

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
(exp 08/31/2009)

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.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2008 - 2012

Streamlined Annual Plan for Fiscal Year 2008

**HOT SPRINGS HOUSING AUTHORITY
AR031**

V.1Apr08

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 2008 Fiscal Year Beginning: July 1, 2007

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: 375 Number of S8 units: Number of public housing units:
Number of S8 units: 450

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:

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

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2008 - 2012

[24 CFR Part 903.12]

A. Mission

X 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.

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) **65**
 - X** Improve voucher management: (SEMAP score) **104**
 - X** Increase customer satisfaction:
 - X** Concentrate on efforts to improve specific management functions:
(List; e.g., public housing finance; voucher unit inspections)
 - X** Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:

- X** 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 2008

[24 CFR Part 903.12(b)]

Table of Contents

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- X 1. Housing Needs
- X 2. Financial Resources
- X 3. Policies on Eligibility, Selection and Admissions
- X 4. Rent Determination Policies
- X 5. Capital Improvements Needs
- X 6. Demolition and Disposition
- X 7. Homeownership
- X 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- X 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- X 10. Project-Based Voucher Program
- X 11. Supporting Documents Available for Review
- X 12. FY 2008 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- X 13. Capital Fund Program 5-Year Action Plan 2008 -2012

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 2008 presents a program for improving the physical plant of the Authority, while also enhancing the quality of life for residents. Also, with the implementation of an Energy Performance Contract (the first in Arkansas), significant energy savings will begin to accrue to both residents and the Authority.

For the Section 8 HCV Program, a significant reduction in housing vouchers will be pursued. This effort, began in January 2008, will reduce the payout from the Authority, and will get the Housing Choice Vouchers (HCV's) supported by the Authority more in line with current HUD funding. In the period January through February 2008, a significant number of vouchers were terminated for various reasons, including fraud, non-payment, and eviction by the property-owner. These vouchers will be eliminated from the program and not re-issued. Our goal for FY 2008 is to have approximately 450 HCV, down significantly from the high of 658 last year.

The Public Housing Program continues to struggle, as evictions based on drugs, fraud, and non-payment continues to exceed new tenant placement. The move-in, eviction, and required new rehabilitation of units in an ongoing problem that adversely affects the Authority's ability to maintain full occupancy. In most months, the residents evicted exceed the residents placed. However, with these evictions, the quality of the tenant base is constantly improving, such that overall the PHA program promises to be stronger in the coming year.

The Maintenance Department has strived to improve in turnaround time for vacated units, but has struggled due to more stringent enforcement of rental policies, and resulting evictions. In the long run, however, the Authority will be known as a quality place to live and the number of reliable tenants should increase. 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 constructed in CY 2007 and anticipated CY 2008 barcode inventory system will enable the Authority to keep minimal inventory, thus reducing expenses.

The last remaining part of the program to upgrade the maintenance and the administration buildings is scheduled for completion this year with the co-location of the Administration staff in a renovated housing unit at 1000 Illinois. This construction will utilize Capital Fund Program funds. Significant upgrades of the interior of units are slated using FY 2008 CFP funds.

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)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	123		
Extremely low income <=30% AMI	101	82	
Very low income (>30% but <=50% AMI)	18	15	
Low income (>50% but <80% AMI)	4	3	
Families with children	39	32	
Elderly families	8	6	
Families with Disabilities	15	12	
Race/ethnicity: W/NH	70	57	
Race/ethnicity: W/H	4	4	
Race/ethnicity: B/NH	47	38	
Race/ethnicity: INDIAN	2	1	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	90	73	
2 BR	16	13	
3 BR	7	6	
4 BR	10	8	
5 BR			
5+ BR			
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)
 Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 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	273		
Extremely low income <=30% AMI	213	78	
Very low income (>30% but <=50% AMI)	3	1	
Low income (>50% but <80% AMI)	57	21	
Families with children	162	59	
Elderly families	22	1	
Families with Disabilities	58	21	
Race/ethnicity: W/NH	179	66	
Race/ethnicity: W/H	6	1	
Race/ethnicity: B/NH	86	32	
Race/ethnicity: INDIAN	2	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)? 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

(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:

- 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 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

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

- 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

- 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

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:

- Seek designation of public housing for the elderly
- 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:

- 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

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:

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

Strategy 2: Conduct activities to affirmatively further fair housing

- 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

(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

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 20__ grants)		
a) Public Housing Operating Fund	733,025	
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	2,854,000	HAP Administrative Expenses
f) Resident Opportunity and Self-Sufficiency Grants	32,800	FSS Coordinator
g) Community Development Block Grant	0	
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund Program 2007	188,140	Thru 31 December 2007
3. Public Housing Dwelling Rental Income		
	480,000	PHA Operations
	938,000	PHA Utility Subsidies
4. Other income (list below)		
Low Income Reserve	225,266	
Voucher Reserve	47,006	
4. Non-federal sources (list below)		
Total resources	6,048,237	

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)

Other: At time of Application and time of Admission

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

Criminal or Drug-related activity

Rental history

Housekeeping

Other: Prior Landlord

c. Yes No: Does the PHA request criminal records from local law enforcement agencies or 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

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

PHA main administrative office

PHA development site management office

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the 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? (list below)

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

B. Section 8

(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):
- 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: 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? (select all that apply)
- 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? (select all that apply)
- PHA main administrative office
 - PHA development site management offices

(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: 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 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)

(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?

The Section 8 Administrative Plan
 Briefing sessions and written materials
 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?

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 highest 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? (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

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

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: 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 (list below)

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

- Annually
 Other: Monthly

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

- Success rates of assisted families
 Rent burdens of assisted families
 Other: Effect if 40% of Adjusted Income Gap

(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?

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? If yes, complete items 12 and 13 of this template (Capital Fund Program tables).
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements

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

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
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?**

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 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(2) Program Description

a. Size of Program

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

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?

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

The Authority successfully secured a Family Self-Sufficiency Coordinator grant in late CY 2007. A person has been selected for this position that has previous FSS experience. Letters have been sent to all active Section 8 voucher holders, and almost 50 persons have responded positively. The success of this program will be measured when the grant renewal process is repeated next year for additional funding.

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

The PHA has demonstrated its capacity to administer the program by:

a. Establishing a minimum homeowner down payment 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.
- d. Demonstrating that it has other relevant experience.

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 (AR 31-1) and Mountainview Towers and the Management and Administration Building (AR 31-2) over the past year. The following paragraphs describe the funds expended and the work accomplished:

Financial: A total of \$852,987 CFP funds were expended in CY 2007. All remaining CFP 2006 funds were obligated and expended, and all remaining CFP 2005 funds were obligated and all but \$73,559 of CFP 2005 funds were expended – these funds are obligated to an on-going Architectural Contract. Also, for the period ending December 31, 2007, 65 percent of CFP 2007 funds were obligated and 25 percent were expended.

Work Planned for CY 2007: As noted in the CFP 2006 Annual Plan, work to be accomplished in 2007 for all properties included continued renovations and work to meet the Voluntary Compliance Agreement for ADA compliance due for completion in January 2008. Also, negotiations were initiated for an Energy Performance Contract to implement water and electric savings.

Work Accomplished in CY 2007: 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 two additional apartments in Eastwood Gardens to be completely ADA compliant, with accompanying handicap parking spaces, ramps and railings, and central heat and air was completed.
- A major construction project was completed in CY 2007 with the renovation of the existing Site B Manager Office and Community Center at 1010 Illinois Street. The building interior was upgraded with energy efficient windows and ceiling insulation, bathrooms and kitchen was made ADA compliant, while the outside parking lot and building entrances were made ADA compliant. For additional access and security, an electronic door card system was installed along with an automatic entrance door.
- The other major construction project completed in CY 2007 was the construction of a new Maintenance Building at 1014 Illinois, located adjacent to the Site B Community Center. The building provides 2800 square feet of office, storage, and inventory and garage space for Authority Maintenance Department personnel and vehicles. This building was also made completely ADA compliant.

Other work accomplished was a major effort to eliminate all major trip-hazards in the 40-year old courtyards and sidewalks. Demolition and replacement of all Eastwood Garden courtyards was completed, as well as selected sidewalks near the Management and Maintenance Building and Site A Community Center.

Other expenditures accomplished as planned were continued upgrade of the computer system; conversion of the financial software from Emphasys to Lindsey; Site police funding to the City of Hot Springs; Engineer and Architect fees; and salary for the CFP Coordinator.

The Authority determined it was cost-effective to replace the leased laundry equipment at both Eastwood Garden laundry rooms with new Authority owned equipment, so in December 2007 8 new washers and 8 new dryers each were installed at both Site A and B laundry rooms. These machines have been well received by the residents, and the machines will provide income to pay for cleaning payments to residents.

Three major expenses were incurred that were not planned, and impacted other work

- In late December 2007, a major water line break and leak occurred at 1010 Illinois, in the proximity of the new construction for parking lot and other work completed in November 2007 as part of the ADA work. While it cannot be determined what caused the break, the break was located and repaired on December 20, 2007. This was a very costly repair, as it took almost a week to

locate, dig up, and repair the damage done by the search.

- In late January 2008, a major shutdown of the heating system in Mountainview Towers occurred, with a simultaneous shutdown of domestic heating water for the residents. The cause was determined to be a leaking pump, and an emergency repair was made to the boiler lines and new valves and a new pump assembly was installed. One of the two domestic hot water boilers is still out of service, and will be replaced in the coming months.
- At this writing, another major water line break has been discovered near 800 Spring, in the vicinity of the Site B Community Center. Exploratory work has been ongoing for almost a week; so another expensive repair bill is expected.

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 has entered into an Energy Performance Contract (EPC) with Water and Energy Saving Corporation located in St. Pete Beach, Florida. The selected plan includes replacement of all water using fixtures with water-saving devices, and replacement of old lighting in all apartments and common areas with new energy efficient light fixtures. This EPC has the potential of having a significant amount of outside source funds to perform capital improvements to the public housing units. The EPC is currently under review from the HUD Field Office.

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

A meeting was held on March 19, 2007, with the Resident Council Presidents. Both Mountainview Towers and Eastwood Gardens were represented. Comments/concerns follow:

At Eastwood Gardens, it was noted that some back porch railings were in need of repair, as well as the gas heaters inside some of the units were in need of repair. For Mountainview Towers, the question of new air conditioners was asked to replace the older units. These concerns were addressed, as noted below.

- b. In what manner did the PHA address those comments?

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

A portion of the CFP 2008 funds will be used to repair/replace back porch railings at Eastwood Gardens on an as-needed basis. For Mountainview Towers, only air conditioners that fail to function properly will be replaced using Maintenance funds.

(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?

Yes No:

If yes, complete the following:

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

Method of Selection:

Appointment

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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

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
- 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

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.

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: To assist in meeting the housing needs of low-income residents of the City of Hot Springs by providing financial aid/subsidies to those families.

(4) (Reserved)

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

10. Project-Based Voucher Program

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

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
X	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. <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	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
	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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
X	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
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
	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)

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: Housing Authority of the City of Hot Springs AR031		Grant Type and Number: Capital Fund Program Grant No: Unknown Replacement Housing Factor Grant No: Unknown			Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 7 <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	0.00			
2	1406 Operations	10,000.00			
3	1408 Management Improvements	120,000.00			
4	1410 Administration	25,000.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	19,900.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	20,000.00			
10	1460 Dwelling Structures	48,100.00			
11	1465.1 Dwelling Equipment—Nonexpendable	0.00			
12	1470 Nondwelling Structures	285,000.00			
13	1475 Nondwelling Equipment	12,000.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	10,000.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	550,000.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of line 21 Related to Section 504 compliance	285,000.00			
24	Amount of line 21 Related to Security – Soft Costs	75,000.00			
25	Amount of Line 21 Related to Security – Hard Costs	0.00			
26	Amount of line 21 Related to Energy Conservation Measures	0.00			

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: Housing Authority of the City of Hot Springs AR031			Grant Type and Number Capital Fund Program Grant No: Unknown Replacement Housing Factor Grant No: Unknown			Federal FY of Grant: 2008		
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				
AR03102 Mountainview Towers	Kitchen Cabinets (12)	1460	100%	24,000				
AR31002 Management and Maintenance Building	Renovation (504) Site Improvement	1470	100%	285,000				
		1450	100%	20,000				
Management Improvements	Computer and Software Main; Site Security Police	1408	100%	45,000				
		1408	100%	75,000				
Administration	CFP Coordinator; Fees and Costs; Architect and Engineer; Contingency	1410	100%	47,000				
		1430	100%	2,000				
		1430	100%	17,000				
		1502	100%	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 II: Supporting Pages								
PHA Name: Housing Authority of the City of Hot Springs AR031		Grant Type and Number Capital Fund Program Grant No: Unknown Replacement Housing Factor Grant No: Unknown			Federal FY of Grant: 2008			
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	

13. Capital Fund Program Five-Year Action Plan

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 No: Unknown Replacement Housing Factor No: Unknown				Federal FY of Grant: 2008
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	
AR03101 Eastwood Gardens	30 Sep 2010			30 Sep 2012			
AR 3012 Mountainview Towers	30 Sep 2010			30 Sep 2012			
AR31002 Management and Maintenance Building	30 Sep 2010			30 Sep 2012			
Management Improvements	30 Sep 2010			30 Sep 2012			

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				<input checked="" type="checkbox"/> Original 5-Year Plan	
				<input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 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: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	AR31001	Site Improvement	38,000	AR31001	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
		HVAC Improvements	90,000		HVAC Improvements	90,000
	AR31002	Kitchen Cabinets	20,000	AR31002	Kitchen Cabinets	20,000
	Mountainview Towers	Replace Water Pumps	10,000	Mountainview Towers	First Floor Renovation	28,000
	AR31002	Renovation (504)	70,000	AR31002	New Furnishings	25,000
	Management and Maintenance Building			Management and Maintenance Building		
	Management Improvements	Computer Upgrade; Computer and Software Maintenance; Site Security Police	10,000 45,000 77,000	Management Improvements	Computer Upgrade; Computer and Software Maintenance; Site Security Police; New Vehicles	10,000 38,000 80,000 30,000
	Administration	CFP Coordinator; Fees and Costs; Architect and Engineer; Contingency	36,000 2,000 32,000 28,000	Administration	CFP Coordinator; Fees and Costs; Architect and Engineer; Contingency	37,000 2,000 20,000 30,000

13. Capital Fund Program Five-Year Action Plan

Total CFP Estimated Cost			\$550,000		\$550,000

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
AR31001	Site Improvement	10,000	AR31001	Site Improvement	10,000
Eastwood Gardens	Kitchen Cabinets;	60,000	Eastwood Gardens	Kitchen Cabinets;	60,000
	HVAC Improvements	100,000		HVAC Improvements	100,000
	Roof Replacement	60,000		Roof Replacement	60,000
AR31002	Kitchen Cabinets	20,000	AR31002	Kitchen Cabinets	20,000
Mountainview Towers	Replace Mechanical Equipment	40,000	Mountainview Towers	Replacement Mechanical Equipment	40,000
AR31002	Site Improvement	10,000	AR31002	Site Improvement	10,000
Management and Maintenance Building			Management and Maintenance Building		
Management Improvements	Computer Upgrade;	10,000	Management Improvements	Computer Upgrade;	10,000
	Computer and Software Maintenance;	45,000		Computer and Software Maintenance;	45,000
	Site Security Police	77,000		Site Security Police	77,000

