

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

PHA Plans

5-Year Plan for Fiscal Years 2007 - 2011
Streamlined Annual Plan for Fiscal Year 2007

BOARD APPROVAL: April 2, 2007

CDA transmittal: January 9, 2007

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED

**IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE
PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of North Little Rock, AR

PHA Number: AR002

PHA Fiscal Year Beginning: 07/01/2007

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 2007 - 2011
[24 CFR Part 903.5]

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers: *The PHA will apply for vouchers when offered by HUD.*
 - Reduce public housing vacancies: *The PHA goal is 97% occupancy.*
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score): FY2006 _____; *Goal is to achieve High Performer Status.*
 - Improve voucher management: (SEMAP score): FY2007:100%; *Goal is to maintain High Performer Status.*

- Increase customer satisfaction: *PHAS resident score FY2006 _____; Goal is to maintain High Performer Status.*
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
Unit Turn-around and Lease-up goal: 30 days
- Renovate or modernize public housing units: *On-going goal throughout Annual/5 year Capital Funds.*
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing: *Replacement Housing Funding Factor: FY2003-08. The PHA plans to collect the Replacement Housing Factor Funds over a 5-year period to be expended to expand the availability of accessible units in the community.*
- Provide replacement vouchers:
- Other: (list below)

• **Statement of Progress Meeting the 5-Year Goals and Objectives**

PHA Goal: Provide replacement public housing.

Replacement Housing Funding in the amount of \$24,924 was returned in September 2005 due to insufficient amount of funds to construct any type public housing units.

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling: *The PHA proposes that one-hundred percent of voucher holders will be advised of mobility during briefing and transfer procedures.*
 - Conduct outreach efforts to potential voucher landlords. *The PHA proposes to continue annual landlord meetings and advertisement availability in local newspapers, plus fliers and follow-up reminders to landlords on program.*
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)
Maintain payment standard at 90-100% of FMR to enable PHA to assist as many families as possible and to maintain lease-up rate.

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income

- public housing households into lower income developments:
Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
(1) The PHA proposes to continue to update unit door locks with security devices, installation of security window and door screens, as well as entry doors to units.
(2) The PHA plans to continue to work with the City officials to continue the police presence, even on a limited basis.
(3) The PHA plans to continue criminal background checks on all applicants applying for public and assisted housing through the computerized background check program.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities): *The PHA proposes to continue to study the feasibility of designating buildings (or setting aside certain floors in a building(s) to be designated as elderly/disabled.*
- Other: (list below):
The PHA proposes to continue its marketing efforts to attract higher income residents and continue to use a portion of the Capital Funds to increase the marketability of the units.

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

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

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

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

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.12]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)

Troubled Agency Plan

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

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

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.12(b)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	NA
ii. Table of Contents	
1. Housing Needs	10,11,12,13,14
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6. Demolition and Disposition	34
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8. Civil Rights Certifications (included with PHA Plan Certifications)	36
9. Other Information (criteria for significant deviations/substantial modifications, progress in meeting 5-year goals)	37
10. Project Based Voucher Program	N/A

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration - #1
- FY 2007 Capital Fund Program Annual Statement - #2
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2007 Capital Fund Program 5-Year Action 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	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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.	
x	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs of families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
x	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
x	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions
x	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing	

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	A&O Policy	
x	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
x	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
x	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
x	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
x	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
x	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program X check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<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	259		
Extremely low income <=30% AMI	222	86 %	
Very low income (>30% but <=50% AMI)	31	12 %	
Low income			

Housing Needs of Families on the Waiting List			
(>50% but <80% AMI)	6	2%	
Families with children	205	79%	
Single Family	46	18%	
Elderly families	1	1%	
Families with Disabilities	7	2 %	
Race/ethnicity	9 White	3 %	
Race/ethnicity	249 Black	96 %	
Race/ethnicity	1 Asian	1%	
Race/ethnicity			
Is the waiting for Section 8 list closed (select one)? No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>			
If yes:			
How long has it been closed (# of months)? <i>9 Months</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

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	338		
Extremely low income <=30% AMI	57	17%	
Very low income (>30% but <=50%)	258	76%	

Housing Needs of Families on the Waiting List

AMI)			
Low income (>50% but <80% AMI)	23		1%
Families with children	283		84%
Single Family	0		
Elderly families	55		16%
Families with Disabilities	9		3%
Race/ethnicity	37	White	11%
Race/ethnicity	295	Black	88%
Race/ethnicity	6	Asian	1%
Race/ethnicity			

Characteristics by Bedroom Size (Public Housing Only)			
1 BR	243		72%
2 BR	69		20%
3 BR	20		6%
4 BR	6		2%
5 BR			
5+ BR			

Is the waiting list for Public Housing closed (select one)? No Yes

If yes:

 How long has it been closed (# of months)?

 Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

B. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
 - Carry out the modifications needed in public housing based on the section 504
-

- Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
 - Staffing constraints
 - Limited availability of sites for assisted housing
 - Extent to which particular housing needs are met by other organizations in the community
 - Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
 - Influence of the housing market on PHA programs
-

- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Fund	\$ 1,855,014	PH Operations
b) Public Housing Capital Fund	\$ 1,447,871	PH Operations & Capital Expenses
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 5,908,928	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Home Ownership	\$ 106,272	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
none		
3. Public Housing Dwelling Rental Income (Same as audited 2006)	\$ 1,813,000	Operations
Other revenue	\$ 295,000	Operations/Reserves
4. Other income (list below)		Operations/Reserves
Investment Income	\$ 110,000	Operations/Reserves
4. Non-federal sources (list below)		
Management Fee	\$ 154,000	
Operating Reserves	\$ 2,808,000	Audit 6/06
Total resources	\$14,498,085	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

(1) Eligibility

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

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

- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
Families are determined eligible in approximately two weeks of applying for a unit and is re-determined after 90 days on the waiting list. The approximate waiting period for different bedroom sizes may vary from immediate to six months.

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

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

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

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

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

(2)Waiting List Organization

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

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

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

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

Leasing Office, 1700 Vine Street, North Little Rock, AR

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? **-0-**

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)
Leasing Office, 1700 North Vine Street, North Little Rock, AR 72114

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

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

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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
- #2 Governmental Declared National Disasters

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
-

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
Attachment #1: Policy on Deconcentration and Income Mixing

d. Yes No: Did the PHA adopt any changes to **other** policies based on the

results of the required analysis of the need for deconcentration of poverty and income mixing?

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

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

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

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

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

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

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
-

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

Names and addresses of current and/or previous landlords.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)
- 2501 N. Willow Street, North Little Rock, AR 72114*
-

(3) Search Time

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

If yes, state circumstances below:

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

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

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

Former Federal preferences

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

Other preferences (select all that apply)

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

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
Government Declared National Disasters

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*

2 – *Government Declared National Disasters*

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7(d)]

A. Public Housing

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

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income

disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income
-

- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

- Market comparability study
 - Fair market rents (FMR)
 - 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)
Report any time the family experiences an increase in income

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)
- Never
 - At family option
 - Any time the family experiences an income increase
 - Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
 - Other (list below)
Report any time the family experiences an increase in income.

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?
Comment: Residents have not taken advantage of this program.

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- The section 8 rent reasonableness study of comparable housing
 - Survey of rents listed in local newspaper
 - Survey of similar unassisted units in the neighborhood
 - Other (list/describe below)
Section 8 comparable rents and neighborhood comparable rents.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its

payment standard? (select all that apply)

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

(2) Minimum Rent

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

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

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

5. Capital Improvement Needs

[24 CFR Part 903.7 (g)]

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

A. Capital Fund Activities

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

Capital Fund Program

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 1,487,000

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

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

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

E. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

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

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment

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

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

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

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

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

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

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

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

6. Demolition and Disposition

[24 CFR Part 903.7 (h)]

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

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

2. Activity Description

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

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>

<p>5. Number of units affected:</p> <p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity:</p> <p>b. Projected end date of activity:</p>

7. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 (k)]

A. Public Housing

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

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

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

<p>Public Housing Homeownership Activity Description (Complete one for each development affected)</p>
<p>1a. Development name:</p> <p>1b. Development (project) number:</p>
<p>2. Federal Program authority:</p>

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

8. Civil Rights Certifications

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

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

9. Additional Information

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

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

B. Criteria for Substantial Deviations and Significant Amendments

C. Other Information

[24 CFR Part 903.13]

A.1 List Resident Advisory Board Members

NAME	DEVELOPMENT	NAME	SECTION 8
Armstrong, Jessica	Eastgate Terrace	Tensley, Vanessa	Yes
Beardon, Marquerite	SW Bowker	Johnson, Fred	Yes
Bridges, Billie	SW Bowker	Patterson, Sharon	Yes
Burks, Ellis	Willow House	Tolbert, Sheila	Yes
Davis, Shalamar	Hemlock Courts	Waller, Bobbie	Yes
Dryer, Julious	Heritage House		
Fambro, Dorothy	Campus Towers		
Hicks, Luviva	Eastgate Terrace		
Hill, Jack	Heritage House		
Jones, Angela	Silver City Courts		
Littles, Ruthie	Hemlock Courts		

Nowden, Paulette	Windemere Hills		
Sanders, Rosie	Willow House		
Taylor, Devora	Campus Towers		

A.2 Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment (File name)
 - Provided below:

Heritage House – 1st Meeting:

Criteria was well explained and appears to be a positive program for all the units; would like to see front of bldg made more appealing through additional landscaping.

2nd Meeting: *Residents very excited about the new automatic gate and card system which was recently installed. Need three more heat pumps.*

Campus Towers – 1st Meeting:

Everyone felt like they had an opportunity to have their input. Tenants are in agreement with the proposed outline for the coming year(s). Members very grateful for the opportunity to meet and discuss the program. Would like to have the parking lot resurfaced

2nd Meeting: *Pleased with the plan and looking forward to seeing improvements made.*

SW Bowker – 1st Meeting:

New locks are great; however, want the locks moved down for handicapped accessibility. Everything sounds great.

2nd Meeting: *Looking forward to having the roof replacement on back section of building. No additional comments on the plan.*

Silver City – 1st Meeting:

Everything proposed sounds good, very positive.

2nd Meeting: *Glad to see how the work is broken down between the developments.*

General Comments: *Well structured plans, very proud of their homes.*

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: (provide name here)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan's.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

 - Other: (list below)

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

11.)

2. Activity Description

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a.	Development name:
1b.	Development (project) number:
2.	Federal Program authority:
	<input type="checkbox"/> HOPE I
	<input type="checkbox"/> 5(h)

<input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

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:

FSS participant grads of FSS Program

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 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) **FSS Program Committee**

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.)

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)
Up to 50		FSS Coordinator/Dev Office	PH participants
Varies	Needs basis	RI Coordinator/Dev Office	PH participants

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing **	25	75 as of 4-1-07
Section 8		

**** HUD requires a minimum of 25; our program has 50 slots available**

- 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)

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)

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)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 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 2005 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)]

ACOP POLICY OF THE CITY OF NORTH LITTLE ROCK HOUSING AUTHORITY

2.46 Pet Policy

(a) Pet Policy for Elderly in High-Rise Public Housing Units:

1. Pet must be registered with building manager before pet is brought on the premises.
 2. Registration must be updated annually, at annual recertification of tenant's lease.
 - a. Lease must be changed to include pet addendum.
 - b. Furnish certificate from veterinarian certifying pet is in good health and has had all necessary shots and/or vaccination;
 - c. Furnish certificate that shows pet is licensed in North Little Rock.
 3. Tenant must be physically and mentally able to take care of pet and agrees to abide by all pet regulations.
 4. Only one pet per family is permitted, either a dog or cat.
 5. PHA will provide a special place for pet to visit daily;
 6. No normal adult pet over 16 pounds, or 16 inches in length, excluding tail, is permitted.
 7. Pets shall be kept on leash at all times when not in own apartment;
 8. If pet disturbs other residents by barking, scratching, whining or other unusual noises or threatening behavior, the tenant owning the pet will be asked to vacate or get rid of the pet.
 9. Pet will be kept free from fleas, ticks or other vermin.
 10. Pets will not be allowed in the front lobby area, laundry rooms, or social rooms, and must be in the owner's arms going to and from the building and in the elevator.
 11. Pets must be neutered or spayed.
 12. Visitor's pets must be registered with project manager before bringing on premises.
 13. Pet shall not be left unattended in a dwelling unit longer than 12 hours.
 14. Pet waste will be disposed of daily and litter twice weekly, put in plastic bag and deposited in trash chute;
 15. In case death of owner, pet will be placed with a registered veterinarian or animal shelter until disposition of pet can be determined.
 16. A \$200 refundable deposit is required for each pet, with a \$50 down
-

payment.* The balance may be paid \$10 per month until the full deposit is paid. The deposit will be applied to any damage caused by the pet, and the owner given an itemized statement of charges. Any amount of deposit not used for specific damage caused by the pet to the building, fumigation, replacement of areas destroyed by pet, or removal of pet waste may be refunded within 30 days. (*The down payment may be waived for existing tenants with registered pets, however, the full deposit is required.)

17. In the event the pet is no longer in the unit (verified by management) and all damages caused by pet have been paid, the deposit or remainder of the deposit may be refunded to owner.

(a) Pet Policy for Family Public Housing Units:

Registration:

1. *The resident must be physically and mentally able to take care of the pet and agree to abide by all pet regulations. **Registration will be refused if management determines that the resident is not capable of caring for the pet.***
2. *The pet must be registered with management **before** it is brought on the premises. Registration must be updated annually at the annual recertification of each resident's lease, which incorporates the pet policy by reference and addendum. The resident must furnish a certificate from a veterinarian certifying that the pet is in good health and has had all necessary and appropriate shots and/or vaccinations. The resident must furnish proof that pet is licensed by the City of North Little Rock.*
3. *Only **one** pet per family is permitted. (The resident may choose a dog, cat, fish or bird.) No exotic animals, such as lions, tigers or snakes, will be allowed. No dangerous or vicious animals will be allowed.*
4. *Dogs or cats must weigh **no more than 20 pounds** and be no more than 21 inches in length, excluding tail. Proof of weight and length must be furnished **before** pet is allowed on the premises.*
5. *Pets must be spayed or neutered, and cats must be de-clawed.*

Charges/Fees:

1. *A \$200 refundable deposit is required for each pet. The deposit must be paid in full at the time the pet is registered. When the resident vacates, the deposit will be applied to any damage caused by the pet. The owner will be given an itemized statement of the charges. Any deposit not used to pay for damages caused by the pet to the building, for fumigation of the apartment, restoration of areas destroyed by the pet or removal of pet waste will be refunded within 30 days.*
 2. *A non-refundable monthly fee of \$10 per pet must be paid to cover costs associated with implementation of this policy.*
-

3. *At annual recertification, all damages caused by the pet to date must be paid in full. Failure to pay for damages will result in non-renewal of the dwelling lease.*

3. *Pet Location:*

1. *Pets are not allowed outside the apartment unattended.*
2. *Pets must be kept on a leash at all times when not in the resident-owner's apartment, or carried going to and from the resident's apartment. This excludes fish or birds.*
3. *Pets must not be left unattended in a dwelling unit for longer than 8 hours at a time. The resident-owner shall allow entry into the apartment to attempt to quite the disturbance in the event he or she is absent, and disturbances from the pet continues unabated.*
4. *Pets are not allowed in another apartment, in the office, community room or other community space.*

4. *Pet Behavior:*

If a pet disturbs other residents by barking, growling, meowing, scratching, whining or making other unusual noises or exhibiting threatening behavior to employees, residents or other animals, the resident-owner will be asked to remove the pet or vacate the premises.

5. *Pet Health and Care:*

(a) The pet must be kept free of fleas, ticks and other pests. Any pet suffering an illness must be removed immediately from the premises to a licensed veterinarian. A release must be provided for the pet to return to the resident-owner's apartment.

*(b) Pet waste must be disposed of daily. Litter must be changed twice weekly. (Waste must be placed in a plastic bag and deposited in the trash.) **Owner will be charged heavily for cleanup and/or damages caused by his or her pet.***

Other Requirements:

1. *The housing authority assumes no liability for any pet.*
 2. *In the event of an emergency or building evacuation, it is the responsibility of the resident to remove his or her own pet,*
 3. *In the case of the death of the owner, the pet will be placed with a responsible person who resident-owner identifies on the Responsibility Form. If the person named is not available, the pet will be placed with the local animal shelter or humane society.*
-

4. ***NO VISITING PETS WILL BE ALLOWED.*** *This does not apply to service animals that assist persons with disabilities.*

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? **NO UNRESOLVED FINDINGS**
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.

The North Little Rock Housing Authority was rated a “high performer” last year.

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:

Heritage House – 1st Meeting:

Criteria was well explained and appears to be a positive program for all the units; would like to see front of bldg made more appealing through additional landscaping.

2nd Meeting: *Residents very excited about the new automatic gate and card system which was recently installed. Need three more heat pumps.*

Campus Towers – 1st Meeting:

Everyone felt like they had an opportunity to have their input. Tenants are in agreement with the proposed outline for the coming year(s). Members very grateful for the opportunity to meet and discuss the program. Would like to have the parking lot resurfaced

2nd Meeting: *Pleased with the plan and looking forward to seeing improvements made.*

SW Bowker – 1st Meeting:

New locks are great; however, want the locks moved down for handicapped accessibility. Everything sounds great.

2nd Meeting: *Looking forward to having the roof replacement on back section of building. No additional comments on the plan.*

Silver City – 1st Meeting:

Everything proposed sounds good, very positive.

2nd Meeting: *Glad to see how the work is broken down between the developments.*

General Comments: *Well structured plans, very proud of their homes.*

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

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

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

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

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

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

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

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

Approval by the Board of Commissioners

Attachments

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

Public Housing Agency Plan Provision – Five Year Plan North Little Rock Housing Authority (NLRHA)

The North Little Rock Housing Authority (NLRHA) has adopted a policy (the “NLRHA VAWA Policy”) to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). NLRHA’s goals, objectives and policies to enable NLRHA to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the NLRHA VAWA Policy, a copy of which is attached to this Plan. In addition, NLRHA shall operate programs to serve the needs of child and adult victims of domestic violence, dating violence and stalking as and to the extent such programs are described from time to time in NLRHA’s Annual Public Housing Agency Plan.

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

Summary
 Name Housing Authority of the City of North Little Rock, P.O. Box 516, North Little Rock, AR 72115
 Grant Type and Number
 Capital Fund Program Grant No: **AR37P00250107**
 Replacement Housing Factor Grant No:

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	
L	Operations	1406		100,000				
L	Management Improvements	1408		75,000				
L	Administration of Capital Fund	1410		100,000				
L	Capital Fund Portion of Audit Cost	1411		1,500				
L	A & E Fees and Costs	1430		10,000				
L	Sprinkler/Landscaping Costs	1450		20,000				
L	Infrastructure	1450		50,000				
001 City	Resurface Parking Lot/Add Handicapped Requirements	1450		30,000				
002 ck	Sidewalk Repairs	1450		5,000				
002 ck	Roof Repairs	1450		5,000				
003 te	Exterior Renovations (fascia, soffet, wood below windows)	1450		15,000				
004 mere	Install French Drains	1450		5,000				
001	Remodel Bathrooms	1460		30,000				

City								
001	Replace Kitchen Cabinets	1460		30,000				
City								
001	Replace Windows	1460		40,000				
City								
001	Replace Closet Doors	1460		10,000				
City								
002	Install Central A/C	1460		100,000				
ck Courts								
002	Remodel Area for Laundry Area	1460		25,000				
ck Courts								
002	Install Garbage Disposals	1460		2,000				
ck Courts								
003	Install Dryer Wiring & Hook Ups	1460		10,000				
te								
003	Electrical Update phases	1460		100,000				
te								
003	New tile/spongy floors	1460		32,000				
te								
004	Repair door locks & lockable windows	1460		15,000				
mere								
004	Replace closet doors	1460		10,000				
mere								
004	Remodel Bathrooms (cabinets, vanities, mirrors/re-glaze tubs)	1460		20,000				
mere								
005	Lower all 1st floor ceilings, replace lighting	1460		35,000				
ge House								
005	Replace Ceiling Fans	1460		5,000				
ge House								
005	Replace Compactor	1460		25,000				
ge House								
005	Replace Shower Pans/Drains/vanities	1460		50,000				
ge House								

005 e House	Install Door Bells	1460		5,000				
006 s Towers	Replace Apartment Window Screen	1460		10,000				
006 s Towers	Install Door Bells	1460		5,000				
006 s Towers	Replace Kitchen Cabinets & Closet Doors	1460		15,000				
006 s Towers	Security Equipment	1460		5,000				
006 s Towers	Remodel Bathrooms (shower pans, vanities, cabinets & water closets)	1460		40,000				
006 s Towers	Install Push Button H/C Doors 4th thru 7th floors	1460		18,000				
006 s Towers	Replace Ceiling Tile/NewGrids Lobby, Kitchen & CR	1460		40,000				
007 House	Replace Kitchen Cabinets (up and down)	1460		25,000				
007 House	Upgrade Security System	1460		10,000				
007 House	Replace Shower Pans	1460		20,000				
007 House	Install Door Bells	1460		5,000				
011 wker	Replace Kitchen Cabinet Doors	1460		37,000				
011 wker	Install Door Bells	1460		5,000				
011 wker	Sink/Sewer Drains in phases	1460		30,000				
011 wker	Ceiling Fans in apts/Comm Room	1460		10,000				
	Apartments requiring extraordinary	1460		40,000				

	maintenance/asbestos/abatement/ mold/mildew						
L	Heat/Air	1465.1		25,000			
L	Refrigerators	1465.1		75,000			
L	Electric Ranges	1465.1		10,000			
L	Gas Ranges	1465.1		20,000			
L	Water Heaters	1465.1		5,000			
L	Computer Hardware/Software	1475		20,000			
L	Miscellaneous Office Equipment	1475		5,000			
Agency		1502		51,500			
				1,487,000			

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

PHA Name: Housing Authority of the City of North Little Rock, P. O. Box 516, North Little Rock, AR 72115		Grant Type and Number Capital Fund Program No: AR37P00250107 Replacement Housing Factor No:					Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
Management Improvements	12/31/08							
Administrative Costs	12/31/08							
Audit Costs	12/31/08							
A & E	12/31/08							
AR002001 Silver City	12/31/08							
AR002002 Hemlock Courts	12/31/08							
AR002003 Eastgate Terrace	12/31/08							
AR002004 Windemere Hills	12/31/08							
AR002005 Heritage House	12/31/08							
AR002006 Campus Towers	12/31/08							
AR002007 Willow House	12/31/08							
AR002011 S. W. Bowker	12/31/08							
AR2ALL	12/31/08							

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

PHA Name Housing Authority of the City of North Little Rock, AR, P.O. Box 516, North Little Rock, AR 72115		Grant Type and Number Capital Fund Program Grant No: AR37P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007	
Development Number Name/HA - Wide Activities	General Description of Major Work Categories	Dev. Acct No	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
AR2ALL	Operations	1406		100,000			
AR2ALL	Management Improvements	1408		75,000			
AR2ALL	Administration of Capital Fund	1410		100,000			
AR2ALL	Capital Fund Portion of Audit Cost	1411		1,500			
AR2ALL	A & E Fees and Costs	1430		10,000			
AR2ALL	Sprinkler/Landscaping Costs	1450		20,000			
AR2ALL	Infrastructure	1450		50,000			
AR002001 Silver City	Resurface Parking Lot/Add Handicapped Requirements	1450		30,000			
AR002002 Hemlock	Sidewalk Repairs	1450		5,000			
AR002002 Hemlock	Roof Repairs	1450		5,000			
AR002003	Exterior Renovations (fascia, soffet,	1450		15,000			

Eastgate	wood below windows)						
AR002004 Windemere	Install French Drains	1450		5,000			
AR002001 Silver City	Remodel Bathrooms	1460		30,000			
AR002001 Silver City	Replace Kitchen Cabinets	1460		30,000			
AR002001 Silver City	Replace Windows	1460		40,000			
AR002001 Silver City	Replace Closet Doors	1460		10,000			
AR002002 Hemlock Courts	Install Central A/C	1460		100,000			
AR002002 Hemlock Courts	Remodel Area for Laundry Area	1460		25,000			
AR002002 Hemlock Courts	Install Garbage Disposals	1460		2,000			
AR002003 Eastgate	Install Dryer Wiring & Hook Ups	1460		10,000			
AR002003 Eastgate	Electrical Update phases	1460		100,000			
AR002003 Eastgate	New tile/spongy floors	1460		32,000			
AR002004 Windemere	Repair door locks & lockable windows	1460		15,000			
AR002004 Windemere	Replace closet doors	1460		10,000			
AR002004 Windemere	Remodel Bathrooms (cabinets, vanities, mirrors/re-glaze tubs)	1460		20,000			
AR002005 Heritage House	Lower all 1st floor ceilings, replace lighting	1460		35,000			
AR002005 Heritage House	Replace Ceiling Fans	1460		5,000			

AR002005 Heritage House	Replace Compactor	1460		25,000			
AR002005 Heritage House	Replace Shower Pans/Drains/ vanities	1460		50,000			
AR002005 Heritage House	Install Door Bells	1460		5,000			
AR002006 Campus Towers	Replace Apartment Window Screen	1460		10,000			
AR002006 Campus Towers	Install Door Bells	1460		5,000			
AR002006 Campus Towers	Replace Kitchen Cabinets & Closet Doors	1460		15,000			
AR002006 Campus Towers	Security Equipment	1460		5,000			
AR002006 Campus Towers	Remodel Bathrooms (shower pans, vanities, cabinets & water closets)	1460		40,000			
AR002006 Campus Towers	Install Push Button H/C Doors 4th thru 7th floors	1460		18,000			
AR002006 Campus Towers	Replace Ceiling Tile/NewGrids Lobby, Kitchen & CR	1460		40,000			
AR002007 Willow House	Replace Kitchen Cabinets (up and down)	1460		25,000			
AR002007 Willow House	Upgrade Security System	1460		10,000			
AR002007 Willow House	Replace Shower Pans	1460		20,000			
AR002007 Willow House	Install Door Bells	1460		5,000			
AR002011 SW Bowker	Replace Kitchen Cabinet Doors	1460		37,000			
AR002011 SW Bowker	Install Door Bells	1460		5,000			
AR002011	Sink/Sewer Drains in phases	1460		30,000			

SW Bowker							
AR002011 SW Bowker	Ceiling Fans in apts/Comm Room	1460		10,000			
AR2All	Apartments requiring extraordinary maintenance/asbestos/abatement/ mold/mildew	1460		40,000			
AR2ALL	Heat/Air	1465.1		25,000			
AR2ALL	Refrigerators	1465.1		75,000			
AR2ALL	Electric Ranges	1465.1		10,000			
AR2ALL	Gas Ranges	1465.1		20,000			
AR2ALL	Water Heaters	1465.1		5,000			
AR2ALL	Computer Hardware/Software	1475		20,000			
AR2ALL	Miscellaneous Office Equipment	1475		5,000			
Contingency		1502		51,500			
Total				1,487,000			

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>3</u> FFY Grant: 2009 PHA FY: 2009			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See	AR002001 Silver City	Repair Sidewalks	10,000	AR002001 Silver City	Purchase Playground	25,000	
		Install Ductless A/C	40,000			Equipment	
		Install Garbage Disposals	2,000			Replace Windows	40,000
		Landscaping	5,000			Install Garbage Disposals	2,000
		Replace Windows	40,000			Landscaping	5,000
		Remodel Bathrooms	30,000			Remodel Bathrooms	30,000
		Replace Closet Doors	10,000			Signage	10,000
		Purchase Lawnmower	<u>8,000</u>				
	Sub Total		145,000	Sub Total		112,000	
Annual	AR002002 Hemlock Courts	Install Ceiling Fans	3,000	AR002002 Hemlock Courts	Mechanical/Structural	25,000	
		Landscaping	5,000			Resurface Parking Lot	25,000
		Purchase Lawnmower	8,000			Purchase Playground	20,000
		Roof Repairs	5,000			Equipment	
		Install Garbage Disposals	2,000			Landscaping	5,000
		Sidewalk Repairs	5,000			Roof Repairs/Replace	5,000
		Purchase Golf Cart	<u>3,000</u>			Sidewalk Repairs	5,000
		Sub Total			31,000	Sub Total	

	AR002006 Campus Towers	Paint Exterior (including metal railing)	40,000	AR002006 Campus Towers	Generator	50,000
		Upgrade Outside Lighting	15,000		Replace Kitchen Cabinets	15,000
		Replace Kitchen Cabinets	15,000		Bathroom Renovations	40,000
		Replace 2 DuraGlide Sliders	8,000		Upgrade Elevator	5,000
		Upgrade Elevators	5,000	Sub Total	Signage	<u>10,000</u>
		Remodel Mailboxes for H/C access	10,000			
		Landscaping	5,000			
		Replace Window Screens	10,000			
		Bathroom Renovations	<u>40,000</u>			
		Sub Total	148,000			
						120,000
	AR002007 Willow House	Bathroom Renovations	60,000	AR002007 Willow House	A/C Chiller	100,000
		Replace Apt. Entry Doors	15,000		Landscaping	5,000
		Replace Balcony Sliding Doors	25,000		Replace Kitchen Cabinets	25,000
		Replace Kitchen Cabinets	25,000		Signage	<u>10,000</u>
		Landscaping	5,000	Sub Total		
		Computer for Office	<u>1,000</u>			
		Sub Total	131,000			140,000
	AR002011 S.W. Bowker Apts.	Sink/sewer drains phases	30,000	AR002001 S.W. Bowker	Bathroom update common areas	5,000
		Flag Pole w/flag	1,500		Replace window coverings all apartments	<u>30,000</u>
		Trim Trees	<u>4,000</u>	Sub Total		
	Sub Total	35,500			35,000	

	AR2ALL	Gas Ranges	20,000	AR2ALL	Gas Ranges	20,000
	AR2ALL	Refrigerators	75,000	AR2ALL	Refrigerators	75,000
	AR2ALL	Heat/Air	25,000	AR2ALL	Heat/Air	25,000
	AR2ALL	Electric Ranges	10,000	AR2ALL	Electric Ranges	10,000
	AR2ALL	Water Heaters	<u>5,000</u>	AR2ALL	Water Heaters	<u>5,000</u>
	Sub Total		135,000	Sub Total		135,000
	AR2ALL	Landscaping	10,000	AR2ALL	Landscaping	10,000
	AR2ALL	Energy Efficiency	40,000	AR2ALL	Energy Efficiency	40,000
	AR2ALL	Apts. Extraordinary Main./Mold/Mildew	40,000	AR2ALL	Apts.Extraordinary main./Mold/Mildew	40,000
	AR2ALL	Extra Ordinary Expense	50,000	AR2ALL	Extra Ordinary	50,000
	AR2ALL	Operations	100,000	AR2ALL	Operations	100,000
	AR2ALL	Management Improv.	40,000	AR2ALL	Management Improv.	40,000
	AR2ALL	Administration	100,000	AR2ALL	Administration	100,000
	AR2ALL	Audit Costs	1,500	AR2ALL	Audit Costs	1,500
	AR2ALL	A&E Fees & Costs	10,000	AR2ALL	A&E Fees & Costs	10,000
	AR2ALL HA Wide Nondwelling Structures & Equipment	Office Equipment	20,000	AR2ALL HA Wide Nondwelling Structures & Equipment	Office Equipment	20,000
		Computer update H/S	45,000		Computer Update H/S	25,000
		Security Equipment	<u>5,000</u>		Security Equipment	<u>5,000</u>
	Sub-Total		70,000	Sub-Total		50,000
		Contingency	67,000	Contingency		75,500
		Total CFP Estimated Cost	\$1,487,000			\$1,487,000

Year 2

Year 3

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

Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: <u>5</u> FFY Grant: 2011 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost

AR002001 Silver City	Remodel Bathrooms (shower pans, water closets, vanities)	30,000	AR002001 Silver City	Replace Windows	40,000
	Repair/Replace Security Door & Window Screens	25,000		Install Garbage Disposals	2,000
	Paint Interior Apts (not painted in last 5 yrs.)	5,000		Replace Kitchen Cabinets (up & down)	30,000
	Replace Windows	40,000		Remodel Bathrooms (shower pans, water closets, vanities)	30,000
	Landscaping	5,000		Landscaping	
	Replace Kitchen Cabinets (up and down)	25,000		Replace Closet Doors	5,000
	Install Garbage Disposals	2,000	Sub Total	Ceiling Fans	10,000
	Golf Carts	<u>3,000</u>			<u>6,000</u>
Sub Total		135,000			123,000
AR002002 Hemlock Courts	Retrofit Water Closets	10,000	AR002002 Hemlock Courts	Install C/H Air	100,000
	Repair/Replace Security Door & Window Screens	20,000		Roof Repair/Replace	5,000
	Install C/H Air	100,000		Install Garbage Disposals	2,000
	Paint Interior Apts (not painted in last 5 yrs)	5,000		Landscaping	5,000
	Roof Repair/Replace	5,000		Paint Exterior of Bldgs.	50,000
	Landscaping	5,000		Sidewalk Repair	<u>5,000</u>
	Install Garbage Disposals	2,000	Sub Total		
	Sidewalk Repair	<u>5,000</u>			167,000
Sub Total		152,000			

AR002003 Eastgate Terrace	Replace Office Window	2,500	AR002003 Eastgate Terrace	Electrical Upgrade	100,000
	Replace Windows	40,000		Landscaping	5,000
	Replace fascia			Dryer Hook Up Install	10,000
	soffet/wood under windows	15,000		Replace Windows	40,000
	Retrofit Water Closets	10,000		Replace fascia	<u>15,000</u>
	Replace Bathroom Vanities	<u>5,000</u>		Soffet/wood under windows	
	Landscaping			Sub Total	170,000
Sub Total		82,500			
AR002004 Windemere Hills	Roof Replacement (4 Bldgs)	10,000	AR002004 Windemere Hills	Retrofit Water Closets	20,000
	Retrofit Water Closets	10,000		Landscaping	5,000
	Retrofit Lighting & Water Closets Youth Bldg & Activity Ctr	<u>8,000</u>		Paint Exterior Trim	<u>40,000</u>
	Sub Total	28,000		Sub Total	65,000
AR002005 Heritage House	Replace Shower Pans/Vanities	10,000	AR002005 Heritage House	Replace lighting inside Apartments	50,000
	Retrofit Lighting	10,000		Renovate Bathrooms (Shower Pans, Vanities, Water Closets)	50,000
	Retrofit Water Closets	15,000		Landscaping	<u>5,000</u>
	Replace Outside Doors (1 st floor)	20,000		Sub Total	105,000
	Paint Outside Wrought Iron	5,000			
	Refurbish Outside of Windows	10,000			
	Paint Interior Apts (not painted in last 5 yrs)	10,000			
	Renovate 1 st floor Restrooms	2,500			
	Elevator Electrical Update	<u>12,000</u>			
	Sub Total	94,500			

AR002006 Campus Towers	Elevator Electrical Update	5,000	AR002006 Campus Towers	Upgrade Elevators	12,000
	Replace Community Room Chairs	5,000		Landscaping	<u>5,000</u>
	Retile Craft Room & Paint Walls	2,000			
	Renovate Bathrooms (shower pans, water closets & vanities)	30,000	Sub Total		17,000
	Upgrade Common Area Restrooms	5,000			
	Install Push Button Handicap Access Door	18,500			
	Paint Interior Apts (not painted in last 5 years)	5,000			
	Trim Trees	4,000			
	Landscaping	<u>5,000</u>			
Sub Total		79,500			
AR002007 Willow House	Paint Interior Apts (not painted in last 5 years)	5,000	AR002007 Willow House	Landscaping	5,000
	Renovate Bathrooms shower pans, water closets & vanities)	20,000		Replace Kitchen Cabinets (up and down)	25,000
	Landscaping	5,000		Replace Balcony Sliding Doors	25,000
	Replace Kitchen Cabinets (up & down)	25,000		Repair Outside Lighting (in brick fence)	<u>10,000</u>
	Replace Balcony Sliding Doors	<u>25,000</u>			
Sub Total		80,000	Sub Total		65,000

AR002011 S.W. Bowker Apts.	Roof Replacement	175,000	AR002011 S.W. Bowker Apts.	Lower Door Locks for Handicapped Tenants	15,000
	Paint Interior Apts (not painted in last 5 years)	5,000		Retrofit Water Closets	15,000
	Replace Community Room Chairs	5,000		Install 80 KW Generator	80,000
	Replace 3 sets sliding doors (1 st floor)	5,000		Replace Hallway Carpet	<u>50,000</u>
	Retile 3 Laundry Room Floors	2,500	Sub Total		160,000
	Retrofit Water Closets	<u>15,000</u>			
Sub Total		207,500			
AR2ALL	Gas Ranges	20,000	AR2ALL	Gas Ranges	20,000
AR2ALL	Refrigerators	75,000	AR2ALL	Refrigerators	75,000
AR2ALL	Heat/Air	25,000	AR2ALL	Heat/Air	25,000
AR2ALL	Electric Ranges	10,000	AR2ALL	Electric Ranges	10,000
AR2ALL	Water heaters	5,000	AR2ALL	Water Heaters	5,000
Sub Total		135,000	Sub Total		135,000
AR2ALL	Landscaping	10,000	AR2ALL	Landscaping	10,000
AR2ALL	Repair/replace roofing	20,000	AR2ALL	Repair/replace roofing	20,000
AR2ALL	Energy Efficiency	40,000	AR2ALL	Energy Efficiency	40,000
AR2ALL	Apts. Extraordinary /Mold/Mildew	40,000	AR2ALL	Apts. Extraordinary/ Mold/Mildew	40,000
AR2ALL	Extra Ordinary	40,000	AR2ALL	Extra Ordinary	40,000
AR2ALL	Operations	100,000	AR2ALL	Operations	100,000
AR2ALL	Management Improv.	45,000	AR2ALL	Management Improv.	45,000
AR2ALL	Administration	100,000	AR2ALL	Administration	100,000
AR2ALL	Audit Costs	1,500	AR2ALL	Audit Costs	1,500
AR2ALL	A&E Fees & Costs	10,000	AR2ALL	A&E Fees/Costs	10,000

AR2ALL HA Wide Nondwelling Structures &Equipment	Computer Update Security Equipment Office Equipment	25,000 5,000 <u>25,000</u>	AR2ALL HA-Wide Nondwelling Structures & Equipment	Computer Update Security Equipment Office Equipment	20,000 5,000 <u>20,000</u>
Sub Total		55,000	Sub Total		45,000
Contingency		31,500	Contingency		28,500
Total CFP Estimated Cost Year 4		\$1,487,000			\$1,487,000
			Year 5		