

STATEMENT OF 5 YEAR GOALS AND OBJECTIVES**STRATEGIC GOALS:**

The Alma Housing Authority has established the following strategic goals by which to govern its planning and operations.

One (01): Provide, preserve and improve our housing stock through a strong maintenance and modernization program.

Two (02): Serve our elderly and family residents with quality housing that is decent, safe and sanitary without discrimination.

Three (03): Assist our residents and clients by providing access to opportunities for counseling, for further education, self-sufficiency and homeownership.

Four (04): To work with the City of Alma toward the overall development and improvement of our city.

Five (05): To keep our policies and operating procedures current with regulations and with sound management practices.

OBJECTIVES TO FULFILL OUR STRATEGIC GOALS:**The Alma Housing Authority has determined to fulfill its goals:**

1. Re-exam our Housing Stock with competition in mind. Re-examine our modernization plan.
2. Pass Annual HQS inspections of all units. Perform Quarterly inspections of all family units. Keep track of work orders and the cost for each unit. Improve unit turnaround time. Keep an active waiting list without discrimination.
3. Provide information on how to further resident well being with education, counseling, self sufficiency and homeownership.
4. Work with the City of Alma to improve our community.

The Alma Housing Authority has developed its 5-Year Plan with these in mind. To be achievable, a plan must be realistic, achievable, and have measurable goals.

Goal Objectives in support of the Mission Statement:**Goal One (01): Provide, preserve and improve our housing stock through a strong maintenance and modernization program.****Goal 1 Objectives:**

1. Make sure turnaround time is kept where the unit is not vacant for an extended period of time.
2. Continue to supply housing that meets all Housing Quality Standards (HQS).
3. Continue with our work order system.
4. Continue with our preventive maintenance program.
5. Continue with our monthly pest program.
6. Continue with our Quarterly, Annual, Move In, Move Out inspections.
7. Continue with our CFP modernization program, if funds available, to keep all units updated.

Goal 1 Measurement:

1. Keep unit turnaround time at 30 days or less.
2. Make sure all units pass HQS inspections.
3. Keep emergency and safety related work orders at a minimum.
4. Continue to keep track of our preventative maintenance schedule for all units.
5. Continue to keep units roach free.
6. To ensure residents responsibility in maintaining decent, safe and sanitary housing.

Goal Two (02): Serve our elderly and family residents with quality housing that is decent, safe and sanitary without discrimination.**Goal 2 Objectives:**

1. Assure an adequate supply of housing for all, especially for families with urgent needs.
2. Keep an active waiting list for elderly and family.

Goal 2 Measurement:

1. Make sure losses are kept at a minimum at move out. One of the ways to improve this is with our security deposits on family units. This should cut our losses and help enforce being able to reduce our turnaround time being able to re-house applicants quicker.
2. By keeping an active waiting list we will always have someone ready to move in as soon as the unit is ready after move out.

Goal Three (03): Assist our residents and clients by providing access to opportunities for counseling, for further education, self sufficiency and homeownership.**Goal 3 Objectives:**

1. Provide anti drug information.
2. Provide information on obtaining a GED or continuing education.
3. Community partnerships to promote economic opportunity for residents, self sufficiency, and other counseling information.

Goal 3 Measurement:

1. Provide places and information how residents can obtain a GED or continue their education through High School, UAFA College, or Arkansas Valley Vo-Tech School.
2. Offer information to residents on how to be self-sufficient and find needed counseling, any employment opportunities or information through the County Extension Agency.

Goal Four (04): To work with the City of Alma toward the overall development and improvement of the City.**Goal 4 Objectives:**

1. Work with the Mayor and the Police Department to improve the housing community.
2. Strong Community Partnerships to benefit Residents and Authority Operations.

Goal 4 Measurement:

1. Make the best use of our community center on Chitwood Street.
2. Do background checks on applicants before approving them for housing.
3. Contact Police Department on a regular basis to work with them in keeping our housing projects safe and secure for our residents.

Goal Five (05): To keep our policies and operating procedures current with regulations and with sound management practices.**Goal 5 Objectives:**

1. Efficient and current Authority policies and procedures in compliance with all federal, state and local requirements.
2. Strong authority business practices and procedures to ensure sound management and efficient use of funds.

Goal 5 Measurement:

1. Approval of all required policies to meet the QHWRA and other good policy requirements.
An overall score of "High Performer" on the Public Housing Assessment System.

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Since the last submission: 2006 and 2007 Annual Plans were adjusted to take care of the energy audit findings and recommendations to make the apartments more energy efficient. These have been completed and we are on schedule to complete our work items we had scheduled in our 5 Year Plan. We have also replaced all roofs at a cost of \$234,834, which was received from the Insurance Company for Hail Damage. We are using \$106,000 of our 2009 Stimulus Money to put in Energy Efficient Double Pane Windows. The Balance will be used to update our Community Room.</p> <p>(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. 5-Year and Annual Plan are available at the Main Office: Alma Housing Authority – 9 West Main – Alma, AR 72921</p>																																																																																																																																																																											
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> <u>N/A</u></p>																																																																																																																																																																											
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>																																																																																																																																																																											
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>																																																																																																																																																																											
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, 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.</p>																																																																																																																																																																											
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> 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.</p>																																																																																																																																																																											
9.0	<p>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.</p> <p><i>Housing Needs of Families, by Family Type, in the Jurisdiction Served by The Alma Housing Authority, Crawford County, Arkansas</i> <i>Overall-Estimated Number of Renter Families; Other columns, rate the impact of housing needs from 1 to 5, with 1 being no impact and 5 being severe impact.</i></p> <table border="1" data-bbox="240 1045 1500 1304"> <thead> <tr> <th>Family Type</th> <th>Overall</th> <th>Affordability</th> <th>Supply</th> <th>Quality</th> <th>Accessibility</th> <th>Size</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>Income <=30% of AMI</td> <td>1105</td> <td>5</td> <td>3</td> <td>5</td> <td>4</td> <td>4</td> <td>5</td> </tr> <tr> <td>Income >30% but <=50% of AMI</td> <td>859</td> <td>5</td> <td>1</td> <td>5</td> <td>2</td> <td>4</td> <td>4</td> </tr> <tr> <td>Income >50% but <80% of AMI</td> <td>1027</td> <td>5</td> <td>1</td> <td>5</td> <td>1</td> <td>1</td> <td>4</td> </tr> <tr> <td>Elderly and Families with Disabilities</td> <td>545</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> <td>4</td> <td>5</td> </tr> <tr> <td>Race/Ethnicity White Non/Hispanic</td> <td>2700</td> <td>5</td> <td>3</td> <td>5</td> <td>4</td> <td>4</td> <td>5</td> </tr> <tr> <td>Race/Ethnicity Black Non/Hispanic</td> <td>39</td> <td>5</td> <td>3</td> <td>5</td> <td>4</td> <td>4</td> <td>5</td> </tr> <tr> <td>Race/Ethnicity Native American Non/Hispanic</td> <td>65</td> <td>5</td> <td>3</td> <td>5</td> <td>4</td> <td>4</td> <td>5</td> </tr> <tr> <td>Race/Ethnicity Asian/Pacific Islander Non/Hispanic</td> <td>20</td> <td>5</td> <td>3</td> <td>5</td> <td>4</td> <td>4</td> <td>5</td> </tr> <tr> <td>Race/Ethnicity Hispanic</td> <td>72</td> <td>5</td> <td>3</td> <td>5</td> <td>4</td> <td>4</td> <td>5</td> </tr> </tbody> </table> <p>Source: SOCDs CHAS DATA http://socds.huduser.org/scripts/odbic.exe/chas/reportsmin.htm</p> <p><i>Housing Needs of Families on Waiting List. Alma Housing Authority is Public Housing Only</i> <i>Annual Turnover 48</i> <i>Rate 52</i> %</p> <table border="1" data-bbox="240 1373 1500 1724"> <thead> <tr> <th>Waiting List Total</th> <th>41 Applicants</th> <th># of Families</th> <th>% of Total Families</th> <th># of Families</th> <th>%</th> <th>Annual Turnover</th> </tr> </thead> <tbody> <tr> <td>Income <=30% of AMI</td> <td></td> <td>8</td> <td>19%</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Income >30% but <=50% of AMI</td> <td></td> <td>31</td> <td>76%</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Income >50% but <80% of AMI</td> <td></td> <td>2</td> <td>5%</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Elderly and Families with Disabilities</td> <td></td> <td>8</td> <td>19%</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Race/Ethnicity White Non/Hispanic</td> <td></td> <td>41</td> <td>100%</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Race/Ethnicity Black Non/Hispanic</td> <td></td> <td>0</td> <td>0</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Race/Ethnicity Native American Non/Hispanic</td> <td></td> <td>0</td> <td>0</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Race/Ethnicity Asian/Pacific Islander Non/Hispanic</td> <td></td> <td>0</td> <td>0</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Race/Ethnicity Hispanic</td> <td></td> <td>0</td> <td>0</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Characteristics by Bedroom Size</td> <td>1 Bedroom</td> <td></td> <td></td> <td>20</td> <td>48%</td> <td>26 Units 54%</td> </tr> <tr> <td>Characteristics by Bedroom Size</td> <td>2 Bedroom</td> <td></td> <td></td> <td>15</td> <td>37%</td> <td>13 Units 27%</td> </tr> <tr> <td>Characteristics by Bedroom Size</td> <td>3 Bedroom</td> <td></td> <td></td> <td>6</td> <td>15%</td> <td>9 Units 19%</td> </tr> </tbody> </table> <p>The Alma Housing Authority has an open waiting list.</p>	Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location	Income <=30% of AMI	1105	5	3	5	4	4	5	Income >30% but <=50% of AMI	859	5	1	5	2	4	4	Income >50% but <80% of AMI	1027	5	1	5	1	1	4	Elderly and Families with Disabilities	545	5	5	5	5	4	5	Race/Ethnicity White Non/Hispanic	2700	5	3	5	4	4	5	Race/Ethnicity Black Non/Hispanic	39	5	3	5	4	4	5	Race/Ethnicity Native American Non/Hispanic	65	5	3	5	4	4	5	Race/Ethnicity Asian/Pacific Islander Non/Hispanic	20	5	3	5	4	4	5	Race/Ethnicity Hispanic	72	5	3	5	4	4	5	Waiting List Total	41 Applicants	# of Families	% of Total Families	# of Families	%	Annual Turnover	Income <=30% of AMI		8	19%				Income >30% but <=50% of AMI		31	76%				Income >50% but <80% of AMI		2	5%				Elderly and Families with Disabilities		8	19%				Race/Ethnicity White Non/Hispanic		41	100%				Race/Ethnicity Black Non/Hispanic		0	0				Race/Ethnicity Native American Non/Hispanic		0	0				Race/Ethnicity Asian/Pacific Islander Non/Hispanic		0	0				Race/Ethnicity Hispanic		0	0				Characteristics by Bedroom Size	1 Bedroom			20	48%	26 Units 54%	Characteristics by Bedroom Size	2 Bedroom			15	37%	13 Units 27%	Characteristics by Bedroom Size	3 Bedroom			6	15%	9 Units 19%
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<p>9.1</p>	<p>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. <u>Housing Needs Statement</u></p> <p>The Housing Needs of the low, very low and extremely low-income families, on our waiting list, consists of two main issues, affordability and supply. With regards to affordability, the Housing Authority low income housing program has made it possible for these families to rent units that they could not otherwise have afforded. The supply of rental housing is adequate at this time to meet the needs of our applicants as they come off the waiting list. Since there is an adequate supply of rental housing at this time the need here is sufficiently met. While The Alma Housing Authority has been unable to construct new housing, because there have been no funds available, several new apartment units have been constructed or approved for HUD rentals. These new apartments have housed several of our residents and also reduced our waiting list. Our waiting list has been reduced since the applicants we would have had and housed are presently housed in these new apartment units. Most of these new apartments were financed through FmHA. (Garden Apartments 56 Units & Garden Walk Apartments 26 Units)</p> <p><u>Strategies</u></p> <p><u>Maximize the number of affordable units available to the PHA within its current resources by:</u></p> <p>Employ effective maintenance and management to minimize the number of units off line;</p> <p>Try to reduce turnover time;</p> <p>and Try to reduce renovation time.</p> <p><u>Target available assistance to families at or below 30% and 50% of AMI by:</u></p> <p>Having Rent policies to support and encourage work</p> <p>Employ admission preferences aimed at families who are working</p> <p><u>Target available assistance to families that are elderly, disabled, and families of different race and ethnicities.</u></p> <p><u>Results of consultation with Residents and the Resident Advisory Board.</u></p>
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Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

In achieving our mission, the Alma Housing Authority has concentrated on the following:

- Provide, preserve and improve our housing stock through a strong maintenance and modernization program
- Serve our elderly and family residents with quality housing that is decent, safe and sanitary without discrimination
- Assist our residents and clients by providing access to opportunities for counseling, for further education, self sufficiency and homeownership
- To work with the City of Alma toward the overall development and improvements of our city

In achieving our goals, the Alma Housing Authority has concentrated on the following: Keep unit turnaround time at 30 days or less; Make sure all units pass HQS inspections; Keep emergency and safety related work orders at a minimum; Continue to keep track of our preventative maintenance schedule for all units; Continue to keep units roach free; To ensure residents responsibility in maintaining decent, safe and sanitary housing; Make sure losses are kept at a minimum at move out; Provide information on buying a home, concentrating on loans for first time home buyers; Provide places and information how residents can obtain a GED or continue their education through High School, UAFS College, or Arkansas Valley Vo-Tech School; Offer information to residents on how to be self-sufficient and find needed counseling, any employment opportunities or information through the County Extension Agency; Making the best use of our community center on Chitwood Street; Do background checks on applicants before approving them for housing; Contact Police Department on a regular basis to work with them in keeping our housing projects safe and secure for our residents. By keeping an active waiting list we will always have someone ready to move in as soon as the unit is ready after move out.

We have also kept our units updated with the Capital Funds we receive to modernize our apartments.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" a. Substantial Deviation from the 5-Year Plan

The Alma Housing Authority will consider the following to be changes in its Agency Plan necessary and sufficient to require a full review by the Resident Advisory Board before a corresponding change in the Agency Plan can be adopted:

1. Any alteration of the PHA's Mission Statement
2. Any change or amendment to a stated Strategic Goal.
3. Any change or amendment to a stated Strategic Objective except in a case where the change results from the objective having been met.
4. Any introduction of a new Strategic Goal.

In defining the above, the Alma Housing Authority intends by "Strategic Goal" and "Strategic Objective" specifically those items in its Five Year Plan and any change in the above items will be considered a "substantial deviation" from the plan.

Significant Amendment or Modification to the Annual Plan. The Alma Housing Authority considers the following changes to require a public process before amending said changes and that these items are "significant amendments or modifications" to the Agency Plan:

1. Changes to rent or admission policies or organization of the waiting list.
2. Additions of non-emergency work items (items not included in the current Annual Statement of 5 Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
3. Additions of new activities not included in any PHDEP Plan.
4. Any change with regard to demolition or disposition, designation, 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: such changes will not be considered significant amendments by HUD.

10.0

11.0	<p>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.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (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. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual 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. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (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.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Part I: Summary		
PHA Name: Housing Authority of the City of Alma Arkansas	Grant Type and Number Capital Fund Program Grant No: AR37P09650110 Replacement Housing Factor Grant No: 16 Date of CFFP: 9/2010	FFY of Grant: 2010 FFY of Grant Approval: 2010

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	34,020.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	500.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	120,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	4,000.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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.

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

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: Housing Authority of the City of Alma Arkansas		Grant Type and Number Capital Fund Program Grant No: AR37P09650110 Replacement Housing Factor Grant No: 16 Date of CFFP: 9/2010			FFY of Grant:2010 FFY of Grant Approval: 2010	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	165,520.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
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	120,000.00				
Signature of Executive Director		Date		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: Housing Authority of the City of Alma Arkansas			Grant Type and Number Capital Fund Program Grant No: AR37P09650110 CFFP (Yes/ No): No Replacement Housing Factor Grant No: 16			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations	1406		34,020				
PHA Wide	Advertising	1410		500				
PHA Wide	Architect	1430		7,000				
96-2	Maintenance Free Siding/Soffit/Facia	1460	50 Units	120,000				
PHA Wide	Computers/Software/Printers/etc	1475		4,000				
	SUB TOTAL			\$165,520				
	IF MONEY IS AVAILABLE							
96-2	Flooring (on moveouts)	1460	10 Units	10,000				
96-1	Flooring (on moveouts)	1460	16 Units	16,000				
96-2	Paint Storage Doors (50)	1460	50 Units	1,250				
PHA Wide	Gazebo Maintenance Free Siding	1470	2 Gazebos	6,000				
	Additional			\$ 33,250				
	Total			\$198,770				
	Total Budget Amount			165,520				

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.

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						
Housing Authority of the City of Alma, AR37P096501-10		Locality: Alma, Crawford County, Arkansas			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name AR37P096501-10 Housing Authority of the City of Alma	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	132,950	161,450	140,150	118,000
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment		4,000	4,000	4,000	4,000
E.	Administration		500	500	500	500
F.	Other Fees/Costs		7,000	7,000	7,000	7,000
G.	Operations		35,060	36,143	37,268	38,438
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		179,510	209,093	188,918	167,938

If necessary, the projected work items may change because of: Operating Budget Cuts; Required Items by REAC Inspections; Required by Energy Audit Studies; Emergencies of emergency needed items; etc. This applies to Budgets for the Years 2010, 2011, 2012,2013, and 2014. Also, any other needed refurbishments to the Apartments, and etc.

Part I: Summary (Continuation)						
PHA Name/Number		Locality (City/county & State)			<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name Housing Authority of the City of Alma, AR37P096501-10	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
	Physical and Site Improvements; Non Dwelling Equipment	Annual Statement	Siding/Facia/ Soffit	Bathroom Tile Repairs/Replacement	H/C accessories as requested or required	
	And Structures; and		Replacement (42)	Bathroom Cabinet w/ sink	Top and Trim Trees	Lawn Equipment
	Other improvements:		Roof Rain Guards (80)	New Sink & Tub Faucets	Ceiling Fans Elderly (90)	Vehicles (2)
			Low Flush Commodes (74)	Replace wood behind gutters	Door Bells Elderly (38)	Copy Machine, Printers etc
			Window Blinds (200)	Flooring (10)	Refrigerators (50)	12 Benches & Concrete pad
			Flooring (10)		Ranges (40)	Flooring (10)
			Dryer Vents (50)		Water Heaters (40)	Fencing Replacement
			Landscaping Admin Bldg		Flooring (10)	Additional Parking
			Paint Retaining Wall		New HVAC units as required	
			Playground equip/borders			
			Re-stripe Parking Areas			
			Sidewalks for Elderly			
			Maint. Security Fence/Gate			

AR096001
West Mn/East/seals

Flooring (On Moveouts)	*	16 Floors @ \$1000=	16,000
Siding/Facia/Soffit Replacement	**	42 Units @ \$1000 =	42,000
Re-Landscape front of Administration Bldg	**		2,500
Paint Retaining Wall	**		1,000
Paint Storage Doors	**	42 Doors @ \$25 =	1,050
Basketball Goals/Backboards	**	2 @ \$500 =	1,000
Playground equipment and borders	**		2,500
Roof Rain Guards	**	44 @ \$200 =	8,800
Security Lighting	**		1,000
Playground Cover	**		1,000
Low Flush Commodes	**	34 Commodes @ \$300 =	10,200
Window Blinds	**	100 Blinds @ \$50=	5,000
Bathroom Tile Repairs/Replacement	***	42 Units @ \$1000 =	42,000
Bathroom Sink/Faucet w/Cabinet	***	42 @ \$750	31,500
Elderly Ceiling Fans – Living/Bedrooms	****	54 Fans @ \$125 =	6,750
Water Heaters	****	20 W.H. @ \$450=	9,000
Refrigerators	****	25 Refrigerators @ \$450=	11,250
Ranges	****	20 Ranges @\$400 =	8,000
Replacement heating and air units	****		30,000
Door Bells Elderly only-No E/E apartments	****	20 D. Bells @ \$300 =	6,000
H/C 504 Requirements	****		3,000
Replace Wood behind Rain Gutters	*****	42 @ \$500	21,000
E/E Windows		120 Windows @ \$250 =	30,000
Administration Windows 6 Windows @ \$250 =\$1500;		5 Windows @ \$450 =\$2250 Total =	3,750
			\$ 294,300
2009 Capital Fund Stimulus Money			- 33,750
		TOTAL	\$ 260,550

New Maintenance Free Siding	*	50 Units @ \$400 =	20,000
New Maintenance Free Soffit and Facia	*	50 Units @ \$2,000 =	100,000
Flooring (On Moveouts) (\$10,000 Year)	*	50 Units @ \$1,000 =	50,000
Paint Apartment Storage Doors	*	50 Units @ \$25=	1,250
Low Flush Commodes	**	40 Commodes @ \$300 =	12,000
Dryer Vents	**	50 Units @ \$200=	10,000
Window Blinds	**	100 Blinds @ \$50 =	5,000
Roof Rain Guards	**	36 @ \$200 =	7,200
Maintenance Security Fence and Gate	**		750
Playground Cover	**		1,000
Playground equipment and borders	**		2,000
Bathroom Tile Repairs/Replacement	***	50 Units @ \$1,000 =	50,000
New Kitchen Cabinets/Sinks/Faucets and Countertop/Backspash Guards/Range Hood	****	50 Units @ \$5,000 =	250,000
2007, 2008, 2009 Capital Fund Program			
New Bathroom Tub Faucets	***	50 Units @ \$125 =	6,250
New Bathroom Cabinet with sink/faucet	***	50 Units @ \$350 =	17,500
Water Heaters	****	20 W.H. @ \$450 =	9,000
Ceiling Fans – Living and Bedrooms	****	36 Fans @ \$125 =	4,500
H/C 504 Requirements	****	(As Needed)	3,000
Door Bells (Elderly Only)	****	18 Door Bells @ \$300 =	5,400
Refrigerators	****	25 Refrigerators @ \$450 =	11,250
Ranges	****	20 Ranges @ \$400 =	8,000
Replacement heating and air units	****		30,000
Additional Parking across/Community Bldg	****	(If money is available)	30,000
Community Room Flooring, Lighting and Front Door		10 Lights @ \$200= \$2,000 Flooring 6,100	9,100
New HVAC Unit with Electric Heat Pump			6,750
New Maintenance Free Siding, Soffit and Facia			2,400
Community Room/Maintenance Windows		12 Windows/Screens @ \$400 =	4,800
Community Room Tables, Chairs, etc.			3,000
Community Room Cabinets/Range/Refrigerator			4,500
Restrooms Commodes/Tile update			5,000
Community Room New Wiring and Hot Water Tank			1,500
E/E Windows/Security Screens		250 Windows/Screens @ \$270 =	67,500
			\$ 738,650
2009 Capital Fund Stimulus Money			- 104,550
			\$ 634,100

- Alma Housing Authority -
 PHYSICAL NEEDS ASSESSMENT - 5 YEAR PLAN 3
 Capital Funds - 2010

Update Computer/Software	4,000
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New Maintenance Free Siding	*	50 Units @ \$400 =	96-2	20,000
New Maintenance Free Soffit and Facia	*	50 Units @ \$2,000 =	96-2	100,000
Flooring (On Moveouts) (\$10,000 Year)	*	50 Units @ \$1,000 =	96-2	10,000
Paint Apartment Storage Doors	*	50 Units @ \$25=	96-2	1,250
Gazebo Maintenance Free Covering		All Locations		6,000
Updates and Training				400
Flooring (On Moveouts)	*	16 Floors @ \$1000=	96-1	16,000
				157,650

Capital Funds - 2011

Siding/Facia/Soffit Replacement	**	42 Units @ \$1000 =	96-1	42,000
Re-Landscape front of Administration Bldg	**			2,500
Paint Retaining Wall	**		96-1	1,000
Paint Storage Doors	**	42 Doors @ \$25 =	96-1	1,050
Basketball Goals/Backboards	**	2 @ \$500 =	96-1	1,000
Playground equipment and borders	**			2,500
Roof Rain Guards	**	44 @ \$200 =		8,800
Security Lighting	**			1,000
Playground Cover	**			1,000
Low Flush Commodes	**	34 Commodes @ \$300 =		10,200
Window Blinds	**	100 Blinds @ \$50=		5,000
Re-stripe Parking Areas	**	All Parking Spaces and Locations		8,000
Sidewalk Elderly/Chitwood	**	Mailbox to Gazebo/ Harris Dr to Chitwood		4,000
Low Flush Commodes	**	40 Commodes @ \$300 =		12,000
Dryer Vents	**	50 Units @ \$200=	96-2	10,000
Window Blinds	**	100 Blinds @ \$50 =		5,000
Roof Rain Guards	**	36 @ \$200 =		7,200
Maintenance Security Fence and Gate	**		96-2	750
Playground Cover	**			1,000
Playground equipment and borders	**			2,000
Update Computer/Software				4,000
Updates and Training				400
Flooring (On Moveouts) (\$10,000 Year)		50 Units @ \$1,000 =		10,000
				140,400

Capital Funds - 2012

Update Computer/Software				4,000
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Updates and Training		400
Flooring (On Moveouts) (\$10,000 Year)	50 Units @ \$1,000 =	10,000
Bathroom Tile Repairs/Replacement	***50 Units @ \$1,000 =	50,000
New Bathroom Tub Faucets	***50 Units @ \$125 =	6,250
New Bathroom Cabinet with sink/faucet	***50 Units @ \$350 =	17,500
Bathroom Tile Repairs/Replacement	****42 Units @ \$1000 =	42,000
Bathroom Sink/Faucet w/Cabinet	**** 42 @ \$750	31,500
Replace Wood behind Rain Gutters	**** 42 @ \$500	21,000
		182,650

Capital Funds – 2013

Update Computer/Software		4,000
Updates and Training		400
Flooring (On Moveouts) (\$10,000 Year)	50 Units @ \$1,000 =	10,000
New H/C accessories as requested ***	Commodores, Hand Rails, etc.	4,000
Top and Trim Trees ***	All Locations	15,000
Elderly Ceiling Fans – Living/Bedroom	54 Fans @ \$125 =	6,750
Water Heaters	20 W.H. @ \$450=	9,000
Refrigerators	25 Refrigerators @ \$450=	11,250
Ranges	20 Ranges @\$400 =	8,000
Replacement heating and air units		30,000
Door Bells Elderly only-No E/E apartments	20 D. Bells @ \$300 =	6,000
H/C 504 Requirements		3,000
Water Heaters	20 W.H. @ \$450 =	9,000
Ceiling Fans – Living and Bedrooms	36 Fans @ \$125 =	4,500
H/C 504 Requirements	(As Needed)	3,000
Door Bells (Elderly Only)	18 Door Bells @ \$300 =	5,400
Refrigerators	25 Refrigerators @ \$450 =	11,250
Ranges	20 Ranges @ \$400 =	8,000
Replacement heating and air units		30,000
		178,550

Capital Funds - 2014

Update Computer/Software		4,000
Updates and Training		400
Flooring (On Moveouts) (\$10,000 Year)	50 Units @ \$1,000 =	10,000

Lawn Equipment	****	Mower and Equipment	15,000
Vehicles	****	2 at \$20,000 each =	40,000
Copy Machine, Printers, etc.	****	Updates and Replacements	5,000
12 Benches w/ Concrete Pads	****	12 at \$1,000 each =	12,000
Fence Repairs/Replacement	****	All Locations	6,000
Additional Parking across/Community Bldg		(If money is available)	30,000
			122,400

2010	157,650
2011	140,400
2012	182,650
2013	178,550
2014	<u>122,400</u>
	781,650

Resident Advisory Board Comments

The Resident Advisory Board for the Alma Housing Authority reviewed and discussed the new 5 Year/Annual Plan beginning in 2010. Their comments were as follows:

The purpose of the meeting was to discuss the use of the capital funds we will be receiving over the next 5 years.

We reviewed the suggested improvements/changes from the surveys that were sent out & Reviewed expenditures made with 2004, 2005, 2006, 2007, 2008, & 2009 Capital Funds.

We reviewed what could be obtained with the capital funds available over the next 5 years, and a proposed budget of how money could be spent with the available funds.

We reviewed the 5 Year/Annual Plan for recommendations regarding the plans before submitting them to HUD and went over proposed budget items. We reviewed the Physical Needs Assessment for the next 5 years. Everyone was in agreement to approve the Budget and 5 Year/Annual Plan.

In addition we reviewed the Alma Housing Authority Capital Fund Update

2004

Built new maintenance building

Added addition to maintenance garage for additional room with central heat and air
Frees Community Room to be remodeled (ran out of funds)

Added additional parking spaces, including a handicapped van assessable parking

Added additional parking spaces and dumpster pad with fence at 21 west main

Hired lawn care worker and modernization coordinator/inspector

2005

Lawn care worker and modernization coordinator/inspector

2 Basketball goals/backboards (East Street)

Top Trees

New Gas Lines (96-1) West Main and East Street

Outside water faucets West Main and East Street

New Heating units for some apartments on East Street

Lighting in bath West Main and East Street

Handicap Commodes (6)

Computer updates

2006

Lawn care worker and modernization coordinator/inspector

Additional parking behind office 9 West Main

New HVAC unit for the Administration Building

The following is required because of our energy audit study:

- Handicap parking sign in front of office 9 West Main

- Insulate Knee Walls/Attic West Main and East Street
- Seal outside heating/air equipment closet West Main and East Street
- Seal Water Heater Louvered Doors West Main and East Street
- Seal Returns to Air Handlers Chitwood
- Insulate Water Heater Pipes Chitwood
- 2 Handicap Parking Signs/Paint Icons Chitwood
- Remove protruding H/C ramps and finish Chitwood
- Computer Updates

2007

Lawn care worker and modernization coordinator/inspector

Computer Updates

Maintenance Vehicle

Company Vehicle

Cabinets/Sinks/Faucets

2008

Lawn care worker and modernization coordinator/inspector

Computer Updates

Cabinets/Sinks/Faucets

All units have received new roofing.

2009 Stimulus All Units now have new energy efficient double pane windows, with security screens. Community Room updates are in the process of being bid out.

These are projected work items.

The items may change because of the following:

Operating Budget Cuts

Required Items by REAC Inspections (Real Estate Assessment Center)

Required Items by Energy Audit Studies

Emergencies or Prior Needed Items (Roofs, etc)

Any other Item that would take preference over budget items