Policy also includes sanitary standards and waste disposal procedures.

Any person who is considering keeping a pet while living in an Authority dwelling unit should read the full policy to make sure that all rules are followed.

Attachment H

Community Service Policy

As a condition of continued occupancy, each adult resident of the Authority shall:

- a. Contribute eight hours per month of community service (not including political activities) within the community in which that adult resides; or
- b. Participate in an economic self-sufficiency program for eight hours per month.

Exemptions

Exemptions shall be made for any individual who:

- a. Is 62 years of age or older;
- b. Is a blind or disabled individual defined under section 216(i)(1) or 1614 of the Social Security Act (42 USC 416(i)(1); 1382c) and who is unable to comply with this section, or is a primary caretaker of such individual;
- c. Is engaged in a work activity (as such term is defined in section 407(d) of the Social Security Act (42 USC 607(d), as in effect on and after July 1, 1997);
- d. Meets the requirements for being exempted from having to engage in a work activity under the state program funded under part A of title IV of the Social Security Act (42 USC 601 et seq.) or under any other welfare program of the state in which the public housing agency is located, including a state-administered welfare-to-work program; or
- e. Is in a family receiving assistance under a state program funded under part A of title IV of the Social Security Act (42 USC 601 et seq.) or under any other welfare program of the state in which public housing agency is located, including a state administered welfare-to-work program, and has not been found by the state or other administering entity to be in noncompliance with such program.

Annual Determinations

For each public housing resident, the Authority shall review and determine the compliance of the resident with the requirements of this policy 30 days before the expiration of each lease term of the resident. Such determinations shall be made in accordance with the principles of due process and on a nondiscriminatory basis.

Noncompliance

If the Authority determines that the resident has not complied with the requirements of this policy, the resident shall be notified in writing of such noncompliance. The written notification shall state that the determination of noncompliance is subject to the administrative grievance procedure and that failure by the resident to enter into an agreement, before the expiration of the lease term, to cure any noncompliance by participating in an economic self-sufficiency program for, or contributing to community service, as many additional hours as the resident needs to comply in the aggregate with such requirement over the 12-month term of the lease, may be cause for lease termination.

The Authority shall not renew or extend any lease, or provide any new lease, for a dwelling unit for any household that includes an adult member who has been determined to be in noncompliance with the requirements of this policy and has failed to attempt to cure the noncompliance.

The PHA must offer the resident the opportunity to enter into a written agreement with the PHA to cure the noncompliance with the community service and self-sufficiency requirements either under the current or delinquent lease. The agreement should include:

- The additional number of hours of community service or self-sufficiency work activities needed to make up the required number of hours under the current lease.
- Assurance that all members of the family who are subject to these requirements are in compliance with the requirements.
- Written assurances satisfactory to the PHA that any noncompliant resident no longer resides in the unit.

Location of the Community Service Program

The Authority may provide a community service or an economic self-sufficiency program to meet the requirements of this policy. However, the Authority shall not substitute participation in community service or an economic self-sufficiency program for work performed by an employee, or supplant a job at any location at which community work requirements are fulfilled.

Administration

The Authority may contract the administration of the Community Service and Work Requirement Program to a qualified agency as needed.

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 Trumann	Grant Type and Number Capital Fund Program Grant No: AR37P03450105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement** (revision no:)
 Performance and Evaluation Report for Period Ending **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	\$71,260.00			
4	1410 Administration	\$26,700.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$53,900.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0.00			
10	1460 Dwelling Structures	\$458,406.00			
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				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	\$0.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$610,266.00			
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: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450105 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	
	<u>Management Improvements</u>							
PHA-Wide	Drug Elimination Programs – Assign two officers to Authority neighborhoods	1408	LS	\$31,500.00				
	Resident Services Coordinator	1408	LS	\$19,064.00				
	Fringe Benefits	1408	LS	\$4,696.00				
	Security Lighting	1408	LS	\$10,000.00				
	Upgrade Computer Software	1408	LS	\$6,000.00				
	Subtotal 1408			\$71,260.00				
	<u>Administration</u>							
PHA-Wide	CFP Mod. Coordinator Salary	1410	LS	\$18,793.00				
	CFP Mod. Coordinator Fringe Benefits	1410	LS	\$6,574.00				
	Accounting Fee	1410	LS	\$1,333.00				
	Subtotal 1410			\$26,700.00				
	<u>Fees and Costs</u>							
PHA-Wide	A & E Fees	1430	LS	\$44,000.00				
	Agency Plan Update	1430	LS	\$9,900.00				
	Subtotal 1430			\$53,900.00				

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

PHA Name: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450105 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	
	<u>Dwelling Structures</u>							
AR 34-001 Site 1	Replace heating systems in two bedroom units	1460	22 Units	\$73,084.00				
AR 34-001 Site 1	Replace heating systems in three bedroom units	1460	20 Units	\$82,220.00				
AR 34-001 Site 1	Replace heating systems in four bedroom units	1460	16 Units	\$78,576.00				
AR 34-001 Site 3 Oakview Addition	Kitchen Modernization: Replace cabinets, countertops, sinks, faucets, tile, exhaust fans, light fixtures, paint walls and ceilings. (Phase 2)	1460	7 Units	\$23,534.00				
AR 34-001 Site 3 Oakview Addition	Bathroom Modernization including lavatory, commodes, fixtures, tubs, faucets, tile and painting walls/ceiling (Phase 2)	1460	7 Units	\$22,001.00				
AR 34-002 Sites A & B	Install electrical outlet for clothes dryer and vent to outside	1460	38 Units	\$18,191.00				
AR 34-002 Sites A & B	Electrical work including installing new 30 amp breaker and 3 #10 wires and receptacles for AC, replacing all 20 amp breakers and replacing main 90 amp breakers	1460	38 Units	\$19,000.00				

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

PHA Name: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450105 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	
AR 34-002 Sites A & B	New entrance doors with locksets, weatherstripping, thresholds, sweeps and peepholes	1460	38 Units	\$53,200.00				
AR 34-002 Sites A & B	Replace gutters and downspouts	1460	38 units	\$19,000.00				
AR 34-002 Site B	New storm doors	1460	8 Units	\$4,800.00				
AR 34-003 Site L	Install electrical outlet for clothes dryer and vent to outside	1460	24 Units	\$12,000.00				
AR 34-003 Site L	Electrical work including replacing all 20 amp breakers and replacing main 90 amp breakers	1460	24 Units	\$4,800.00				
AR 34-003 Site L	New entrance doors with locksets, weatherstripping, thresholds, sweeps and peepholes	1460	24 Units	\$33,600.00				
AR 34-003 Site L	New storm doors	1460	24 Units	\$14,400.00				
	Subtotal 1460			\$458,406.00				
	Capital Fund Program Grant Total			\$610,266.00				

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 Trumann		Grant Type and Number Capital Fund Program No: AR37P03450105 Replacement Housing Factor No:					Federal FY of Grant: 2005	
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		
1408	6/30/2007			6/30/2009				
1410	6/30/2007			6/30/2009				
1430	6/30/2007			6/30/2009				
AR 34-001 Site 1	6/30/2007			6/30/2009				
AR 34-002 Site A	6/30/2007			6/30/2009				
AR 34-002 Site B	6/30/2007			6/30/2009				
AR 34-003 Site L	6/30/2007			6/30/2009				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of the City of Trumann		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2010
PHA-Wide	Annual Statement	\$145,377.00	\$208,432.00	\$207,986.00	\$400,266.00
AR 34-001 Site 1		\$92,819.00	\$112,165	\$0.00	\$0.00
AR 34-001 Site 2		\$223,078.00	\$145,000	\$0.00	\$0.00
AR 34-001 Site 3		\$148,992.00	\$74,669	\$0.00	\$0.00
AR 34-002 Sites A & B		\$0.00	\$70,000	\$253,000.00	\$100,000.00
AR 34-003 Site L		\$0.00	\$0.00	\$149,280.00	\$110,000.00
AR 34-004		\$0.00	\$0.00	\$0.00	\$0.00
CFP Funds Listed for 5-year planning		\$610,266.00	\$610,266.00	\$610,266.00	\$610,266.00
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See		<u>Management Improvements - 1408</u>			<u>Management Improvements - 1408</u>	
Annual Statement	PHA-Wide	Drug Elimination Program – Assign two officers to Authority neighborhoods	\$31,500	PHA-Wide	Drug Elimination Program – Assign two officers to Authority neighborhoods	\$33,075
	PHA-Wide	Resident Services Coordinator	\$21,019	PHA-Wide	Resident Services Coordinator	\$22,069
	PHA-Wide	Fringe Benefits	\$5,158	PHA-Wide	Fringe Benefits	\$5,416
	PHA-Wide	Security Lighting	\$10,000	PHA-Wide	Security Lighting	\$10,000
	PHA-Wide	Purchase new computer software programs	\$6,000	PHA-Wide	Purchase new computer software programs	\$6,000
		<u>Administration - 1410</u>			<u>Administration – 1410</u>	
	PHA-Wide	Administrative Salaries	\$26,700	PHA-Wide	Administrative Salaries	\$28,035
		<u>Fees and Costs - 1430</u>			<u>Fees and Costs – 1430</u>	
	PHA-Wide	A & E and Agency Plan Fees	\$45,000	PHA-Wide	A & E and Agency Plan Fees	\$47,000
		<u>Dwelling Structures - 1460</u>			<u>Site Improvements - 1450</u>	
	AR 34-001 Site 1	Replace floor tile in all units (Phase 1)	\$47,131	PHA-Wide	Add parking spaces	\$56,837
	AR 34-001 Site 1	Replace heating systems in five bedroom units	\$45,688			

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year: 4 FFY Grant: 2008 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	<u>Management Improvements - 1408</u>			<u>Management Improvements - 1408</u>	
PHA-Wide	Drug Elimination Program – Assign two officers to Authority	\$33,075	PHA-Wide	Drug Elimination Program – Assign two officers to Authority	\$33,075
PHA-Wide	Resident Services Coordinator	\$22,069	PHA-Wide	Resident Services Coordinator	\$22,069
PHA-Wide	Fringe Benefits	\$5,416	PHA-Wide	Fringe Benefits	\$5,416
PHA-Wide	Security Lighting	\$10,000	PHA-Wide	Security Lighting	\$9,000
PHA-Wide	Purchase new computer software programs	\$6,000	PHA-Wide	Purchase new computer software programs	\$6,000
	<u>Administration – 1410</u>			<u>Administration - 1410</u>	
PHA-Wide	Administrative Salaries	\$28,035	PHA-Wide	Administrative Salaries	\$28,035
	<u>Fees and Costs – 1430</u>			<u>Fees and Costs - 1430</u>	
PHA-Wide	A & E and Agency Plan Fees	\$47,000	PHA-Wide	A & E and Agency Plan Fees	\$47,000
	<u>Site Improvements – 1450</u>			<u>Site Improvements - 1450</u>	
PHA-Wide	Replace gas meters	\$15,000	PHA-Wide	Replace underground gas lines	\$150,000
			PHA-Wide	Install ramps and handrails for accessibility	\$50,000
	<u>Dwelling Structures – 1460</u>		PHA-Wide	Repair and replace clotheslines and posts	\$10,000
AR 34-002 Sites A & B	Kitchen Modernization	\$138,000			
AR 34-002 Sites A & B	Bathroom Modernization	\$115,000			
AR 34-003 Site L	Kitchen Modernization	\$89,280			
AR 34-003 Site L	Bathroom Modernization	\$60,000			

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 Trumann	Grant Type and Number Capital Fund Program Grant No: AR37P03450104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending 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	\$70,260.00	\$70,260.00		
4	1410 Administration	\$26,700.00	\$26,700.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$48,000.00	\$48,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	\$30,000.00	\$30,000.00		
10	1460 Dwelling Structures	\$348,491.00	\$435,306.00		
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				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	\$3,500.00	\$0.00		
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$526,951.00	\$610,266.00		
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: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450104 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	Funds Obligated	Funds Expended	
	<u>Management Improvements</u>							
PHA-Wide	Drug Elimination Programs – Assign two officers to Authority neighborhoods	1408	LS	\$31,500.00	\$31,500.00			
	Resident Services Coordinator	1408	LS	\$19,064.00	\$19,064.00			
	Fringe Benefits	1408	LS	\$4,696.00	\$4,696.00			
	Security Lighting	1408	LS	\$9,000.00	\$9,000.00			
	Upgrade Computer Software	1408	LS	<u>\$6,000.00</u>	<u>\$6,000.00</u>			
	Subtotal 1408			\$70,260.00	\$70,260.00			
	<u>Administration</u>							
PHA-Wide	CFP Mod. Coordinator Salary	1410	LS	\$18,793.00	\$18,793.00			
	CFP Mod. Coordinator Fringe Benefits	1410	LS	\$6,574.00	\$6,574.00			
	Accounting Fee	1410	LS	<u>\$1,333.00</u>	<u>\$1,333.00</u>			
	Subtotal 1410			\$26,700.00	\$26,700.00			
	<u>Fees and Costs</u>							
PHA-Wide	A & E Fees	1430	LS	\$40,000.00	\$40,000.00			
	Agency Plan Update	1430	LS	<u>\$8,000.00</u>	<u>\$8,000.00</u>			
	Subtotal 1430			\$48,000.00	\$48,000.00			

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

PHA Name: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450104 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	Funds Obligated	Funds Expended	
	<u>Site Improvements</u>							
PHA-Wide	Install ramps and overlay porches	1450	LS	\$10,000.00	\$10,000.00			
PHA-Wide	Install new mailboxes at each unit	1450	LS	\$10,000.00	\$10,000.00			
PHA-Wide	Install new lawn faucets	1450	LS	<u>\$10,000.00</u>	<u>\$10,000.00</u>			
	Subtotal 1450			\$30,000.00	\$30,000.00			
	<u>Dwelling Structures</u>							
AR 34-001 Site 2 Lakeview Addition	Kitchen Modernization: Replace cabinets, countertops, sinks, faucets, tile, exhaust fans, light fixtures, paint walls and ceilings (Phase 3)	1460	24 units	\$0.00	\$80,688.00			
AR 34-001 Site 2 Lakeview Addition	Bathroom Modernization including lavatory, commodes, fixtures, tubs, faucets, tile and painting walls/ceiling (Phase 3)	1460	24 Units	<u>\$264,000.00</u>	<u>\$75,432.00</u>			
	Total: AR 34-001 Site 2 Lakeview			\$264,000.00	\$156,120.00			

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

PHA Name: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450104 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	Funds Obligated	Funds Expended	
AR 34-001 Site 3 Oakview Addition	Kitchen Modernization: Replace cabinets, countertops, sinks, faucets, tile, exhaust fans, light fixtures, paint walls and ceilings. (Phase 1)	1460	43 Units	\$84,491.00	\$144,186.00			
AR 34-001 Site 3 Oakview Addition	Bathroom Modernization including lavatory, commodes, fixtures, tubs, faucets, tile and painting walls/ceiling (Phase 1)	1460	43 Units	\$0.00	\$135,000.00			
	Total: AR 34-001 Site 3 Oakview			\$84,491.00	\$279,186.00			
	Subtotal 1460			\$348,491.00	\$435,306.00			
PHA-Wide	<u>Contingency</u>							
	Contingency for cost overruns	1502	4%	<u>\$3,500.00</u>	<u>\$0.00</u>			
	Subtotal 1502			\$3,500.00	\$0.00			
	Capital Fund Program Grant Total			\$526,951.00	\$610,266.00			

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 Trumann		Grant Type and Number Capital Fund Program No: AR37P03450104 Replacement Housing Factor No:					Federal FY of Grant: 2004	
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		
1408	9/14/2006			9/14/2008				
1410	9/14/2006			9/14/2008				
1430	9/14/2006			9/14/2008				
AR 34-001 Site 2	9/14/2006			9/14/2008				
AR 34-001 Site 3	9/14/2006			9/14/2008				
1502	9/14/2006			9/14/2008				

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 Trumann	Grant Type and Number Capital Fund Program Grant No: AR37P03450203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/04 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	\$105,019.00		\$105,019.00	\$0.00
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				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$105,019.00		\$105,019.00	\$0.00
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: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
	<u>Dwelling Structures</u>							
AR 34-001 Site 2 Lakeview Addition	Kitchen Modernization: Replace cabinets, countertops, sinks, faucets, tile, exhaust fans, light fixtures, paint walls and ceilings (Phase 2)	1460	16 Units	\$54,292.00		\$54,292.00	\$0.00	Contract Signed
AR 34-001 Site 2 Lakeview Addition	Kitchen Modernization: Replace cabinets, countertops, sinks, faucets, tile, exhaust fans, light fixtures, paint walls and ceilings (Phase 2)	1460	16 Units	\$50,727.00		\$50,727.00	\$0.00	Contract Signed
	Total: AR 34-001 Site 2 Lakeview			\$105,019.00		\$105,019.00	\$0.00	
	Subtotal 1460			\$105,019.00		\$105,019.00	\$0.00	
	Capital Fund Program Grant Total			\$105,019.00		\$105,019.00	\$0.00	

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 Trumann		Grant Type and Number Capital Fund Program No: AR37P03450203 Replacement Housing Factor No:					Federal FY of Grant: 2003	
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		
AR 34-001 Site 2	1/11/2006		6/30/2004	1/11/2008				

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 Trumann	Grant Type and Number Capital Fund Program Grant No: AR37P03450103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 6/30/04 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	\$70,260.00	\$70,260.00	\$0.00	\$0.00
4	1410 Administration	\$26,700.00	\$26,700.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$53,900.00	\$53,900.00	\$39,000.00	\$31,200.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$356,091.00	\$376,091.00	\$356,091.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$20,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$526,951.00	\$526,951.00	\$395,091.00	\$31,200.00
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: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
	<u>Management Improvements</u>							
PHA-Wide	Drug Elimination Programs – Assign two officers to Authority neighborhoods	1408	LS	\$31,500.00	\$31,500.00	\$0.00	\$0.00	
	Resident Services Coordinator	1408	LS	\$19,064.00	\$19,064.00	\$0.00	\$0.00	
	Fringe Benefits	1408	LS	\$4,696.00	\$4,696.00	\$0.00	\$0.00	
	Security Lighting	1408	LS	\$9,000.00	\$9,000.00	\$0.00	\$0.00	
	Upgrade Computer Software	1408	LS	<u>\$6,000.00</u>	<u>\$6,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal 1408			\$70,260.00	\$70,260.00	\$0.00	\$0.00	
	<u>Administration</u>							
PHA-Wide	CFP Mod. Coordinator Salary	1410	LS	\$18,793.00	\$18,793.00	\$0.00	\$0.00	
	CFP Mod. Coordinator Fringe Benefits	1410	LS	\$6,574.00	\$6,574.00	\$0.00	\$0.00	
	Accounting Fee	1410	LS	<u>\$1,333.00</u>	<u>\$1,333.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal 1410			\$26,700.00	\$26,700.00	\$0.00	\$0.00	
	<u>Fees and Costs</u>							
PHA-Wide	A & E Fees	1430	LS	\$44,000.00	\$44,000.00	\$39,000.00	\$31,200.00	
	Agency Plan Update	1430	LS	<u>\$9,900.00</u>	<u>\$9,900.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal 1430			\$53,900.00	\$53,900.00	\$39,000.00	\$31,200.00	

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

PHA Name: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
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	
	<u>Dwelling Structures</u>							
AR 34-001 Site 1 Fairview Addition	Kitchen Modernization: Replace cabinets, countertops, sinks, faucets, tile, exhaust fans, light fixtures, paint walls and ceilings (Phase 2)	1460	10 Units	\$0.00	\$33,620.00	\$33,620.00	\$0.00	Contract Signed
AR 34-001 Site 1 Fairview Addition	Bathroom Modernization (including lavatory, commodes, fixtures, tubs, faucets, tile and painting walls/ceiling) (Phase 2)	1460	10 Units	\$100,000.00	\$31,430.00	\$31,430.00	\$0.00	Contract Signed
	Total: AR 34-001 Site 1 Fairview			\$100,000.00	\$65,050.00	\$65,050.00	\$0.00	
AR 34-001 Site 2 Lakeview Addition	Kitchen Modernization: Replace cabinets, countertops, sinks, faucets, tile, exhaust fans, light fixtures, paint walls and ceilings (Phase 1)	1460	48 Units	\$256,091.00	\$160,741.00	\$150,741.00	\$0.00	Contract Signed
AR 34-001 Site 2 Lakeview Addition	Bathroom Modernization (including lavatory, commodes, fixtures, tubs, faucets, tile and painting walls/ceiling) (Phase 1)	1460	48 Units	\$0.00	\$150,300.00	\$140,300.00	\$0.00	Contract Signed
	Total: AR 34-001 Site 2 Lakeview			\$256,091.00	\$311,041.00	\$291,041.00	\$0.00	
	Subtotal 1460			\$356,091.00	\$376,091.00	\$356,091.00	\$0.00	

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 Trumann		Grant Type and Number Capital Fund Program No: AR37P03450103 Replacement Housing Factor No:					Federal FY of Grant: 2003	
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		
1408	9/16/2005			9/16/2007				
1410	9/16/2005			9/16/2007				
1430	9/16/2005			9/16/2007				
AR 34-001 Site 1	9/16/2005		6/30/2004	9/16/2007				
AR 34-001 Site 2	9/16/2005		6/30/2004	9/16/2007				

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 Trumann	Grant Type and Number Capital Fund Program Grant No: AR37P03450102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending 6/30/04
 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	\$57,613.00	\$66,613.00	\$66,613.00	\$37,580.38
4	1410 Administration	\$25,430.00	\$26,869.00	\$26,869.00	\$21,047.82
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$49,000.00	\$59,176.00	\$59,176.00	\$49,431.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$488,453.00	\$487,788.00	\$487,788.00	\$57,724.60
11	1465.1 Dwelling Equipment—Nonexpendable	\$19,950.00	\$0.00	\$0.00	\$0.00
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				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$640,446.00	\$640,446.00	\$640,446.00	\$165,783.80
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: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Management Improvements</u>							
PHA-Wide	Drug Elimination Programs – Assign two officers to Authority neighborhoods	1408	LS	\$30,000.00	\$30,000.00	\$30,000.00	\$28,744.00	
	Resident Services Coordinator	1408	LS	\$18,157.00	\$18,157.00	\$18,157.00	\$6,382.13	
	Fringe Benefits	1408	LS	\$4,456.00	\$4,456.00	\$4,456.00	\$451.60	
	New Computer Software	1408	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00	
	Security Lighting	1408	LS	\$0.00	\$9,000.00	\$9,000.00	\$2002.65	
	Subtotal 1408			\$57,613.00	\$66,613.00	\$66,613.00	\$37,580.38	
	<u>Administration</u>							
PHA-Wide	CFP Mod. Coordinator Salary	1410	LS	\$17,899.00	\$18,847.00	\$18,847.00	\$18,847.00	
	CFP Mod. Coordinator Fringe Benefits	1410	LS	\$6,261.00	\$6,752.00	\$6,752.00	\$1,360.82	
	Accounting Fee	1410	LS	\$1,270.00	\$1,270.00	\$1,270.00	\$840.00	
	Subtotal 1410			\$25,430.00	\$26,869.00	\$26,869.00	\$21,047.82	
	<u>Fees and Costs</u>							
PHA-Wide	A & E Fees	1430	LS	\$40,000.00	\$51,476.00	\$51,476.00	\$41,731.00	
	Agency Plan Update	1430	LS	\$9,000.00	\$7,700.00	\$7,700.00	\$7,700.00	
	Subtotal 1430			\$49,000.00	\$59,176.00	\$59,176.00	\$49,431.00	

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

PHA Name: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<u>AR 34-001</u>	<u>Dwelling Structures</u>							
Site 1	Replace entry doors 3/0 x 6/8,frame,thresholds	1460	76 EA	\$0.00	\$0.00	\$0.00	\$0.00	Moved to 2001
Fairview Addition	Replace entry doors 2/6 x 6/8,frame,thresholds	1460	76 EA	\$0.00	\$0.00	\$0.00	\$0.00	Moved to 2001
	Extend overhang at rear doors	1460	76 EA	\$0.00	\$0.00	\$0.00	\$0.00	Moved to 2001
	Replace deadbolts on entrance doors with master key units and install passage lock sets	1460	152 EA	\$22,800.00	\$0.00	\$0.00	\$0.00	Moved to 2001
	Install new security screen doors on all units	1460	152 EA	\$0.00	\$0.00	\$0.00	\$0.00	Moved to 2001
	Kitchen Modernization: Replace cabinets, countertops, sinks, faucets, tile, exhaust fans, light fixtures, paint walls and ceilings	1460	66 ea	\$235,500.00	\$222,892.20	\$222,892.20	\$0.00	Moved from 2003
	Bathroom Modernization (including lavatory, commodes, fixtures, tubs, faucets, tile and painting walls/ceiling) (Phase 1)	1460	66 ea	<u>\$131,363.40</u>	<u>\$208,171.20</u>	<u>\$208,171.20</u>	<u>\$1,000.00</u>	Moved from 2003
	Subtotal 1460			\$389,663.40	\$431,063.40	\$431,063.40	\$1,000.00	
	Total: AR 34-001 Site 1 Fairview			\$389,663.40	\$431,063.40	\$431,063.40	\$1,000.00	

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

PHA Name: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<u>AR 34-001</u>	<u>Dwelling Structures</u>							
Site 2	Replace entry doors 3/0 x 6/8,frame,thresholds	1460	88 EA	\$0.00	\$0.00	\$0.00	\$0.00	Moved to 2001
Lakeview Addition	Replace entry doors 2/6 x 6/8,frame,thresholds	1460	88 EA	\$0.00	\$0.00	\$0.00	\$0.00	Moved to 2001
	Extend overhang at rear doors	1460	88 EA	\$0.00	\$0.00	\$0.00	\$0.00	Moved to 2001
	Replace deadbolts on entrance doors with master key units and install passage lock sets	1460	176 EA	\$26,400.00	\$0.00	\$0.00	\$0.00	Moved to 2001
	Install new security screen doors on all units	1460	176 EA	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	Moved to 2001
	Subtotal 1460			\$26,400.00	\$0.00	\$0.00	\$0.00	
	Total: AR 34-001 Site 2 Lakeview			\$26,400.00	\$0.00	\$0.00	\$0.00	
<u>AR 34-001</u>	<u>Dwelling Structures</u>							
Site 3	Replace entry doors 3/0 x 6/8,frame,thresholds	1460	38 EA	\$0.00	\$16,150.00	\$16,150.00	\$16,150.00	Complete
Oakview Addition	Replace entry doors 2/6 x 6/8,frame,thresholds	1460	38 EA	\$22,393.70	\$16,150.00	\$16,150.00	\$16,150.00	Complete

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

PHA Name: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Install new security screen doors on all units	1460	76 EA	\$34,330.90	\$24,424.60	\$24,424.60	\$24,424.60	Complete
	Extend overhang at rear doors	1460	50 EA	\$0.00	\$0.00	\$0.00	\$0.00	Deleted
	Replace deadbolts on entrance doors with master key units and install passage lock sets	1460	100 EA	<u>\$15,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	Moved to 2001
	Subtotal 1460			\$71,724.60	\$56,724.60	\$56,724.60	\$56,724.60	
	Total: AR 34-001 Site 3 Oakview			\$71,724.60	\$56,724.60	\$56,724.60	\$56,724.60	
<u>AR 34-002</u>	<u>Dwelling Structures</u>							
Site A & B	Replace all windows with insulated metal	1460	378 EA	\$0.00	\$0.00	\$0.00	\$0.00	Moved to 2001
	Install security window screens	1460	378 EA	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	Moved to 2001
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>Dwelling Equipment</u>							
	Replace ranges in Site A	1465	30 EA	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	Deleted
	Subtotal 1465			\$0.00	\$0.00	\$0.00	\$0.00	
	Total: AR 34-002 Site A & B			\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name: Housing Authority of the City of Trumann		Grant Type and Number Capital Fund Program Grant No: AR37P03450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<u>AR 34-003</u>	<u>Dwelling Equipment</u>							
Site L	Replace refrigerators	1465	24 EA	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	Deleted
Mildred Street	Subtotal 1465			<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Total: AR 34-003 Site L Mildred Street			<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
<u>PHA-Wide</u>	<u>Contingency</u>							
	Contingency for construction	1502		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal 1502			<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Capital Fund Program Grant Total			<u>\$640,446.00</u>	<u>\$640,446.00</u>	<u>\$640,446.00</u>	<u>\$165,783.80</u>	

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 Trumann		Grant Type and Number Capital Fund Program No: AR37P03450102 Replacement Housing Factor No:					Federal FY of Grant: 2002	
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		
1408	5/30/04		3/31/04	5/30/06				
1410	5/30/04		3/31/04	5/30/06				
1430	5/30/04		6/30/03	5/30/06				
AR 34-001 Site 1	5/30/04		3/31/04	5/30/06				
AR 34-001 Site 2	5/30/04		n/a	5/30/06				
AR 34-001 Site 3	5/30/04		3/31/04	5/30/06				
AR 34-001 Sites A & B	5/30/04		n/a	5/30/06				
AR 34-001 Site L	5/30/04		n/a	5/30/06				
1502	5/30/04		n/a	5/30/06				