

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Streamlined 5-Year Plan for Fiscal Years 2007 - 2011

Streamlined Annual Plan for Fiscal Year 2007

HOT SPRINGS HOUSING AUTHORITY

V 26.1Mar07

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: HOT SPRINGS HOUSING AUTHORITY

PHA Number: AR031

PHA Fiscal Year Beginning: July 1, 2007

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units: 375

Number of S8 units: 658

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing units:

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 and attachments (if any) 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)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2007 - 2011

[24 CFR Part 903.12]

A. Mission

X The mission of the PHA follows 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.

X More specifically, the Housing Authority of the City of Hot Springs' mission is stated as follows:

The Housing Authority of the City of Hot Springs is committed to providing quality, affordable housing, which is decent and safe, to eligible families in this community. We strive to make the best use of all available resources so that our residents may live in an environment that is clean, well maintained, and attractive. Our goal is to manage our public housing units and Section 8 program in a manner that is consistent with financially sound management practices, and by taking advantage of available community and government resources. We continually provide our residents with as many opportunities for economic self-sufficiency as we can identify as they strive to provide for their families and improve the qualities of their lives free from economic and social discrimination. We endeavor to instill pride and the desire for an enhanced quality of life for our residents. We are committed to serving our residents and the entire community in a manner that demonstrates high ethical standards, professional courtesy, respect and caring.

B. Goals

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

- X PHA Goal: Expand the supply of assisted housing
Objectives:
 - X Apply for additional rental vouchers:
 - X Reduce public housing vacancies:
 - X Leverage private or other public funds to create additional housing opportunities:
 - X Acquire or build units or developments

- X PHA Goal: Improve the quality of assisted housing
Objectives:
 - X Improve public housing management: (PHAS score) 84
 - X Improve voucher management: (SEMAP score) 74
 - X Increase customer satisfaction:
 - X Concentrate on efforts to improve specific management functions:
Examples: modernization of public housing; more voucher unit inspections
 - X Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:

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

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

- X PHA Goal: Provide an improved living environment
Objectives:
 - X Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:
 - X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - X Implement public housing security improvements:
 - X Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

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

- X PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - X Increase the number and percentage of employed persons in assisted families:
 - X Provide or attract supportive services to improve assistance recipients' employability:
 - X Provide or attract supportive services to increase independence for the elderly or families with disabilities.

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

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - X 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:
 - X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Streamlined Annual PHA Plan

PHA Fiscal Year 2007

[24 CFR Part 903.12(b)]

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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary

The Annual Plan for 2007 presents a program utilizing Capital Fund Program funds for significantly improving the Authority's Management and Maintenance facilities, while also continuing to improve and update both common areas and public housing units.

Based on our success with renovating the Eastwood Gardens Site A Community Center in 2006, we plan on duplicating the renovation at the Site B Community Center. This renovation will consist of a new energy efficient HVAC system, closing off heat-absorbing clerestory windows, a new roof, and adding a drop ceiling with new insulation and increased lighting. Also, the building will be made ADA compliant, with the installation of automatic-opening front doors, ADA restrooms for both sexes, and ADA compliant hallways. To enhance security, a Police Substation office space will be provided. The funds for this work are on-hand.

After two years of budgeting, the Authority plans to construct a new Maintenance Building, co-located behind the existing Eastwood Gardens Site B Community Center. This building will provide adequate space to house the Maintenance Department inventory, and provide bar-code control to better track usage. The Department Head and Supply Clerk will have offices in this new building, and the Maintenance Department staff will have a covered area for loading supplies into trucks, as well as space for an updated workshop. Fenced in parking for Authority trucks will be provided, and security cameras and other devices will be installed. In accordance with the ADA Voluntary Compliance Agreement, the building entrances, hallways, and bathrooms will all be ADA compliant. The funds for this work are on-hand; thus the planned Capital Fund Financing Program not be utilized.

The re-location of the Maintenance Department from the existing Management and Maintenance Building will allow us to begin design work for renovation of the 40-year old structure, to be known as the Administration Building, to provide ADA compliant entrances, bathrooms, hallways, driveways, and other appurtenances in accordance with our Voluntary Compliance Agreement. This work will be the only remaining ADA compliance work remaining. Funds for this work will come from the CFP 2007 program.

Other significant work planned include the upgrading of our existing public housing units including the installation of new kitchen cabinets, new tub surrounds, and the addition of wrought-iron metal railing for the row-house units to replace the dilapidated wooden railings. Also, we will continue replace existing entrances and walkways with ADA compliant work as the opportunity arises in conjunction with other work. Additionally, the Authority has taken advantage of opportunities to upgrade our public housing units to central HVAC whenever events such as fires occur and result in the need for a complete renovation of the unit.

In addition to CFP expenditures, we are striving to fully utilize our authorized Section 8 voucher number of 658. We have an aggressive plan to market the program with local landlords and apartment complexes to find residents who can benefit from the Authority's Section 8 program. Also, we are implementing a Homeownership Program, with a Family Self Sufficiency Coordinator funded by anticipated grant funds.

The Authority issued a Request for Proposal for an Energy Performance Contract in November 2006, and an Energy Performance Contract should be underway in 2007. This EPC has the potential of having a significant amount of outside source funds to perform capital improvements to the public housing units with no expenditure of Capital Fund Program funds.

The Maintenance Department continues to improve in turnaround time for vacated units, as more experienced staff is employed. Significant reductions have been made in the number of vehicles, and disposal of old unusable inventory of stoves, refrigerators, and doors. Also, it is anticipated the new Maintenance Building and associated barcode inventory system will enable the Authority to keep minimal inventory, thus reducing expenses in the year that are not needed.

Lastly, the move to Project Based Accounting and Asset Management is being implemented, and this, in addition to management decisions such as reduction in staff and outsourcing of select operational requirements, will enable the Authority to perform its function with the anticipated reduced Operating Subsidy.

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

Housing Needs of Families on the PHA's Waiting Lists			
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)			
	# of families	% of total families	Annual Turnover
Waiting list total	146		
Extremely low income <=30% AMI	115	79%	
Very low income (>30% but <=50% AMI)	29	20%	
Low income (>50% but <80% AMI)	2	1%	
Families with children	48	33%	
Elderly families	5	3%	
Families with Disabilities	39	27%	
Race/ethnicity: W/NH	83	57%	
Race/ethnicity: W/H	5	3%	
Race/ethnicity: B/NH	57	39%	
Race/ethnicity: INDIAN	1	1%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	21	14%	
1 BR	104	71%	
2 BR	15	11%	
3 BR	4	3%	
4 BR	2	1%	
5 BR	0		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
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	270		
Extremely low income <=30% AMI	223	83%	
Very low income (>30% but <=50% AMI)	47	17%	
Low income (>50% but <80% AMI)	0	0	
Families with children	179	66%	
Elderly families	2	20%	
Families with Disabilities	53	20%	
Race/ethnicity: W/NH	171	63%	
Race/ethnicity: W/H	7	3%	
Race/ethnicity: B/NH	89	33%	
Race/ethnicity: INDIAN	3	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

(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:

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

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

- X 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.

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

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

- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Adopt rent policies to support and encourage work

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

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

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- X Seek designation of public housing for the elderly
- X Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- X Seek designation of public housing for families with disabilities
- X Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- X Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- X Affirmatively market to local non-profit agencies that assist families with disabilities

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:

- X Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other

Strategy 2: Conduct activities to affirmatively further fair housing

- X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- X Market the section 8 program to owners outside of areas of poverty /minority concentrations

(2) Reasons for Selecting Strategies

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

- X Funding constraints
- X Staffing constraints
- X Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- X Influence of the housing market on PHA programs
- X Community priorities regarding housing assistance
- X Results of consultation with local or state government
- X Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

2. Statement of Financial Resources

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	632,550	
b) Public Housing Capital Fund	550,000	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,914,226	HAP ADMINISTRATIVE EXPENSES
f) Resident Opportunity and Self-Sufficiency Grants	0	
g) Community Development Block Grant	0	
h) HOME	0	
Other Federal Grants	0	
2. Prior Year Federal Grants (unobligated funds only)		
2005 CFP	161,830	Unobligated thru 28 Feb 2007
2006 CFP	290,423	Unobligated thru 28 Feb 2007
3. Public Housing Dwelling Rental Income	622,900	PHA OPERATIONS
4. Other income		
Low Income Reserve	225,266	PHA OPERATIONS
Voucher Reserve	47,006	
4. Non-federal sources		
Grant Application Underway but not Committed	40,000	POLICE SITE SECURITY
Grant Application Underway but not Committed	40,000	FSS COORDINATOR
Total resources	5,524,201	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

(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)
X Other: At Time of Application and Time of Admission

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

- X Criminal or Drug-related activity
X Rental history
X Housekeeping
X Other: Prior Landlord

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

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

e. Yes X 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)

- X Community-wide list
 Sub-jurisdictional lists
 Site-based waiting lists

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

- X PHA main administrative office
X PHA development site management office

c. Site-Based Waiting Lists-Previous Year: None were operated.

d. Site-Based Waiting Lists – Coming Year: None are planned

(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?

- One
- Two
- Three or More

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

(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?

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)?

(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

b. How often must residents notify the PHA of changes in family composition?

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

(6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete.

- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

B. Section 8

(1) Eligibility

- a. What is the extent of screening conducted by the PHA?
 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):

- 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?
 Criminal or drug-related activity
 Other: Contact with past two landlords; previous rental history; complaints on file

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged?
 None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program

- b. Where may interested persons apply for admission to section 8 tenant-based assistance?
 PHA main administrative office
 PHA development site management offices

(3) Search Time

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

If Yes, state circumstances: Extensions are granted if an applicant can show they have been actively applying for a unit, or a unit has failed and is in the process of being repaired to meet standards.

(4) Admissions Preferences

a. Income targeting

Yes X 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 X No: Has the PHA established preferences for admission to section 8 tenant-based assistance? If no, skip to subcomponent **(5) Special Purpose Section 8 Assistance Programs**

(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)

- X The Section 8 Administrative Plan
- X Briefing sessions and written materials
- X Other: Nan McKay briefing videos for Section 8 Program

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

- X Through published notices

4. PHA Rent Determination Policies

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

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies: (select one of the following two)

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

(2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability?

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

a. What is the PHA's payment 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?

- 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: Not applicable since standard is 100% of FMR.

c. If the payment standard is higher than FMR, why has the PHA chosen this level?

- 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: Not applicable since standard is 100% of FMR.

d. How often are payment standards reevaluated for adequacy?

X Monthly

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

- X Success rates of assisted families
- X Rent burdens of assisted families
- X Other: Effect of 40% of Adjusted Income Cap

(2) Minimum Rent

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

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

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

5. Capital Improvement Needs

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

A. Capital Fund Activities

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year?
- b. 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.).

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

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (If no, skip to next component)
- b. Status of HOPE VI revitalization grant
Development name:
Development (project) number:
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
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

6. Demolition and Disposition

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

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7)

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (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 ?

(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, what is the maximum number of participants this fiscal year?

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:

c. What actions will the PHA undertake to implement the program this year?

- The Authority had a full-time Family Self Sufficiency Coordinator (FSSC) two years ago, but the position is now vacant. The Authority plans to apply and receive another grant – either Federal or private – to hire another FSSC, and resume the program.
- The FSSC will take the materials already developed, and will begin to offer the homeownership option only to participant families of the FSS Program.
- The Authority will strictly follow the eligibility requirements as set out by HUD, and augmented by Authority requirements

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

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

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience 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: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans, which is submitted to the Field Office in hard copy—see Table of Contents.

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

Major investments in the Authority's properties at Eastwood Gardens and Mountainview Towers were made in the past year. The following paragraphs describe the funds expended and the work accomplished:

Financial: All previously obligated CFP 2003, CFP 2003 Bonus, and CFP 2004 funds were expended for a total expenditure in Calendar Year 2006 of \$282,046. Also, for the period ending February 28, 2007, 72 percent of the CFP 2005 funds were obligated and 52 percent were expended, and the CFP 2006 funds were 43 percent obligated and 9 percent expended.

Work Planned: As noted in the CFP 2006 Annual Plan, work to be accomplished in 2006 for Eastwood Gardens included site improvements; renovation of the Site A Community Center to be ADA compliant; new kitchen cabinets for 30 apartments; and new railings at the row houses at Site B. Work to be accomplished at Mountainview Towers included replacement of

the back patio; and reinforcement of the laundry room floor for structural reasons. For the Management and Maintenance Building, the second year of funding was to be spent on major renovation of the building to meet ADA requirements under the Voluntary Agreement Mandate of the Authority. Other planned expenses included an upgraded computer and telephone system; a new vehicle for the Executive Director; Site police funding to the City of Hot Springs; Engineer and Architect fees, and salary for the CFP Coordinator.

Work Accomplished: As noted above, the Authority is under a Voluntary Compliance Agreement to correct a number of deficiencies in properties to afford better accessibility of facilities for disabled persons. Items completed in the past year directly related to this task were:

- The renovation of an apartment in Eastwood Gardens to be completely ADA compliant, with accompanying handicap parking spaces, ramps and railings, and central heat and air was completed.
- Also, ADA compliancy work was performed at Mountainview Towers in the form of a new parking lot, with a level parking area, striping, new signs, and underground drainage.
- Other ADA work at Mountainview Towers included a complete renovation of the kitchen, including all new appliances, cabinets, and fixtures.
- Another significant work item was the renovation and ADA-compliant work at the Community Center at 800 Spring Street. Handicap parking spaces, striping, and ramps were constructed, along with automatic opening glass doors to the entrance. Inside, the building was renovated to provide updated office space for the Site Manager, as well as office space for the City of Hot Springs Police Substation. Also, two ADA-compliant restrooms were constructed.
- Particular note is directed to Architectural Design and proposed renovation of the Management and Maintenance Building. In order to make the building ADA-compliant, the existing 40-year old building was scheduled to be renovated and updated., which a new addition built. This cost would exceed the Authority's ability to finance in one year, so a construction loan was planned under the Capital Fund Financing Plan (CFFP) to be paid with mortgage payments over a 10-year period. In this way, other needed work for the Authority developments could continue at the same time the Management and Maintenance building was being upgraded. Unfortunately, a suitable design was not finalized until January 2007, and thus funds of \$150,000 each of CFP 2005 and CFP 2006 remain unobligated and unexpended. However, work is scheduled to begin in March 2007 on a new Maintenance Building co-located with the Eastwood Gardens Site B Community Center, therein obligating and expending these funds.

Other work accomplished as planned included the repair of an unsafe condition of the Mountainview Towers Patio. Uneven concrete blocks, which posed a tripping hazard for the elderly and handicapped residents of Mountainview Towers, were removed, and a new low concrete block wall with plants were constructed. This area now is safe for residents, and is aesthetically pleasing.

Other expenditures accomplished as planned included the funding of partial replacement of railings at row houses at Site B. Also, it was determined that the Mountainview Towers laundry room floor did not require reinforcement, but only new pads for the machines to reduce vibration. Other expenditures made as planned were an upgraded computer and telephone system; a new vehicle for the Executive Director; Site police funding to the City of Hot Springs; Engineer and Architect fees, and salary for the CFP Coordinator.

The Authority suffered two fires and one vehicle damage incident in our public housing units. The two fires were substantial losses, requiring a full advertise, bid, and contract award process. While the insurance company paid most of the rehabilitation costs, the Authority had to pay for the deductible on both units. Also, taking advantage of an opportunity, the Authority replaced the existing wall-mounted heaters with new energy efficient central HVAC system. Both the deductible and the HVAC costs were funded by CFP funds – unanticipated expenditures! The vehicle damage incident occurred when an evicted resident backed a truck into the windowed portion of one of the units. This was repaired at litotes cost – but again, from CFP funds.

The only planned expenditure not made was the replacement of kitchen cabinets at 30 apartments in Eastwood Gardens. The funds for this work were utilized in the above work, and this work will subsequently be scheduled for the out years.

The Authority issued a Request for Proposal for an Energy Performance Contract in November 2006, and is in the process of evaluating the two proposals received. This EPC has the potential of having a significant amount of outside source funds to perform capital improvements to the public housing units with no expenditure of Capital Fund Program funds. It remains to be seen what improvements are made with this venture.

B. Criteria for Substantial Deviations and Significant Amendments

Based on the information presented in the previous section, the Authority had neither Substantial Deviation to the 5-Year Plan, nor Significant Modification to the Annual Plan.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

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

X 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:

(2) Resident Membership on PHA Governing Board

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

X Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Vina Cook

Method of Selection:

Appointment
X Election by Residents

Description of Resident Election Process

Nomination of candidates for place on the ballot:

X 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)

Eligible candidates:

Any recipient of PHA assistance

Any head of household receiving PHA assistance

X Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

Eligible voters:

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

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

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

Consolidated Plan Jurisdiction: City of Hot Springs, Arkansas

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- The PHA has based its statement of needs of families on its waiting list 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)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: As quoted in the November 15 , 2006 Consildated Paln, Executive Summary, "The goals of the CDBG are to provide decent housing, a suitable living environment, expanded economic opportunities fo the benefit of low-to moderate-income citizens, and to eliminate slums and blight." To this end, the capital improvements in the existing Hot Springs Housing Authority's properties will assist the City of Hot Springs in providing "decent housing... for the benefit of low-to moderate-income families."

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year?

End of Text

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for 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	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. X 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. X 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. X Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types X Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures X Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. X Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). X Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

11a. Capital Fund Part I Summaries for CFP Funds 2003, 2003 Bonus, 2004, 2005, and 2006

The following Part I Summaries show the status of the open Capital Fund Programs. As shown, all funds were expended in the time allotted for CFP 2003, 2003 Bonus, and 2004.

OPEN CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No:AR37P3150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement Revision No. 20	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending		<input checked="" type="checkbox"/> Final Performance and Evaluation Report : 31 Jul 2006			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	16,000.00	0.00	0.00	0.00
3	1408 Management Improvements	97,000.00	96,551.12	96,551.12	96,551.12
	1410 Administration	18,000.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	8,500.00	37,343.57	37,343.57	37,343.57
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	7,000.00	2,100.00	2,100.00	2,100.00
10	1460 Dwelling Structures	288816.00	313,228.31	313,228.31	313,228.31
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	3,000.00	1,832.00	1,832.00	1,832.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	12,739.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No:AR37P3150103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement Revision No. 20	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending		<input checked="" type="checkbox"/> Final Performance and Evaluation Report : 31 Jul 2006			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	451,055.00	451,055.00	451,055.00	451,055.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00	45,105.60	45,105.60	47,205.60
24	Amount of line 21 Related to Security – Soft Costs	91,000.00	79,158.62	79,158.62	79,158.62
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

OPEN CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No:AR37P3150203 Replacement Housing Factor Grant No: BONUS FUND			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement Revision No. 16	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending		<input checked="" type="checkbox"/> Final Performance and Evaluation Report: 31 Jul 2006			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	7,480.00	34,563.35	34,563.35	8,200.25
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	82,414.00	55,330.65	55,330.65	48,160.01
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs		0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	89,894.00	89,894.00	89,894.00	89,894.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No:AR37P3150203 Replacement Housing Factor Grant No: BONUS FUND			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement Revision No. 16 <input type="checkbox"/> Performance and Evaluation Report for Period Ending <input checked="" type="checkbox"/> Final Performance and Evaluation Report: 31 Jul 2006					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	89,894.00	89,894.00	89,894.00	89,894.00
24	Amount of line 21 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

OPEN CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No: AR37P03150104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement Revision No. 18 <input type="checkbox"/> Performance and Evaluation Report <input checked="" type="checkbox"/> Final Performance and Evaluation Report: 31 Aug 2006					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	8,755.00	8,821.70	8,821.70	8,821.70
3	1408 Management Improvements	85,000.00	88,495.00	88,495.00	88,495.00
	1410 Administration	18,000.00	15,000.00	15,000.00	15,000.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	6,300.00	6,782.15	6,782.15	6,782.15
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	18,000.00	48,265.00	48,265.00	48,265.00
10	1460 Dwelling Structures	315,740.00	308,347.88	308,347.88	308,347.88
11	1465.1 Dwelling Equipment—Nonexpendable	25,000.00	32,407.69	32,407.69	32,407.69
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	10,000.00	26,220.58	26,220.58	26,220.58
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No: AR37P03150104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement Revision No. 18 <input type="checkbox"/> Performance and Evaluation Report <input checked="" type="checkbox"/> Final Performance and Evaluation Report: 31 Aug 2006					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	47,545.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	534,340.00	534,340.00	534,340.00	534,340.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	30,000.00	112,512.88	112,512.88	112,512.88
24	Amount of line 21 Related to Security – Soft Costs	70,000.00	70,000.00	70,000.00	70,000.00
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

OPEN CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No: AR37P3150105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement Revision No. 20	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 28 Feb 2007		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	9,192.00	10,000.00	5,000.00	1,665.00
3	1408 Management Improvements	90,000.00	115,200.00	113,200.00	113,200.00
4	1410 Administration	18,000.00	18,000.00	18,000.00	18,000.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	0.00	106,000.00	106,000.00	9,378.87
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	11,464.00	11,464.00	11,464.00
10	1460 Dwelling Structures	10,000.00	49,499.72	50,199.72	42,900.17
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	370,000.00	190,888.73	40,888.73	40,888.73
13	1475 Nondwelling Equipment	10,000.000	67,294.43	67,294.43	63,771.22
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No: AR37P3150105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement Revision No. 20	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 28 Feb 2007			<input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collaterization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	66,685.00	4,830.12	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	573,877.00	573,877.00	412,046.88	281,629.77
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	380,000.00	205,715.04	55,715.04	55,715.04
24	Amount of line 21 Related to Security – Soft Costs	75,000.00	75,000.00	76,930.64	71,846.87
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00		0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

OPEN CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No: AR37P3150106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement Revision No. 8	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 28 Feb 2007			<input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	1,000.00	1,000.00	0.00	0.00
3	1408 Management Improvements	105,000.00	70,800.00	70,800.00	16,272.57
4	1410 Administration	18,000.00	38,000.00	38,000.00	10,569.66
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	52,000.00	22,000.00	2,000.00	871.42
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	20,000.00	30,000.00	36,988.00	6,664.00
10	1460 Dwelling Structures	132,000.00	85,676.00	10,664.00	0.00
11	1465.1 Dwelling Equipment— Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	150,000.00	150,000.00	0.00	0.00
13	1475 Nondwelling Equipment	30,000.000	30,000.00	20,000.00	11,000.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
	1495.1 Relocation Costs	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF HOT SPRINGS		Grant Type and Number Capital Fund Program Grant No: AR37P3150106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement Revision No. 8	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 28 Feb 2007		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
17					
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collaterization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	42,000.00	70,643.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	550,000.00	512,875.00	222,452.00	45,377.65
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	170,000.00	160,012.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	80,000.00	80,000.00	80,000.00	1,772.57
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00		0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

12. 2007 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report

The following tables show Part I, Part II, and Part III data for the 2007 Capital Fund Program.

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: City of Hot Springs Housing Authority AR031		Grant Type and Number Capital Fund Program Grant No: Unknown Replacement Housing Factor Grant No: Unknown			Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Estimated CFP 2007 <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost \$		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	10,000			
3	1408 Management Improvements	120,000			
4	1410 Administration	25,000			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	19,900			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	48,100			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	305,000			
13	1475 Nondwelling Equipment	12,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	10,000			
21	Amount of Annual Grant: (sum of lines 2 – 20)	550,000			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 Compliance	305,000			
24	Amount of line 21 Related to Security – Soft Costs	75,000			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: City of Hot Springs Housing Authority AR031		Grant Type and Number Capital Fund Program Grant No: Unknown Replacement Housing Factor Grant No: Unknown				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		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AR03101 Eastwood Gardens	Kitchen Cabinets (10); Tub Surrounds (100)	1460	100%	28,100				
AR3012 Mountainview Towers	Kitchen Cabinets (10)	1460	100%	20,000				
AR31002 Management and Maintenance Building	Renovation (504)	1470	100%	305,000				
Management Improvements	Computer and Software Main; Site Security Police; Applicant Check; Inventory Bar Code	1408 1408 1406 1475	100% 100% 100% 100%	45,000 75,000 10,000 12,000				
Administration	CFP Coordinator; Fees and Costs; Architect and Engineer; Contingency	1410 1430 1430 1502	100% 100% 100% 100%	25,000 2,000 17,000 10,000				
Total Capital Fund Program				\$550,000				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: City of Hot Springs Housing Authority AR031			Grant Type and Number Capital Fund Program Grant No: Unknown Replacement Housing Factor No: Unknown				Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AR03101 Eastwood Gardens	30 Sep 2009			30 Sep 2011			
AR3012 Mountainview Towers	30 Sep 2009			30 Sep 2011			
AR31002 Management and Maintenance Building	30 Sep 2009			30 Sep 2011			
Management Improvements	30 Sep 2009			30 Sep 2011			
Administration	30 Sep 2009			30 Sep 2011			

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: City of Hot Springs Housing Authority AR031			X Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2011
	Annual Statement				
AR03101 Eastwood Gardens		130,000	240,000	250,000	250,000
AR3012 Mountainview Towers		30,000	48,000	60,000	60,000
AR31002 Management and Maintenance Building		170,000	25,000	10,000	10,000
Management Improvements		142,000	168,000	142,000	142,000
Administration		78,000	69,000	88,000	88,000
CFP Funds Listed for 5-year Planning		\$550,000	\$550,000	\$550,000	\$550,000
Replacement Housing Factor Funds		0	0	0	0

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	AR 31001	Site Improvement	30,000	AR 31001	Site Improvement	10,000
Annual	Eastwood Gardens	Kitchen Cabinets	60,000	Eastwood Gardens	Kitchen Cabinets	60,000
Statement		Row house Railings	20,000		Row house Railings	20,000
		Central HVAC	20,000		Central HVAC	150,000
	AR 31002	Kitchen Cabinets	20,000	AR 31002	Kitchen Cabinets	20,000
	Mountainview Towers	Replace Water Pumps	10,000	Mountainview Towers	First Floor Renovation	28,000
	AR 31002	Renovation (504)	170,000	AR 31002	New Furnishings	25,000
	Mngment and Maint Bldg			Mngment and Maint Bldg		
	Management Improvements	Computer Upgrade	10,000	Management Improvements	Computer Upgrade	10,000
		Computer and Software Maintenance	45,000		Computer and Software Maintenance	38,000
		Applicant Check	10,000		Applicant Check	10,000
		Site Security Police	77,000		Site Security Police	80,000
					New Vehicles	30,000
	Administration	CFP Coordinator	26,000	Administration	CFP Coordinator	27,000
		Fees and Costs	2,000		Fees and Costs	2,000
		Architect and Engineer	32,000		Architect and Engineer	20,000
		Contingency	18,000		Contingency	20,000
	Total CFP Estimated Cost		\$ 550,000			\$ 550,000

13. Capital Fund Program Five-Year Action Plan

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: 5 FFY Grant: 2011 PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
AR 31001	Site Improvement	10,000	AR 31001	Site Improvement	10,000
Eastwood Gardens	Kitchen Cabinets	60,000	Eastwood Gardens	Kitchen Cabinets	60,000
	Central HVAC	180,000		Central HVAC	180,000
AR 31002	Kitchen Cabinets	20,000	AR 31002	Kitchen Cabinets	20,000
Mountainview Towers	Replace Mech Equip	40,000	Mountainview Towers	Replace Mech Equip	40,000
AR 31002	Site Improvement	10,000	AR 31002	Site Improvement	10,000
Mngment and Maint Bldg			Mngment and Maint Bldg		
Management Improvements	Computer Upgrade	10,000	Management Improvements	Computer Upgrade	10,000
	Computer and Software Maintenance	45,000		Computer and Software Maintenance	45,000
	Applicant Check	10,000		Applicant Check	10,000
	Site Security Police	77,000		Site Security Police	77,000
Administration	CFP Coordinator	26,000	Administration	CFP Coordinator	26,000
	Fees and Costs	2,000		Fees and Costs	2,000
	Architect and Engineer	32,000		Architect and Engineer	20,000
	Contingency	28,000		Contingency	40,000
Total CFP Estimated Cost		\$ 550,000			\$ 550,000