

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0 PHA Information
 PHA Name: Housing Authority of the City of Pine Bluff PHA Code: AR017
 PHA Type: Small High Performing Standard HCV (Section 8)
 PHA Fiscal Year Beginning: (MM/YYYY): 04/2010

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
 Number of PH units: 273 Number of HCV units: 802

3.0 Submission Type
 5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

4.0 PHA Consortia PHA Consortia: (Check box if submitting a joint Plan and complete table below.) *N/A*

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission. State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years:

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.

5.2 Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1:

- Apply for additional rental vouchers
- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities:
 - (1) Through our non-profit, Crossroads Community Housing Corporation, the Housing Authority plans to submit an application to Arkansas Development Finance Authority (ADFA) in April 2010 to apply for tax credits to develop four (4) single family units. The Housing Authority has entered into a two (2) year contract with SE Clark and Associates to accomplish this task.

5.2

(2) Plans are in motion to apply for Home Funds to build a 16 to 20 unit mixed finance Townhouse Development located in Central Pine Bluff. This endeavor will also be in collaboration with SE Clark and Associates and in conjunction with the City of Pine Bluff. Plans to submit this application is also scheduled for April 2010.

(3) The Housing Authority plans to apply for funds to build 202/811 Elderly Complex on land that is located on the corner of 19th and Lee. This approximately one city block and the City of Pine Bluff assisted the Housing Authority in acquiring this property. The City is also going to be involved in the project as farm clearing the land and assisting in negotiations with the utility companies. This is an application that will be submitted in the latter part of 2010 during the next funding round with HUD.

(4) The Housing Authority is researching the possibilities to renovate a Historical Hotel that is located in downtown Pine Bluff. This is a project that will probably take 2-3 years to accomplish. The Housing Authority was approached by the Historical Society about the possibility of taking on this task. The Historical Society is willing to donate the property to the Housing Authority. We have already met with developer to determine if this is a feasible project for the Housing Authority to undertake. We have also met with Fannie Mae to inquire about possible funding sources. Fannie Mae did indicate that we can designate a portion of our Capital Funds to this project. The finalized project would provide 3-4 floors of housing units and 1-2 floors of office space and 1 floor for retail shops and restaurants. The Housing Authority Board is very interested in undertaking the project, however, we are still in the planning phase.

- Acquire or build units or developments: See items (1) through (4) above in Goal#1

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management:
- Improve voucher management:
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions
- Renovate or modernize public housing units

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

The PHA established the following objectives to strive in meeting goal #3:

- Conduct outreach efforts for potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program: Goal # 1 item (1) above includes rentals with the option to buy through the Section 8 homeownership program already implemented.
- Implement public housing or other homeownership programs

5.2 PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #4:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
- Implement public housing security improvements
- Designate developments or buildings for particular resident groups
- Provide periodic motivational sessions for clients
- Coordinate employment training with area employers and educational institutions
- Provide access to computer labs for GED self testing and training
- Implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing
- Perpetrator of abuse, domestic violence, dating violence or stalking is banned from the development where the victim is housed

PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The PHA established the following objectives to strive in meeting goal #5:

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve assistance recipients' employability
- Partnership with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again.
- Increase the number of graduates from the FSS program: The PHA currently has two (2) graduates from FSS program.

PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

The PHA established the following objectives to strive in meeting goal #6:

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

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The following PHA Plan elements marked 'X' have been revised since the last Annual Plan submission by the Housing Authority of the City of Pine Bluff.
N/C denotes NO CHANGE and N/A denotes NOT APPLICABLE

- N/C 903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures
- X 903.7(2) Financial Resources
- N/C 903.7(3) Rent Determination
- X 903.7(4) Operation and Management
- N/C 903.7(5) Grievance Procedures
- X 903.7(6) Designated Housing for Elderly and Disabled Families
- X 903.7(7) Community Service and Self-Sufficiency
- N/C 903.7(8) Safety and Crime Prevention
- N/C 903.7(9) Pets
- X 903.7(10) Civil Rights Certification
- X 903.7(11) Fiscal Year Audit
- N/A 903.7(12) Asset Management
- N/C 903.7(13) Violence Against Women Act (VAWA)

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The following are the specific locations where the public may obtain copies of the 2010 Annual Plan:

- Administrative Office – 2503 Belle Mead, Pine Bluff, AR 71601

6.0 PHA Plan Elements

903.7(1) Eligibility, Selection and Admissions Policies, including
Deconcentration and Wait List Procedures

A. Public Housing

Public Housing policies that govern resident or tenant eligibility, selection and admission (including preferences), unit assignment, procedures to maintaining waiting list for admission to public housing and site-based waiting lists (if applicable).

(1) Eligibility ***NO CHANGE***

The Housing Authority of the City of Pine Bluff verifies eligibility for admission to public housing when families are within a certain number of being offered a unit: 25

The PHA uses the following non-income screening factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history and exercise discretion in determining suitability for tenancy, taking into consideration the circumstances that may have contributed to the negative reporting.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies
- Access to FBI criminal records

(2) Selection and Assignment ***NO CHANGE***

Selection for admission to public housing shall be made from the PHA's current waiting list in accordance with date and time of application and applicable preference(s) as follows.

6.0

(3) Preferences ***NO CHANGE***

The PHA does 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 the median area income.

It is the policy of the PHA that transfers will take precedence over new admissions in the following circumstances:

- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA
- Domestic Violence

The PHA has established preferences for admission to public housing other than date and time of application. The PHA plans to employ the following admission preferences for admission to public housing:

Priority

- 1 - Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 - Victims of domestic violence
- 1 - Households that contribute to meeting income requirements (targeting)

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(4) Unit Assignment ***NO CHANGE***

Applicants are ordinarily given one (1) vacant unit choices before they fall to the bottom of, or are removed from the waiting list. This policy is consistent across all waiting list types.

(5) Maintaining Waiting List ***NO CHANGE***

The Housing Authority of the City of Pine Bluff maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 2503 Belle Mead, Pine Bluff, AR 71611.

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Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- The PHA-resident lease
- The PHA’s Admissions and Continued Occupancy Policy
- PHA briefing seminars or written materials

Residents must notify the PHA of changes in family composition:

- At any time family composition changes

(6) Deconcentration and Income Mixing ***NO CHANGE***

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA does have general occupancy public housing developments covered by the deconcentration rule.

None of the covered developments have average incomes that fall above or below the Established Income Range.

The Housing Authority of the City of Pine Bluff does not plan to operate any site-based waiting lists.

B. Section 8

Section 8 HCV policies that govern participant eligibility and selection for assistance (including preferences), and procedure for maintaining waiting list.

(1) Eligibility ***NO CHANGE***

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation
- Domestic Violence – Attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history or criminal activity and exercise discretion in determining suitability for tenancy about the circumstances that may have contributed to the negative reporting.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies
- Access to FBI criminal records

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The PHA shares the following information with prospective landlords:

- Criminal or drug-related activity

(2) Waiting List Organization **NO CHANGE**

The Housing Authority of the City of Pine Bluff’s waiting list for the section 8 tenant-based assistance is not merged with any other program waiting list.

Participants may apply for admission to section 8 tenant-based assistance at:

- PHA main administrative office

(3) Search Time **NO CHANGE**

The PHA does give extensions on standard 60-day period to search for a unit as follows:

The Section 8 recipient must make the request for an extension in writing. Each request is reviewed by the PHA and evaluated on its merits based on the reason for the request.

(4) Preferences **NO CHANGE**

The PHA does 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 the median area income.

The PHA has established preferences for admission to section 8 tenant-based assistance other than date and time of application. The PHA plans to employ the following admission preferences for admission to section 8 tenant-based assistance:

Priority

- 1 - Homelessness
- 1 - Working families and those unable to work because of age or disability

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(5) Special Purpose Section 8 Assistance Programs **NOT APPLICABLE**

6.0 903.7(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund	870,058.00	
b) Public Housing Capital Fund	375,273.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,646,544.00	
f) Resident Opportunity and Self- Sufficiency Grants	.	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2009 ARRA CFP Stimulus Grant	554,776.00	Public housing capital improvements
2009 CFP	375,273.00	
2008 CFP	234,948.42	
3. Public Housing Dwelling Rental Income		
	360,000.00	
4. Other income (list below)		
Interest on investments	2,440.00	
Tenant – Other	10,200.00	
Non-Dwelling rent	9,780.00	
5. Non-federal sources (list below)		
Total resources	5,439,292.42	

6.0 903.7 (3) Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies ***NO CHANGE***

a. Use of discretionary policies

The PHA will employ discretionary rent-setting policies for income based rent in public housing.

b. Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has not adopted any discretionary minimum rent hardship exemption policies.

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

The PHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income. (if yes, list the amounts or percentages charged and the circumstances)

d. Discretionary deductions and/or exclusion policies

The PHA does not plan to employ any discretionary (optional) deductions and/or exclusions policies.

e. Ceiling Rents

The PHA does not have ceiling rents.

f. Rent Re-determinations

Between annual income reexaminations, the tenant is required to report changes in income or family composition to the PHA such that the changes result in an adjustment to rent as follows:

- Any time the family experiences an income increase

g. Individual Savings accounts (ISAs)

The PHA does not plan to implement individual savings accounts for residents as an alternative to the required 12 month disallowance of earned income and phasing in of the rent increase in the next year.

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(2) Flat Rents ***NO CHANGE***

The PHA used the following sources of information in setting the market-based flat rents to establish comparability.

- The section 8 rent reasonableness study of comparable housing

B. Section 8 Tenant-based Assistance

(1) Payment Standards ***NO CHANGE***

The PHA's payment standard is:

- Above 100% but at or below 110% of FMR

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
- To allow the PHA to be competitive in the market

The PHA reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:

- Success rates of assisted families

(2) Minimum Rent ***NO CHANGE***

The PHA's minimum rent is \$50.00.

The PHA has not adopted discretionary minimum rent hardship exemption policies.

6.0 903.7(4) Operation and Management

(1) PHA Management Structure

- a. A brief description of the management structure and organization of the PHA ***NO CHANGE***

The Executive Director directs the day-to day management and operation of the Housing Authority with the assistance of the following lead staff and their line staff.

Administrative Assistant
Resident Initiatives
FSS Coordinator
Occupancy Specialist
Receptionist/Clerk
Public Housing Manager (2)
Homeownership Coordinator
Financial Officer
Procurement Officer
Maintenance Director

- Maintenance Mechanics (5)

Section 8 Manager – assists the Executive Director with the day-to-day management and operation of the Section 8 Programs and supervises the following staff:

- Assistant Section 8 Manager
- Housing Counselor (2)
- Section 8 Inspector

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b. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	273	79
Section 8 Vouchers	802	139
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

c. Management and Maintenance Policies ***NO CHANGE***

The PHA has adopted the following policies that contain the Agency's rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

Public Housing Maintenance and Management:

- Admissions and Continued Occupancy Policy
- Deconcentration and Income Targeting Policy
- Community Service Policy
- Pet Policy (Elderly/Disabled)
- Pet Policy (Family)
- File Access Policy
- Records Retention Policy
- Resident Initiatives Policy
- Security Policy
- Pest Eradication Policy
- Enterprise Income Verification (EIV) Policy
- Fraud Policy
- VAWA Policy
- Financial Policies (10)

Section 8 Management:

- Section 8 Administrative Plan
- Homeownership Plan

6.0 903.7(5) Grievance Procedures ***NO CHANGE***

A. Public Housing

The PHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

Residents or applicants who desire to initiate the PHA grievance Process should contact the following:

- PHA main administrative office

B. Section 8 Tenant-Based Assistance

The PHA has not established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following:

- PHA main administrative office

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903.7(6) Designated Housing for Elderly and Disabled Families

The PHA has not designated or applied for approval to designate or does not plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will not apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year.

Activity Description: *N/A*

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

6.0 903.7(7) Community Service and Self-Sufficiency

A. PHA Coordination with the Welfare (TANF) Agency. ***NO CHANGE***

1. The PHA has entered into a cooperative agreement with the TANF Agency, to share information and /or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937.)

The agreement was signed on 03/25/02.

2. Other coordination efforts between the PHA and TANF agency include:
 - Client referrals
 - Information sharing regarding mutual clients (for rent determinations and otherwise)
 - Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

B. Services and programs offered to residents and participants by the Housing Authority of the City of Pine Bluff are as follows:

(1) General

a. Self-Sufficiency Policies ***NO CHANGE***

The PHA will employ the following discretionary policies to enhance the economic and social self-sufficiency of assisted families in the following areas:

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation

b. Economic and Social self-sufficiency programs

The PHA coordinates, promotes or provides the following policies or programs for the enhancement of the economic and social self- sufficiency of assisted families.

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Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/PHA main office/other provider name)	Eligibility (public housing or section 8 participants or both)
Homeownership Workshop	32	Wait List	Sites	Both
Credit Counseling	32	Wait List	Sites	Both
Budgeting	26	Wait List	Sites	Both

(2) Family Self Sufficiency programs

a. Participation Description:

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: (11/01/2009))
Public Housing	0 (not required – voluntary)	5
Section 8	0 (not required – voluntary)	10

C. Welfare Benefit Reductions ***NO CHANGE***

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

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

D. Community Service Requirement

Pursuant to section 12(c) of the U. S. Housing Act of 1937, the PHA will comply with requirements of community service by identifying the number of tenants required to perform community service, the number of tenants granted exemptions, the number of tenants in non-compliance, and the number of tenants terminated/evicted due to non-compliance.

The Housing Authority of the City of Pine Bluff Community Service Policy is simple and definitive of Section 512 of the Quality and Work Responsibility Act of 1998. The Housing Authority believes that the community service requirement should not be received by the resident to be a punitive or demeaning activity, but rather to be a rewarding activity that will benefit both the resident and the community. Community service offers public housing residents and opportunity to contribute to the communities that support them while gaining work experience. The requirement is easy and rewarding and the Housing Authority provides the residents with the name of agencies, the agencies point of contact and all required paper work necessary to accomplish the monthly service.

The Community Service Policy allows the PHA to identify those residents required to participate in the community service requirement. Participants will be required to contribute 8 hours of community service each month or to participate in a self-sufficiency program for 8 hours each month. Identified residents are responsible to determine the appropriateness of the voluntary service within guidelines provide in the policy. Allowed activities that may be included are listed in the policy. Voluntary political activities are prohibited from being considered to meet the Community Service requirement. Participation in self-sufficiency activities that may be included are listed in the policy. A list of exemptions that may be claimed from the requirement is provided in the policy. Family obligations and PHA obligations are addressed in detail. Lease requirements and documentation and non-compliance are all clearly addressed.

Administrative Steps Taken To Implement the Requirement

The Housing Authority of the City of Pine Bluff revised the Admissions and Continued Occupancy Policy and the Dwelling Lease to incorporate the community service requirement. A written description of the service requirement is included in the Community Service Policy.

Written notification is made to residents regarding requirement or exempt status of each adult family member.

The Housing Authority has a long standing cooperative agreement with TANF (welfare) that provides for sharing of information. This partnership assists the PHA in verifying residents' status.

Programmatic Aspects of the Requirements

The Housing Authority of the City of Pine Bluff provided public housing residents with a variety of voluntary activities that can be performed to fulfill their community service obligation. Activities may include, but are not limited to:

- Youth Partners
- Public Schools
- Neighbor To Neighbor
- Area Agency
- Salvation Army
- American Red Cross
- RSVP (Ages 50+)
- Voices for Children
- Hope Crisis Center
- ACCESS
- JRMC

Additional volunteer opportunities within the developments may include:

- Monitor Playground/Bus Stops
- Care for Neighbors' children
- Become a Boys/Girls Scout Leader
- Clean Neighborhood – Clean & Beautiful Commission
- Attend Resident Council meetings

Community Service Implementation Report:

- Number of tenants performing community service: 46
- Number of tenants granted exemptions: 19
- Number of tenants in non-compliance: 3
- Number of tenants terminated/evicted due to non-compliance: 0

6.0 903.7(8) Safety and Crime Prevention ***NO CHANGES***

The PHA's plan for safety and crime preventions to ensure the safety of the public housing residents is addressed below.

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

1. Description of the need for measures to ensure the safety of public housing residents.

- Measures already in place, i.e. police officers live on site and have rapport with police department.

2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:

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

3. Developments that are most affected:

- All developments

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

1. List of crime prevention activities:

- Activities targeted to at-risk youth, adults, or seniors
- Police officers live on-site

2. Developments that are most affected:

- All developments

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C. Coordination between PHA and the police.

1. Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:

- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

2. Developments that are most affected:

- All developments

6.0 903.7(9) Pets ***NO CHANGE***

All residents are permitted to own and keep common domesticated household pets. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, guinea pig and fish in aquariums.

Pet owners must agree to abide by the PHA's Pet Ownership Rules.

A non-refundable nominal pet fee of \$25.00 will be charged and is intended to cover the reasonable operating costs to the development directly attributable to a pet or pets in the unit (i.e. fumigation of a unit).

A refundable pet deposit of \$200.00 will be assessed and is intended to cover additional costs not otherwise covered which are directly attributable to the pet's presence (i.e. damages to the unit, yard, fumigation of a unit, etc.)

Limit of one pet per household (except fish or birds). Limit for birds is two (2).

Pet owner may have only a small cat or a small dog. Limitations: weight not to exceed twenty (20) pounds at full growth; height shall not exceed fifteen (15) inches at full growth. **This does not apply to service animals used to assist persons with disabilities.**

Pet owner shall license their pet as required by law.

Pet owner must not violate any state or local health or humane laws.

Pet must be spayed or neutered. All cats shall be declawed and proof of compliance provide to management.

Pet must be maintained on leash and kept under control when taken outside the unit.

Birds shall be confined to a cage at all times.

No pet permitted in any common area except as necessary to directly enter and exit the building. **This restriction is not applicable to service animals.**

Dogs and cats required to wear collar and ID tag listing pet owner's name and address.

Resident shall control pet while maintenance personnel in unit to perform necessary maintenance.

6.0 903.7(10) Civil Rights Certification

The PHA has examined its programs and proposed programs to identify any impediments to fair housing choices, has addressed those impediments in a reasonable fashion, and is working with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing. The PHA assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The PHA has taken the following specific actions to Affirmative Further Fair Housing in its public housing and Section 8 assistance programs:

The PHA will not, on the grounds of race, color, creed, sex, religion, age, disability, national origin or familial status:

- Deny a person or family admission to housing or assistance;
- Provide housing which is different than that provided others, except for elderly and/or disabled where accessibility features may be required;
- Subject a person to segregation or disparate treatment;
- Restrict a person's access to any benefit enjoyed by others in connection with housing programs;
- Treat a person differently in determining eligibility or other requirements for admission or assistance;
- Deny any person access to the same level of services provided to others;
- Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing programs.

The PHA will not intimidate, threaten or take any retaliatory action against any applicant, resident, or participant because of a person's participation in civil rights activities or assertions of civil rights.

HUD Fair Housing Posters are posted at the PHA main administrative office and at each development office.

The PHA will ensure accessibility to offices to afford persons with disabilities the opportunity to apply for admission or assistance to the public housing programs.

The PHA will make sure that all employees of the PHA are familiar with non-discrimination requirements, especially those employees who are involved in the admissions process.

The PHA prominently displays a fair housing poster at each office where applications are taken and at each management office.

The PHA's policies and practices are designed to provide assurance that all persons with disabilities will be provided reasonable accommodations so that they can fully access and utilize the housing programs and related services.

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The PHA will identify and eliminate situations and /or practices that create barriers to equal housing opportunity for all.

The PHA reviews its policies and procedures, at least annually, to assure compliance with all civil rights requirements.

The PHA will undertake the following efforts to affirmatively market fair housing to ensure that all low-income families understand the availability of housing assistance and feel welcome to participate in our program:

- Executive Director serves as the Chair for Community Housing Resource Board
- Co-host a Fair Housing Workshop
- Sponsor housing poster contest and essay contest

903.7(11) Fiscal Year Audit

The PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h)).

The most recent fiscal audit was submitted to HUD.

There were no findings as the result of that audit.

903.7(12) Asset Management *NOT APPLICABLE*

903.7(13) Violence Against Women Act (VAWA) *NO CHANGE*

The Housing Authority of the City of Pine Bluff (PHA) has adopted a policy (the “VAWA Policy” to implement applicable provisions of the violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). PHA’s goals, objectives and policies to enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the PHA VAWA Policy, a copy of which is attached to this Plan.

In addition:

- A. The following activities, services, or programs are provided by the PHA directly or in partnership with other service providers, to child and adult victims of domestic violence, dating violence, sexual assault, or stalking.
 - 1. Housing Authority of the City of Pine Bluff will refer individuals to service providers, i.e., CASA, if the victim makes a request from this agency;
 - 2. The PHA will work with service providers in giving out pamphlets at resident meetings;

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3. The PHA will provide a meeting place upon request for service provider.

- B. The following activities, services, or programs are provided by the PHA to help child and adult victims of domestic violence, dating violence, sexual assault, or stalking maintain housing.

“We have a Ban LIST which identifies all perpetrators that is circulated to every household when we house a victim of Domestic Violence as well as notifying the POC Officer in that development in order to keep a closer check on the household in questions.”

- C. The following activities, services, or programs are provided by PHA to prevent domestic violence, dating violence, sexual assault and stalking, or to enhance victim safety in assisted families.

“Workshops to be scheduled by the RIC for residents of Public Housing and any resident who becomes a victim of Domestic Violence, Sexual Assault, or stalking will be referred to the RIC for assistance and the PHA places the perpetrator on their BAN List as well as notify the Police on Campus Officer.”

VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

The purpose of this policy (herein called “Policy”) is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth Pine Bluff Housing Authority’s policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by the PHA of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*).

Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;

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- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by the PHA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between the PHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by the PHA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by the PHA.

III. Other AHA Policies and Procedures

This Policy shall be referenced in and attached to the Housing Authority's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of the PHA's Admissions and Continued Occupancy Policy. The PHA's annual public housing agency plan shall also contain information concerning the PHA's activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of the PHA, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

- A. *Domestic Violence* – The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction."
- B. *Dating Violence* – means violence committed by a person—
 - (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and

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(B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

- (i) The length of the relationship.
- (ii) The type of relationship.
- (iii) The frequency of interaction between the persons involved in the relationship.

C. *Stalking* – means –

- (A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- (B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –
 - (i) that person;
 - (ii) a member of the immediate family of that person; or
 - (iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person –

- (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
- (B) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

A. *Non-Denial of Assistance*. The PHA will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

Note that VAWA does not require an admission's preference, and, therefore, if such a preference is adopted it need not be applicable to victims of dating violence and stalking as well as to domestic violence.

B. *Admissions Preference*. Applicants for housing assistance from the Public Housing Program will receive a preference in admissions by virtue of their status as victims of domestic violence [dating violence, stalking].

This preference is particularly described as follows: [domestic violence, dating violence, stalking including any requirements with respect to evidence of past or present domestic violence incidents, etc.]

VI. Termination of Tenancy or Assistance

- A. *VAWA Protections.* Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by PBHA:
1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
 2. In addition to the foregoing, tenancy or assistance will not be terminated by the PHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family is the victim or threatened victim of the criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:
 - (a) Nothing contained in this paragraph shall limit any otherwise available authority of the PHA’ or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant’s household. However, in taking any such action, neither the PHA nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
 - (b) Nothing contained in this paragraph shall be construed to limit the authority of the PHA or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or the PHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

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B. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, the PHA or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by the PHA. Leases used for all public housing operated by the PHA and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by the PHA, shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. *Requirement for Verification.* The law allows, but does not require, the PHA or a Section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., the PHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by the PHA. Section 8 owners or managers receiving rental assistance administered by the PHA may elect to require verification, or not to require it as permitted under applicable law. Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to the PHA or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.

2. *Other documentation* - by providing to the PHA or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.
 3. *Police or court record* – by providing to the PHA or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.
- B. *Time allowed providing verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by the PHA, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.
- C. *Waiver of verification requirement.* The Executive Director of the PHA, or a Section 8 owner or manager, may with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy passed on the victim's statement or other corroborating evidence. Such waiver may be granted at the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

- A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to the PHA or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:
1. Requested or consented to by the individual in writing, or
 2. Required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
 3. Otherwise required by applicable law.
- B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by PBHA shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

VIII. Transfer to New Residence

- A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, the PHA will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing or Section 8 tenant to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.
- B. *Action on applications.* The PHA will act upon such an application promptly [within ten (10) business days].

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- C. *No right to transfer.* The PHA will make every effort to accommodate requests for transfers when suitable alternative vacant units are available and the circumstances warrant such action. However, except with respect to portability of Section 8 assistance as provided in paragraph IX. E. below the decision to grant or refuse to grant a transfer shall lie within the sole discretion of the PHA, and this policy does not create any right on the part of any applicant to be granted a transfer.
- D. *Family rent obligations.* If a family occupying public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term unless released by the PHA. In cases where the PHA determines that the family's decision to move was reasonable under the circumstances, the PHA may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.
- E. *Exportability.* Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect the health or safety of an individual member of the household who is or has been the victim of domestic violence, dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

X. Court Orders/Family Break-up

- A. *Court orders.* It is Pine Bluff Housing Authority's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by the PHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.
- B. *Family break-up.* Other PHA policies regarding family break-up are contained in the PHA's Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Section 8 Administrative Plan.

XI. Relationships with Service Providers

It is the policy of the Pine Bluff Housing Authority to cooperate with organizations and entities, both private and governmental that provides shelter and/or services to victims of domestic violence. If the PHA staff becomes aware that an individual assisted by the PHA is a victim of domestic violence, dating violence or stalking, the PHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring the PHA either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case. Pine Bluff Housing Authority's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which the PHA has referral or other cooperative relationships.

XII. Notification

The PHA shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XIII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIV. Amendment

This policy may be amended from time to time by the Pine Bluff Housing Authority as approved by the PHA Board of Commissioners.

Section 6.0 b

Identify where the Annual PHA Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA.

- Main Administrative Office – 2503 Belle Mead, Pine Bluff, AR 71601

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.
Include statements related to these programs as applicable.

a. HOPE VI or Mixed Finance Modernization or Development ***NO CHANGE***

The PHA has not received a HOPE VI revitalization grant.

The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.

The PHA will not be engaging in any mixed-finance development activities for public housing in the Plan year.

The PHA will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.

b. Demolition and/or Disposition

The PHA plans to conduct any demolition or disposition activities in the plan Fiscal Year.

Activity Description:

Demolition/Disposition Activity Description
1a. Development name: Scattered Site
1b. Development (project) number: 07
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>06/30/10</u>
5. Number of units affected: 20
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 08/01/10 b. Projected end date of activity: 06/01/13

7.0 c. Conversion of Public Housing **NO CHANGE**

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

The PHA does not have any developments or portions of developments identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act.

d. Homeownership **NO CHANGE**

A. Public Housing

The PHA does administer homeownership programs for public housing.

Activity Description:

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Scattered Site Development 1b. Development (project) number: AR017-07
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (05/08/1997)
5. Number of units affected: 20 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

The PHA does plan to administer any homeownership programs for section 8.

Program Description:

The PHA will not limit the number of families participating in the Section 8 homeownership option.

7.0

The PHA has established eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria as follows:

- Income eligible
- At admission to voucher program, family is eligible for assistance
- Satisfies employment requirements
- Has not defaulted on a mortgage securing debt under this program
- Current in lease obligations period of one year
- No listing of disturbing neighbors
- Must have record of taking care of property
- Must participate in home-buyers education program
- Must be 1st time homebuyer

e. Project-based Vouchers

Agencies utilizing the Section 8 Project Based Voucher Program, including certificate programs that were converted to vouchers or intending to utilize the Section 8 Project Based Voucher Program during the upcoming fiscal year are required to provide the following information. Based on this information Nelrod will prepare the required attachment.

Our agency is currently operating or intends to operate a Section 8 Project Based Voucher Program.

Projected number of units is 25.

General location(s) (eligible census tracts or areas within eligible census tracts): 19.01, 17.00, 16.00, 14.01, 13.00, 10.00 and 5.02 (all qualified census tracts).

How is this action consistent with the PHA Plan? Include the reasons why project basing instead of tenant basing the same number of units is appropriate.

The Housing Authority of the City of Pine Bluff is submitting a tax credit project application in February 2010 to Arkansas Development Finance Authority.

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

Required reports are included as following attachments:

- 2010 Capital Fund Program Annual Statement - attachment ar017a01
- 2009 Performance and Evaluation Report – attachment ar017c01
- 2009 ARRA Performance and Evaluation Report – attachment ar017d01
- 2008 Performance and Evaluation Report - attachment ar017e01
- 2007 Performance and Evaluation Report - attachment ar017f01
- 2006 Performance and Evaluation Report – attachment ar017g01

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

Required report is included as following attachment:

- FY 2010 Capital Fund Program 5 Year Action Plan - attachment ar017b01

8.3 Capital Fund Financing Program (CFFP). *N/A*

Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

9.0 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact”.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	1638	5	4	4	3	2	2
Income >30% but <=50% of AMI	1071	4	4	4	2	1	1
Income >50% but <80% of AMI	617	3	3	3	1	1	1
Elderly	645	5	4	3	2	2	2
Families with Disabilities	*	*	*	*	*	*	*
White/Non-Hispanic	3690	4	3	3	2	1	1
Black/African American/Non-Hispanic	6239	5	4	4	3	2	2
Hispanic	30	5	4	4	3	2	2
Asian/Pacific Islander	25	4	4	4	3	2	2

* No data provided

9.0

Housing Needs of Families on the Waiting List

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	735		345
Extremely low income <=30% AMI	654	89%	
Very low income (>30% but <=50% AMI)	59	8%	
Low income (>50% but <80% AMI)	22	3%	
Families with children	650	88%	
Elderly families	29	4%	
Families with Disabilities	156	21%	
White	42	6%	
Black/African American	692	94%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Hispanic	1	.5%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	527	72%	
2 BR	172	23%	
3 BR	28	4%	
4 BR	8	1%	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	

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

If yes:

How long has it been closed (# of months)? *N/A*

Does the PHA expect to reopen the list in the PHA Plan year? No Yes *N/A*

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

9.0

Housing Needs of Families on the Waiting List

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	1242		224
Extremely low income <=30% AMI	1061	85%	
Very low income (>30% but <=50% AMI)	94	8%	
Low income (>50% but <80% AMI)	87	7%	
Families with children	1112	90%	
Elderly families	22	2%	
Families with Disabilities	108	9%	
White	89	7%	
Black/African American	1148	92%	
American Indian/Alaska Native	2	.5%	
Asian	0	0%	
Native Hawaiian/Hispanic/ Pacific Islander	5	.5%	

Characteristics by
Bedroom Size (Public
Housing Only)

1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	

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

If yes:

How long has it been closed (# of months)? 3 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 *FUP cases and Homeless*

9.1

Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Strategies

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- Reduce turnover time for vacated public housing units
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- 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

PHA shall increase the number of affordable housing units by:

- 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

PHA shall 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
- Adopt rent policies to support and encourage work

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

PHA shall target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working

Need: Specific Family Types: The Elderly - *N/A*

Need: Specific Family Types: Families with Disabilities - *N/A*

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs – *N/A*

9.1

PHA shall 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

Reason for Selecting Strategies

- Funding 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

10.0

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals

Goals identified by PHA for 2005 Five Year PHA Plan and progress made during 2005-2009.

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

PHA Goal: Expand the supply of assisted housing

Objectives:

- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments

Progress Statement: Built 4 new units and acquired 1 existing 3 bedroom unit. All units are rented to low-income families who are interested in homeownership. We also made application for tax credit dollars to build a 40 unit development. We will resubmit April 2010. Our vacancy rate decreased.

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Renovate or modernize public housing units:

Progress Statement: We achieved the high performer status in PHAS, however, we are now at standard because of our TARs. We have achieved 100% in SEMAP for the last two years. I have also had several staff turnovers in Public Housing. Customer satisfaction is improving although I am not satisfied, still working in that area. Our PH units are in great shape, we have no units in need of major repair and they will all pass PHAS inspection.

PHA Goal: Increase assisted housing choices

Objectives:

- Conduct outreach efforts to potential voucher landlords
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:

10.0

Progress Statement: Still speaking to local groups, encouraging them to become landlords, also holding landlord meetings and performing more comprehensive landlord briefings. Have 5 new Section 8 tenants to close on homes. Currently working on public housing Sec. 32 application. We also have a staff member who has completed all course work to be a certified HUD housing counselor.

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

- PHA Goal: Provide an improved living environment
- Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Provide periodic motivational sessions for clients:
 - Coordinate employment training with area employers and educational institutions.
 - Provide access to computer labs for GED self testing and training.

Progress Statement: We have sponsored several job fairs and will continue to do so. We also list jobs in our newsletter. We monitor incomes very closely in an effort to avoid all low incomes in a particular development. However, Pine Bluff's economy is really struggling. Jobs are very few. We are also encouraging our FSS participants to obtain 2 and 4 year college degrees.

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
 - Provide or attract supportive services to improve assistance recipients' employability:

Progress Statement: The PHA is still promoting self-sufficiency. We have instituted a contest among the staff, lunch to the person who refers the most potential applicants monthly. We are soliciting in the monthly newsletter. We schedule appointments with the FSS Coordinator for potential FSS participants at a time of admission.

10.0

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

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

Progress Statement: I personally serve on the Community Housing Resource Board and we sponsor activities to promote fair housing. The PHA staff has received annual training on fair housing. The PHA has presented literature to both the participants and landlords concerning fair housing.

10.0

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviations from the 5-Year Plan

- Additions or deletions of Strategic Goals
- Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.

Significant Amendments or Modification to the Annual Plan

- Any change to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency* work items over \$25,000 (items not included in the latest approved PHA Plan Capital Fund Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds (if applicable) under the Capital Fund Program; and
- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant.

This criterion does not supersede the requirements of OMB Circular No. A-87 (Cost Principal for State, Local, and Indian Tribal Governments) and 25 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.

Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.

- (c) PHA's must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. *N/A*

11.0

Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. **Provided as attachment ar017h01**
- (g) Challenged Elements **No challenged elements**
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) **Provided as attachments ar017a01, ar017c01, ar017d01, ar017e01, ar017f01 and ar017g01.**
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) **Provided as attachment ar017b01.**

Annual Statement /Performance and Evaluation Report
 Capital Funds Program, Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program
Attachment: ar017a01

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: **Pine Bluff Housing Authority** Grant Type and Number: **AR37P01750110** FFY of Grant: **2010**
 Capital Fund Program Grant N: **AR37P01750110** Replacement Housing Factor Grant No: **AR37P01750110** FFY of Grant Approval: **2010**
 Date of CFPP: _____

Line No.	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____	Reserved for Disasters/Emergencies <input type="checkbox"/> Original Annual Statement (revision no: _____) <input type="checkbox"/> Final Performance and Evaluation Report (for Program Year Ending _____)	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-Capital Funds					
2	1406 Operating Expenses (may not exceed 20% of line 20) ³		52,000.00			
3	1408 Management Improvements		41,600.00			
4	1410 Administration (may not exceed 10% of line 20)		45,000.00			
5	1411 Audit		0.00			
6	1415 Liquidated Damages		0.00			
7	1430 Fees and Costs		0.00			
8	1440 Site Acquisition		0.00			
9	1450 Site Improvement		4,000.00			
10	1460 Dwelling Structures		264,063.00			
11	1465.1 Dwelling Equipment-Nonexpendable		24,000.00			
12	1470 Non-dwelling Structures		0.00			
13	1475 Non-dwelling Equipment		19,665.00			
14	1485 Demolition		0.00			
15	1492 Moving to Work Demonstration		0.00			
16	1495.1 Relocation Costs		0.00			
17	1499 Development Activities ⁴		0.00			
18a	1501 Collateralization or Debt Service paid by the PHA		0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment		0.00			
19	1502 Contingency (may not exceed 8% of line 20)		0.00			
20	Amount of Annual Grant (sums of lines 2-19)		450,328.00			
21	Amount of line 20 Related to LBP Activities					
22	Amount of Line 20 Related to Section 504 Compliance					
23	Amount of Line 20 Related to Security - Soft Costs					
24	Amount of Line 20 Related to Security - Hard Costs					
25	Amount of Line 20 Related to Energy Conservation Measures					
Signature of Executive Director _____ Date 1/5/2010			Signature of Public Housing Director _____		Date _____	

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Pine Bluff Housing Authority		Grant Type and Number: Capital Fund Program Grant No: AR37P01750110 CFFP (yes/n) NO		Total Estimated Cost		Total Actual Cost		Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised ¹	Funds Obligated ²	Funds Expended ²	Status of Work
AR017000001	Operations	1406		52,000.00				
Agency Wide				52,000.00				
AR017000001	Management Improvements							
Agency Wide	Salary & benefits - Maintenance & Inventory Clerk	1408		21,000.00				
	Part time RIC	1408		15,000.00				
	Consortium fees, general T/A	1408		5,600.00				
				Total 1408				
AR017000001	Administration							
Agency Wide	Salary for Mod Coordinator	1410		29,000.00				
	Salary for Mod clerk/inspector	1410		16,000.00				
				Total 1410				
AR017000001	Dwelling Equipment							
Agency Wide	Purchase stoves & refrigerators	1465.1	40 ea	24,000.00				
				Total 1465.1				
AR017000001	Non-Dwelling Equipment							
Agency Wide	Purchase maintenance truck	1475	1	19,665.00				
				Total 1475				
AR017000001	Dwelling Structures							
Hallmark Manor	Replace commodes	1460	75	15,000.00				
	Replace hot water tanks & comb. Air pipe	1460	75	27,350.00				
	Replace bathroom vanities	1460	50	18,000.00				
				Total Hallmark Manor				
AR017000001								
Cottonwood Park	Replace commodes	1460	98	20,000.00				
	Replace bathroom vanities	1460	50	18,000.00				
	Replace exterior doors w/metal doors & mat	1460	30	9,000.00				
	Replace sliding & fascia	1460	9 Bldgs	55,000.00				
				Total Cottonwood Park				
AR017000001								
West Meadow	Replace windows	1460		35,000.00				
	Replace commodes	1460	37	7,400.00				
	Replace exterior doors w. metal doors & jam	1460	74	22,200.00				
				Total West Meadow				
AR017000001								
Royal Oaks	Replace exterior doors w/metal ones	1460	36	10,800.00				
	Replace windows	1460	18 units	26,313.00				
				Total Royal Oaks				
AR017000001								
Scattered Sites	Repair Driveways	1450	3	4,000.00				
				450,328.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
² To be completed for the Performance and Evaluation Report
 Page ___ of ___
 Form HUD-50075.1 (4/2008)

Capital Fund Program Five-Year Action Plan

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

Attachment: ar017b01

Expires: 4/30/2011

Part I: Summary						
PHA Name/Number		Locality (City/County& State)			<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
Housing Authority of the City of Pine Bluff/AR017		Pine Bluff/Jefferson County/Arkansas				
A.	Development Number and Name	Work Statement for Year 1 FFY_2010_____	Work Statement for Year 2 FFY_2011_____	Work Statement for Year 3 FFY_2012_____	Work Statement for Year 4 FFY_2013_____	Work Statement for Year 5 FFY_2014_____
B.	Physical Improvements Subtotal	Annual Statement	304,228.00	278,328.00	303,000.00	115,165.00
C.	Management Improvements		49,100.00	46,000.00	72,328.00	48,163.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	51,000.00	0.00	0.00
E.	Administration		45,000.00	45,000.00	45,000.00	45,000.00
F.	Other		0.00	0.00	0.00	0.00
G.	Operations		52,000.00	30,000.00	30,000.00	52,000.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	190,000.00
J.	Capital Fund Financing - Debt Service		0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00
K.	Total CFP Funds		450,328.00	450,328.00	450,328.00	450,328.00
L.	Total Non-CFP Funds					
M.	Grand Total					

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires: 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number		Locality (City/County& State)			<input type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
A.	Development Number and Name	Work Statement for Year 1 FFY_____	Work Statement for Year 2 FFY_____	Work Statement for Year 3 FFY_____	Work Statement for Year 4 FFY_____	Work Statement for Year 5 FFY_____
		Annual Statement				

Blank - not needed

Annual Statement/Performance and Evaluation Report
 Capital Funds Program, Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Attachment: ar017c01

Part I: Summary

PHA Name: **Pine Bluff Housing Authority**

Grant Type and Number: **AR37-P017-50109**

Capital Fund Program Grant No.: **2009**

Replacement Housing Factor Grant No.: **2009**

Date of CFFP: **2009**

FFY of Grant: **2009**

FFY of Grant Approval: **2009**

Line No.	Description	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	30,000.00		0.00	0.00
3	1408 Management Improvements	43,600.00		0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	37,527.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	0.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	75,000.00		0.00	0.00
10	1460 Dwelling Structures	129,500.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	25,000.00		0.00	0.00
12	1470 Non-dwelling Structures	0.00		0.00	0.00
13	1475 Non-dwelling Equipment	34,646.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1492 Moving to Work Demonstration	0.00		0.00	0.00
16	1495.1 Relocation Costs	0.00		0.00	0.00
17	1499 Development Activities 4	0.00		0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00		0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00		0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00		0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	375,273.00		0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director: *[Signature]*

Date: *1/10/2010*

Signature of Public Housing Director: _____

Date: _____

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
 4 RHF funds shall be included here.

Page 1 of 2

form HUD-50075.1 (4/2008)

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 25777-0226
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name:		Grant Type and Number:		Capital Fund Program Grant No:		Replacement Housing Factor Grant No:		Federal FFY of Grant:		
Pine Bluff Housing Authority		Capital Fund Program Grant No:		AR37-P017-50109		Replacement Housing Factor Grant No:		2009		
		CFFP (Yes/No)		NO						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work				
				Original	Revised 1	Funds Obligated 2	Funds Expended 2			
Agency Wide	Operations	1406		30,000.00		0.00	0.00			
	Total 1406			30,000.00		0.00	0.00			
HA Wide	Management Improvements									
	Maintenance/Inventory Clerk	1408		22,000.00		0.00	0.00			
	Consortium fees/Update of Plans	1408		3,600.00		0.00	0.00			
	Part-time RIC	1408		18,000.00		0.00	0.00			
	Total 1408			43,600.00		0.00	0.00			
HA Wide	Administration									
	Mod Coordinator	1410		19,527.00		0.00	0.00			
	Mod Clerk	1410		18,000.00		0.00	0.00			
	Total 1410			37,527.00		0.00	0.00			
HA Wide	Dwelling Equipment									
	Purchase ranges @240 ea	1465.1	40	9,600.00		0.00	0.00			
	Purchase refrigerators @\$395 ea	1465.1	40	15,400.00		0.00	0.00			
	Total 1465.1			25,000.00		0.00	0.00			
	Total 1450			75,000.00		0.00	0.00			
	Total 1460			129,500.00		0.00	0.00			
	Total 1475			34,646.00		0.00	0.00			
	Total Physical Improvements			239,146.00		0.00	0.00			
	Total PHA Wide			136,127.00		0.00	0.00			
	2009 Total CFP Grant			375,273.00		0.00	0.00			

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Capital Funds Program, Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program
Attachment: ar017d01

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No: 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: **Pine Bluff Housing Authority**

Grant Type and Number:
 Capital Fund Program Grant No:
 Replacement Housing Factor Grant No:

ARR37S017-50109

Date of CFFP:

FFY of Grant:
2009
 FFY of Grant Approval:
2009

Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Program Year Ending 9/30/09
 Reserved for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Final Performance and Evaluation Report (for Program Year Ending)

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	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	10,000.00	41,000.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	70,766.00	49,000.00	0.00	0.00
10	1460 Dwelling Structures	400,000.00	371,000.00	0.00	0.00
11	1465 1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	115,000.00	134,766.00	0.00	0.00
13	1475 Non-dwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495 1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	595,766.00	595,766.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director

 Date **1/15/2010**

Signature of Public Housing Director

Date

Page 1 of 2
 1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
 4 RHF funds shall be included here.
 form HUD-50075.1 (4/2008)

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: ar017e01

Annual Statement /Performance and Evaluation Report						
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Housing Authority of the City of Pine Bluff		Grant Type and Number: Capital Fund Program No: AR37P01750108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u> 1 </u>		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 9/30/2009		<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-Capital Funds	0.00		0.00	0.00	
2	1406 Operating Expenses	35,000.00	35,000.00	35,000.00	35,000.00	
3	1408 Management Improvements	53,600.00	53,600.00	47,600.00	16,315.60	
4	1410 Administration	40,000.00	42,825.59	42,825.59	42,825.59	
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	0.00	0.00	0.00	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvement	10,000.00	10,000.00	4,395.00	4,395.00	
10	1460 Dwelling Structures	307,663.00	266,837.41	102,173.99	0.00	
11	1465.1 Dwelling Equipment-Nonexpendable	24,400.00	24,400.00	3,720.00	3,720.00	
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00	
13	1475 Nondwelling Equipment	0.00	38,000.00	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	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 (sums of lines 2-20)	\$470,663.00	\$470,663.00	\$235,714.58	\$102,256.19	
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00	
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00	
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00	
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	

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

1/0/1900

PHA Name: Housing Authority of the City of Pine Bluff		Grant Type and Number: Capital Fund Program No: AR37P01750108 Replacement Housing Factor Grant No:					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	
AR017001	Replace sheetrock ceilings	1460		60,000.00	60,000.00	0.00	0.00	
Hallmark	Purchase mini-blinds	1460		2,500.00	2,500.00	0.00	0.00	
Manor	Install new metal storage doors	1460	100 units	12,500.00	12,500.00	0.00	0.00	
	Replace shutters	1460		5,000.00	5,000.00	0.00	0.00	
	Install new tile floors	1460		15,000.00	15,000.00	13,981.99	0.00	Contracted Executed
	Reroof four bedroom units	1460	4 bldgs	20,000.00	20,000.00	0.00	0.00	
	Replace kitchen cabinets, sinks & faucets	1460		41,000.00	41,000.00	41,000.00	0.00	Contract executed 8/09
	Repair/replace siding, soffit & fascia	1460		30,000.00	2,470.29	0.00	0.00	
	Total Hallmark Manor			186,000.00	158,470.29	54,981.99	0.00	
AR017003	Install new metal storage doors	1460		12,500.00	12,500.00	0.00	0.00	
Cottonwood	Replace tile floors	1460		15,000.00	15,000.00	0.00	0.00	
Park	Replace kitchen cabinets	1460		45,000.00	45,000.00	45,000.00	0.00	Contract executed 8/09
	Install hot water tanks	1460		4,500.00	2,029.71	0.00	0.00	
	Replace unit address numbers	1460		1,000.00	1,000.00	0.00	0.00	
	Total Cottonwood Park			78,000.00	75,529.71	45,000.00	0.00	
AR017004	Install screen doors	1460		4,625.00	4,625.00	0.00	0.00	
West Meadow	Replace bathroom canities & lavatories	1460		5,000.00	5,000.00	0.00	0.00	
	Replace tile floors	1460		8,000.00	8,000.00	0.00	0.00	
	Install kitchen cabinets, sinks & faucets	1460		26,038.00	15,212.41	2,192.00	0.00	Contract executed 8/09
	Total West Meadow			43,663.00	32,837.41	2,192.00	0.00	
	Total 1460			307,663.00	266,837.41	102,173.99	0.00	
AR017003.004	Replace mailboxes and add covering	1450		10,000.00	10,000.00	4,395.00	4,395.00	
	TOTAL PHYSICAL IMPROVEMENTS			\$317,663.00	276,837.41	\$106,568.99	\$4,395.00	

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

1/0/1900

PHA Name: Housing Authority of the City of Pine Bluff		Grant Type and Number: Capital Fund Program No: AR37P01750108 Replacement Housing Factor Grant No:					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	
HA- Wide	Operations	1406		35,000.00	35,000.00	35,000.00	35,000.00	
	Total 1406			35,000.00	35,000.00	35,000.00	35,000.00	
HA- Wide	Management Improvements:							
	Maintenance/Inventory Clerk	1408		21,000.00	21,000.00	21,000.00	13,806.60	
	Consortium Fees/Update of Plans	1408		3,600.00	7,600.00	7,600.00	2,509.00	
	Part-time RIC	1408		19,000.00	19,000.00	19,000.00	0.00	
	Upgrade telephone system	1408		10,000.00	6,000.00	0.00	0.00	
	Total 1408			53,600.00	53,600.00	47,600.00	16,315.60	
HA- Wide	Administration .							
	Mod-Coordinator	1410		21,100.00	24,374.00	24,374.00	24,374.00	
	Mod-Clerk	1410		18,900.00	18,451.59	18,451.59	18,451.59	
	Total 1410			40,000.00	42,825.59	42,825.59	42,825.59	
HA- Wide	Dwelling Equipment:							
	Purchase ranges @ \$240 ea.	1465.1	40	9,600.00	9,600.00	3,720.00	3,720.00	
	Purchase refrigerators @ \$370 ea.	1465.1	40	14,800.00	14,800.00	0.00	0.00	
	Total 1465.1			24,400.00	24,400.00	3,720.00	3,720.00	
	Non-Dwelling Equipment							
	Purchase 2 maintenance trucks	1475	2	0.00	38,000.00	0.00	0.00	From 2010 of 5-yr plan
	Total 1475				38,000.00			
	TOTAL PHA-WIDE			\$153,000.00	193,825.59	\$129,145.59	\$97,861.19	
	TOTAL CAPITAL FUNDS FOR 2008			\$470,663.00	\$470,663.00	\$235,714.58	\$102,256.19	

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: ar017f01

Annual Statement /Performance and Evaluation Report					
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Pine Bluff		Grant Type and Number: Capital Fund Program No: AR37P01750107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u> 1 </u>	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 9/30/09		<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	40,000.00	40,000.00	40,000.00	40,000.00
3	1408 Management Improvements	47,100.00	50,010.65	50,010.65	50,010.65
4	1410 Administration	41,538.00	42,339.26	42,339.26	42,339.26
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	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	58,503.00	52,373.13	52,373.13	52,373.13
10	1460 Dwelling Structures	221,200.00	223,617.96	223,617.96	119,643.25
11	1465.1 Dwelling Equipment-Nonexpendable	24,400.00	24,400.00	24,400.00	24,400.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	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	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 (sums of lines 2-20)	\$432,741.00	\$432,741.00	\$432,741.00	\$328,766.29
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00
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

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

1/0/1900

PHA Name: Housing Authority of the City of Pine Bluff		Grant Type and Number: Capital Fund Program No: AR37P01750107 Replacement Housing Factor Grant No:						Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
AR017001	Repair driveways and sidewalks	1450		58,503.00	52,373.13	52,373.13	52,373.13		
Hallmark	Total 1450			58,503.00	52,373.13	52,373.13	52,373.13		
Manor									
AR017001	Reroof four bedroom units	1460	15 units	52,500.00	52,500.00	52,500.00	52,500.00		
Hallmark	Replace kitchen cabinets	1460		35,000.00	35,000.00	35,000.00	1,025.29	work in progress	
Manor	Subtotal 1460			87,500.00	87,500.00	87,500.00	53,525.29		
	Total Hallmark Manor			146,003.00	139,873.13	139,873.13	105,898.42		
AR017003									
Cottonwood	Replace bathroom vent fans-remove lamps	1460		14,700.00	14,710.00	14,710.00	14,710.00		
Park	Replace kitchen cabinets	1460		35,000.00	35,000.00	35,000.00	0.00		
	Total Cottonwood Park			49,700.00	49,710.00	49,710.00	14,710.00		
AR017004									
West Meadow	Replace kitchen cabinets	1460		35,000.00	35,000.00	35,000.00	0.00		
	Total West Meadow			35,000.00	35,000.00	35,000.00	0.00		
AR017007	Reroof units	1460	3 units	9,000.00	12,810.00	12,810.00	12,810.00		
Scattered Sites	Replace siding, soffit & fascia	1460		40,000.00	38,597.96	38,597.96	38,597.96		
	Total Scattered Sites			49,000.00	51,407.96	51,407.96	51,407.96		
	Total 1460			221,200.00	223,617.96	223,617.96	119,643.25		
	TOTAL PHYSICAL IMPROVEMENTS			\$279,703.00	\$275,991.09	\$275,991.09	\$172,016.38		

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

1/0/1900

PHA Name: Housing Authority of the City of Pine Bluff		Grant Type and Number: Capital Fund Program No: AR37P01750107 Replacement Housing Factor Grant No:						Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA- Wide	Operations	1406		40,000.00	40,000.00	40,000.00	40,000.00	Completed	
	Total 1406			40,000.00	40,000.00	40,000.00	40,000.00		
HA- Wide	Management Improvements:								
	Maintenance/Inventory Clerk	1408		20,000.00	20,000.00	20,000.00	20,000.00	Completed	
	Consortium Fees/Update of Plans	1408		3,600.00	6,510.65	6,510.65	6,510.65	Completed	
	Part-time RIC	1408		17,500.00	17,500.00	17,500.00	17,500.00	Completed	
	Computer Upgrades	1408		6,000.00	6,000.00	6,000.00	6,000.00	Completed	
	Total 1408			47,100.00	50,010.65	50,010.65	50,010.65		
HA- Wide	Administration .								
	Mod-Coordinator	1410		23,638.00	24,439.26	24,439.26	24,439.26	Completed	
	Mod-Clerk	1410		17,900.00	17,900.00	17,900.00	17,900.00	Completed	
	Total 1410			41,538.00	42,339.26	42,339.26	42,339.26		
HA- Wide	Dwelling Equipment:								
	Purchase ranges @ \$240 ea.	1465.1	40	9,600.00	9,600.00	9,600.00	9,600.00	Completed	
	Purchase refrigerators @ \$370 ea.	1465.1	40	14,800.00	14,800.00	14,800.00	14,800.00	Completed	
	Total 1465.1			24,400.00	24,400.00	24,400.00	24,400.00		
	TOTAL PHA-WIDE			\$153,038.00	\$156,749.91	\$156,749.91	\$156,749.91		
	TOTAL CAPITAL FUNDS FOR 2007			\$432,741.00	\$432,741.00	\$432,741.00	\$328,766.29		

CAPITAL FUNDS PROGRAM TABLES START HERE

Attachment: ar017g01

**Annual Statement /Performance and Evaluation Report
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Housing Authority of the City of Pine Bluff	Grant Type and Number: Capital Fund Program No: AR37P01750106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserved for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u>2</u>
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input checked="" type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending <u>09/30/2009</u>

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	26,362.00	26,362.00	26,362.00	26,362.00
3	1408 Management Improvements	47,984.82	47,984.82	47,984.82	47,984.82
4	1410 Administration	42,444.23	42,444.23	42,444.23	42,444.23
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	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	83,889.40	83,889.40	83,889.40	83,889.40
10	1460 Dwelling Structures	177,449.55	177,449.55	177,449.55	177,449.55
11	1465.1 Dwelling Equipment-Nonexpendable	12,259.00	12,259.00	12,259.00	12,259.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	37,264.00	37,264.00	37,264.00	37,264.00
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	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$427,653.00	\$427,653.00	\$427,653.00	\$427,653.00
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	0.00	0.00	0.00
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

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

1/0/1900

PHA Name: Housing Authority of the City of Pine Bluff		Grant Type and Number: Capital Fund Program No: AR37P01750106 Replacement Housing Factor Grant No:						Federal FY of Grant: 2006	
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		
HA-Wide	Operations:	Total 1406	1406		26,362.00	26,362.00	26,362.00	26,362.00	
AR001-003-004									
005-007	Management Improvements:								
	Salary/benefits for Maintenance & inventory clerk	1408			23,885.82	23,885.82	23,885.82	23,885.82	
	Part-time RIC	1408			20,810.00	20,810.00	20,810.00	20,810.00	
	Consortium Fees/General Technical Assistance	1408			3,289.00	3,289.00	3,289.00	3,289.00	
	Computer Upgrades	1408			0.00	0.00	0.00	0.00	
	Total 1408				47,984.82	47,984.82	47,984.82	47,984.82	
	Administration:								
	Salary for MOD Coordinator	1410			24,544.23	24,544.23	24,544.23	24,544.23	
	Salary for Clerk/Inspector				17,900.00	17,900.00	17,900.00	17,900.00	
	Total 1410				42,444.23	42,444.23	42,444.23	42,444.23	
AR017001	Site Improvements:								
Hallmark	Replace Clotheslines & poles	1450			0.00	0.00	0.00	0.00	
Manor	Total Hallmark				0.00	0.00	0.00	0.00	
AR017003	Site Improvements:								
Cottonwood	Repair driveways & sidewalks	1450			13,813.00	13,813.00	13,813.00	13,813.00	
Park	Total Cottonwood Park				13,813.00	13,813.00	13,813.00	13,813.00	
AR017004	Site Improvements:								
West Meadow	Install concrete swales for drainage	1450			12,500.00	12,500.00	12,500.00	12,500.00	Work in progress
	Repair parking lots & lots	1450			48,890.00	48,890.00	48,890.00	48,890.00	Work in progress
	and sidewalks adding handicap accessibility	-			-	-	-	-	
	Landscaping	1450			7,684.00	7,684.00	7,684.00	7,684.00	Work in progress
	Total West Meadow				69,074.00	69,074.00	69,074.00	69,074.00	

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

1/0/1900

PHA Name: Housing Authority of the City of Pine Bluff		Grant Type and Number: Capital Fund Program No: AR37P01750106 Replacement Housing Factor Grant No:						Federal FY of Grant: 2006	
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		
Scattered Sites	Site Improvements (continued):								
AR017007	Repair driveways	1450		0.00	0.00	0.00	0.00		
	Replace fences	1450	3 units	1,002.40	1,002.40	1,002.40	1,002.40		
	Total 1450			83,889.40	83,889.40	83,889.40	83,889.40		
Scattered Sites	Dwelling Structures								
AR017007	Reroof units	1460	3 units	8,575.00	8,575.00	8,575.00	8,575.00		
	Total Scattered Sites			92,464.40	92,464.40	92,464.40	92,464.40		
HA-Wide	Development								
	Build 2 three bedroom houses	1460	2 ea	168,874.55	168,874.55	168,874.55	168,874.55		
	Total 1460			177,449.55	177,449.55	177,449.55	177,449.55		
HA-Wide	Dwelling Equipment:								
	Purchase stoves and refrigerators	1465		12,259.00	12,259.00	12,259.00	12,259.00		
	Total 1465								
HA-Wide	Non-Dwelling Equipment								
	Purchase mini-bus	1475	1	19,825.00	19,825.00	19,825.00	19,825.00		
	Purchase Maintenance truck	1475	1	17,439.00	17,439.00	17,439.00	17,439.00		
	Total 1475			37,264.00	37,264.00	37,264.00	37,264.00		
TOTAL CAPITAL FUNDS GRANT 2006				\$427,653.00	\$427,653.00	\$427,653.00	\$427,653.00		

Attachment: ar017h01
Housing Authority of the City of Pine Bluff
Resident Advisory Board Consultation process – FYB 2010

- 1. Resident notification of appointment to the Advisory Board**
At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board – **Letters mailed 9/3/09**

- 2. Resident Advisory Board Selection**
Selection made from resident/participant response – **9/16/09**

- 3. Meeting Organization**
Schedule date to meet with Resident Advisory Board for input to PHA Plan – **10/27/09**

Notify Resident Advisory Board of scheduled meeting - **10/21/09**

Hold Resident Advisory Board meeting – **10/27/09**

- 4. Notification of Public Hearing**
Schedule date for Public Hearing and place ad – **10/2/09**

Notify Resident Advisory Board – **10/4/09**

Hold Public Hearing meeting – **12/10/09**

- 5. Documentation of resident recommendations and PHA's response to recommendations**

Comment #1: Gated area to help cut down on crime.
PHA Response: PHA has addressed this issue.

Comment #2: Need better draining systems.
PHA Response: This is a City issue.

Comment #3: New bathroom and kitchens.
PHA Response: PHA has addressed this issue.

Comment #4: More maintenance personnel so there can be better response time on fixing items and cutting grass.

PHA Response: This has been done.

Comment #5: Ceiling fans.

PHA Response: PHA has addressed this issue.

Comment #6: Replace tiles and/or put carpet in.

PHA Response: PHA has addressed this issue.

Comment #7: Cable Jacks is more of the rooms.

PHA Response: PHA responded that this issue was not applicable.

Comment #8: Raccoons get into the trash and keep taking it out.

PHA Response: PHA responded that this issue was not applicable.

Comment #9: Need better lighting.

PHA Response: PHA has addressed this issue.

Comment #10: Need better appliances. Refrigerator hums very loud.

PHA Response: PHA has addressed this issue.

Comment #11: Need shower heads, faucets and tubs.

PHA Response: PHA has addressed this issue.

Comment #12: Need better and larger numbers on the houses, building numbers and apartment numbers. You cannot find homes.

PHA Response: PHA has addressed this issue.

Comment #13: We need numbers on everyone's mailboxes.

PHA Response: PHA is looking into this issue.

Comment #14: Assigned parking spaces.

PHA Response: PHA has addressed this issue.

Comment #15: Put bathtubs in apartments with only showers and replace tiles and toilets.

PHA Response: PHA has addressed these issues.

Comment #16: Would like for us to have a computer lab where people can use the internet.

PHA Response: PHA has addressed this issue.

Comment #17: Would like to see speed bumps put in.

PHA Response: PHA has addressed this issue.

Comment #18: Pest control/wildlife management (skunks).

PHA Response: PHA has addressed this issue.

Comment #19: Would like to see cooperation between Bad Robs and the PHA on the clean up of the ditch behind Belair Drive.

PHA Response: PHA has addressed this issue.

Comment #20: Need weather stripping on front and back doors.

PHA Response: **PHA has addressed this issue.**

Comment #21: Dirt or sand on playground (Belair Dr.), it will eliminate cutting grass on or around the playground. It will also limit the risk of snake attacks.

PHA Response: PHA has addressed this issue.

Comment #22: Reconnect wiring in my unit.

PHA Response: PHA has addressed this issue.