

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: The Ozark Housing Community PHA Code: AL073 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 04/2011				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 399 Number of HCV units: 434				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	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: This Section not applicable this year.				
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. This Section not applicable this year.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: 1. Eligibility, Selection, Admissions Policies – The Ozark Housing Community implemented Site-Based Waiting Lists (which are actually AMP-based waiting lists) in July 2010. This was approved in the Annual Plan for Fiscal Year beginning 4/1/2010. An analysis of demographic changes is included in Attachment A . Other Eligibility, Selection, Admissions policy changes to the Admissions & Continued Occupancy Policy and the Section 8 Administrative Plan are all HUD-mandated changes that have occurred over the past year. 2. Financial Resources – Financial resources change yearly and often are not determined until the end of the Federal Fiscal Year in September. The projected resources we have available are itemized in the Financial Resources chart, which is a Supporting Document to the Plan. 3. Rent Determinations – Rent Determination changes to the Admissions & Continued Occupancy Policy and the Section 8 Administrative Plan are all HUD-mandated changes that have occurred over the past year. 4. Operations and Management – No changes 5. Grievance Procedures – No changes 6. Designated Housing for Elderly and Disabled Families – No changes 7. Community Service and Self-Sufficiency – The Ozark Housing Community plans to revise the number of required employment hours to eight per month for residents to be exempt from Community Service. 8. Safety and Crime Prevention – No changes 9. Pets – No changes 10. Civil Rights Certification – No changes				

	<p>11. Fiscal Year Audit – No changes</p> <p>12. Asset Management – No changes</p> <p>13. Violence Against Women Act (VAWA) – No changes. Ozark Housing Community’s VAWA Statement is included as Attachment B.</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.</p> <p>The Ozark Housing Community will post its annual plan at the following location: The Ozark Housing Community (Central Office and Development Office) 241 Ed Lisenby Drive Ozark, AL 36360</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></p> <p>HOPE VI – Not Applicable</p> <p>Mixed-Finance Modernization or Development – If circumstances warrant, Ozark Housing Community may become involved in mixed-finance development</p> <p>Demolition and/or Disposition – Not Applicable</p> <p>Conversion of Public Housing – Not Applicable</p> <p>Section 8 Homeownership Program – Not Applicable</p> <p>Public Housing Homeownership Program – The Ozark Housing Community previously had a Homeownership Program, this program has been concluded.</p> <p>Project-Based Vouchers – Continuing to project-base 10 vouchers as in the past</p> <p>Other –</p> <p>The Ozark Housing Community may apply for new programs if NOFAs are issued by HUD or other appropriate opportunities are presented.</p> <p>The Ozark Housing Community is seeking from Assistant Secretary Sandra Henriquez the Department’s approval to remove the Declaration of Trust from 241 Ed Lisenby Drive (our Central Office) and 914 Eufaula Street (our former Central Maintenance office). These properties will be owned by our COCC. The COCC is already paying for the maintenance of these properties.</p> <p>In compliance with PIH Notice 2009-28 regarding Declaration of Trusts (DOT), Ozark Housing Community has received the necessary documentation from OHC Counsel. As required in the Notice, OHC is in full compliance with DOT requirements. The documentation is on file at OHC’s office and can be submitted upon request.</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> <p>Attachment C – Fiscal Year 2011 Capital Fund Annual Statement Attachment D – Fiscal Year 2010 Capital Fund Performance and Evaluation Report Attachment E – Fiscal Year 2009 Capital Fund Performance and Evaluation Report Attachment F – Fiscal Year 2009 (ARRA Funds) Capital Fund Performance and Evaluation Report – Final Report Attachment G – Fiscal Year 2008 Capital Fund Performance and Evaluation Report – Final Report</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> <p>Attachment H – 2010 – 2014 Capital Fund Five Year Action Plan</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input checked="" 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

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.

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Income <= 30% of AMI	777	3	3	3	3	3	3
Income >30% but <=50% of AMI	429	3	3	3	3	3	3
Income >50% but <80% of AMI	448	3	3	3	3	3	3
Elderly	319	3	3	3	3	3	3
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
White Non-Hispanic	779	3	3	3	3	3	3
Black Non-Hispanic	795	3	3	3	3	3	3
Hispanic	44	3	3	3	3	3	3
Native American Non-Hispanic	10	3	3	3	3	3	3
Asian Non-Hispanic	4	3	3	3	3	3	3

Source: U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset

B. Housing Needs of Families on the Waiting Lists

Housing Needs of Families on the Waiting List <i>Public Housing – West Site</i>			
	# of families	% of total families	Annual Turnover
Waiting list total	83		38 units
Extremely low income <=30% AMI	59	71%	
Very low income (>30% but <=50% AMI)	21	25%	
Low income (>50% but <80% AMI)	3	4%	
Families with children	72	87%	
Elderly families	6	7%	
Families with Disabilities	9	10%	
White/Non-Hispanic	41	49%	
Black/Non-Hispanic	42	51%	
Hispanic		0.00%	
Other			
Characteristics by Bedroom Size (Public Housing Only)			
0BR	1	1%	
1BR	39	47%	
2 BR	17	20%	
3 BR	24	29%	
4 BR	2	2%	
5 BR			

9.0 B. Housing Needs of Families on the Waiting Lists – Continued

Housing Needs of Families on the Waiting List- Public Housing East Site			
	# of families	% of total families	Annual Turnover
Waiting list total	70		38 units
Extremely low income <=30% AMI	47	67%	
Very low income (>30% but <=50% AMI)	21	30%	
Low income (>50% but <80% AMI)	2	3%	
Families with children	65	93%	
Elderly families	2	3%	
Families with Disabilities	5	7%	
White/Non-Hispanic	28	40%	
Black/Non-Hispanic	42	60%	
Hispanic			
Other			
Characteristics by Bedroom Size (Public Housing Only)			
0BR	1	1%	
1BR	33	47%	
2 BR	15	21%	
3 BR	20	28%	
4 BR	1	1%	
5 BR			

Housing Needs of Families on the Waiting List- Public Housing South Site			
	# of families	% of total families	Annual Turnover
Waiting list total	80		6 units
Extremely low income <=30% AMI	58	72%	
Very low income (>30% but <=50% AMI)	19	24%	
Low income (>50% but <80% AMI)	3	4%	
Families with children	73	91%	
Elderly families	4	5%	
Families with Disabilities	5	6%	
White/Non-Hispanic	35	44%	
Black/Non-Hispanic	45	56%	
Hispanic			
Other			
Characteristics by Bedroom Size (Public Housing Only)			
0BR	1	1%	
1BR	34	42%	
2 BR	17	21%	
3 BR	27	34%	
4 BR	1	1%	
5 BR			

Housing Needs of Families on the Waiting List			
<i>Section 8 Tenant Based</i>			
	# of families	% of total families	Annual Turnover
Waiting list total	292		84
Extremely low income <=30% AMI	193	66%	
Very low income (>30% but <=50% AMI)	87	30%	
Low income (>50% but <80% AMI)	12	4%	
Families with children	273	93%	
Elderly families	9	3%	
Families with disabilities	13	4%	
White/Non-Hispanic	188	64%	
Black/Non-Hispanic	105	35%	
Hispanic	5	1%	
Other			

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.**

To address the housing needs of families in the jurisdiction and on the waiting lists, some of the strategies Ozark Housing Community will strive for include the following:

- Continue to maintain an acceptable turnaround time for vacant units
- Continue to meet thresholds established by HUD and meet the needs of local low-, very low-, and extremely-low income families.
- If appropriate opportunities become available, leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue funding resources other than public housing or Section 8 tenant-based assistance.

Funding and staffing constraints as well as consultation with the Consolidated Plan Agency and the RAB will impact some of the above activities.

10.0 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.

The following table reflects the progress we have made in achieving our goals and objectives established for Fiscal Years 2010 – 2014:

GOAL 1: IMPROVE THE QUALITY OF ASSISTED HOUSING.	
Objective	Progress
Continue to improve public housing management functions and attain high performer status	PHAS has not yet scored, audit completed with no findings. Asset mgt continues to prove its value.
Continue to improve voucher management functions to maintain a high scoring standard performer.	Agency scored high performer on SEMAP for first time in a number of years.
Continue to renovate the public housing units using available CFP funds	16 units were rehabbed completely and many received windows and initial AC units.

GOAL 2: INCREASE ASSISTED HOUSING CHOICES	
Objective	Progress
Implement public housing site-based waiting lists (AMP-based)	This was completed and is functioning well.

GOAL 3: MANAGE THE AUTHORITY'S PUBLIC HOUSING PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER	
Objective	Progress
Continue staff participation in available training on various management issues	Staff has attended approximately 15 off site training sessions and many on line sessions thru HUD or HAI.
When undertaking unit modernizations and unit turnovers, the Housing Authority shall strive to make the public housing properties as energy efficient as possible	Energy efficiency was completed with total change of light bulbs and shower heads.

GOAL 4: CONTINUE COMPLIANCE WITH PROVISIONS OF THE VIOLENCE AGAINST WOMEN ACT (VAWA)	
Objective	Progress
Continue to comply with the Violence Against Women Act (VAWA) to the degree we can	Director attended a training session in this regard and agency is complying to best of ability.

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

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

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. **(See Attachment I)**
- (g) Challenged Elements **(See Attachment J)**
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

ATTACHMENT A

OZARK HOUSING COMMUNITY

Annual Plan

Fiscal Year 04/01/2011 – 03/31/2012

Site-Based Waiting List Demographics

In July 2010, Ozark Housing Community (OHC) implemented Site-Based Waiting Lists (which are actually AMP-based waiting lists). This was approved in the Annual Plan for Fiscal Year beginning 4/1/2010. An analysis of demographic changes is as follows:

A. Site-Based Waiting Lists-Previous Year

1. Yes No Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
West Site AL07300111	7/1/2010	Race – 23% White 76% Black 1% Asian Ethnicity – 2% Hispanic 98% Non-hispanic Disabled - 32%	Race – 22% White 77% Black 1% Asian Ethnicity – 2% Hispanic 98% Non-hispanic Disabled - 32%	Race – -1% White +1% Black Ethnicity – 0% Hispanic 0% Non-Hispanic Disabled - 0%
East Site AL07300222	7/1/2010	Race – 33% White 67% Black Ethnicity – 99% Non-hispanic 1% Hispanic Disabled - 28%	Race – 32% White 68% Black Ethnicity – 99% Non-hispanic 1% Hispanic Disabled - 30%	Race – -1% White +1% Black Ethnicity – 0% Hispanic 0% Non-hispanic Disabled - +3%

Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
South Site AL07300333	7/1/2010	Race – 38% White 62 % Black Ethnicity – 96% Non-hispanic 4% Hispanic Disabled - 28%	Race – 38% White 62% Black Ethnicity – 96% Non-hispanic 4% Hispanic Disabled – 28%	Race – 0% White 0% Black Ethnicity – 0% Non-hispanic 0% Hispanic Disabled – +10%

2. What is the number of site based waiting list developments to which families may apply at one time?
3
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? 1
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year? 3
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 3
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

ATTACHMENT B

Ozark Housing Community

Annual Plan

Fiscal Year 04/01/2011 – 03/31/2012

Violence Against Women Act Report

A goal of the Ozark Housing Community is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

The Ozark Housing Community has provided notices in compliance with HUD guidance to each resident and has attached proper notice to all applicants advising them of the new law that President Bush signed in January 2006 known as the Violence Against Women and Department of Justice Reauthorization Act of 2005.

The Ozark Housing Community provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

The Ozark Housing Community does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Ozark Housing Community will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

The Ozark Housing Community provides or offers the following activities, services, or programs that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

The Ozark Housing Community does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Ozark Housing Community will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

The Ozark Housing Community provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

The Ozark Housing Community does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Ozark Housing Community will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

The Ozark Housing Community has the following procedure in place to assure applicants and residents are aware of their rights under the Violence Against Women Act:

All residents and Section 8 participants have been notified of their rights and responsibilities under the Violence Against Women Act.

The orientation for new residents and participants includes information on their rights and responsibilities under the Violence Against Women Act.

The Admissions & Continued Occupancy Policy (ACOP), the Section 8 Administrative Plan, and the Public Housing Dwelling Lease have been revised to include screening and termination language related to the Violence Against Women Act

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: Ozark Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL 09 P073 501-11 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011
		FFY of Grant Approval: 2011

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) Final Performance and Evaluation Report <input type="checkbox"/>		Total Actual Cost ¹
			Original	Revised ²	
1	Summary by Development Account				
2	Total non-CFP Funds				
3	1406 Operations (may not exceed 20% of line 21) ³		70,000		
4	1408 Management Improvements		93,950		
5	1410 Administration (may not exceed 10% of line 21)		62,471		
6	1411 Audit		12,667		
7	1415 Liquidated Damages				
8	1430 Fees and Costs		18,287		
9	1440 Site Acquisition				
10	1450 Site Improvement		6,000		
11	1460 Dwelling Structures		153,154		
12	1465 I Dwelling Equipment—Nonependable		15,250		
13	1470 Non-dwelling Structures				
14	1475 Non-dwelling Equipment				
15	1485 Demolition				
16	1492 Moving to Work Demonstration				
17	1495 I Relocation Costs		2,000		
18a	1499 Development Activities ⁴				
18b	1501 Collateralization or Debt Service paid by the PHA				
19	1500 Collateralization or Debt Service paid Via System of Direct Payment				
20	1502 Contingency (may not exceed 8% of line 20)		190,928		
	Amount of Annual Grant:: (sum of lines 2 - 19)		624,707		

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.

[Signature]
 12.14.10

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: Ozark Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL 09 P073 501-11 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011
		FFY of Grant Approval: 2011

Line	Summary by Development Account	Type of Grant		Performance and Evaluation Report for Period Ending:		Revised Annual Statement and Evaluation Report (revision no:)	
		<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Performance and Evaluation Report	<input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²	Obligated	Expended		
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						
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.

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 II: Supporting Pages

PHA Name: **Ozark Housing Authority**
 Grant Type and Number: **Capital Fund Program Grant No: AL 09 P073 501-11**
 CFPP (Yes/ No): **No**
 Replacement Housing Factor Grant No:

Federal FFY of Grant: **2011**

Development Number/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	
	Operations							
AL073000333	Preschool Operations	1406	LS	70,000				
	Management Improvements							
AL073000111	Police Salaries	1408	LS	27,477				
	Energy Contract	1408	LS	2,408				
	Utility Study	1408	LS	2,580				
	Software Maintenance	1408	LS	1,500				
	Flat Rent Study	1408	LS	516				
	504 Needs Assessment	1408	LS	2,257				
	Physical Needs Assessment	1408	LS	3,225	39,963			
AL073000222	Police Salaries	1408	LS	22,365				
	Energy Contract	1408	LS	1,960				
	Utility Study	1408	LS	2,100				
	Software Maintenance	1408	LS	1,500				
	Flat Rent Study	1408	LS	408				
	504 Needs Assessment	1408	LS	1,785				
	Physical Needs Assessment	1408	LS	2,550	32,668			
AL073000333	Police Salaries	1408	LS	14,058				
	Energy Contract	1408	LS	1,232				
	Utility Study	1408	LS	1,320				
	Software Maintenance	1408	LS	1,500				
	Flat Rent Study	1408	LS	276				
	504 Needs Assessment	1408	LS	1,208				
	Physical Needs Assessment	1408	LS	1,725				
	Subtotal 1408			93,950		21,319		

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.

[Handwritten Signature]
 12.14.10

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
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Part II: Supporting Pages

PHA Name: **Ozark Housing Authority**
 Grant Type and Number: **Capital Fund Program Grant No: AL 09 P073 501-11**
 CFFP (Yes/ No): No
 Replacement Housing Factor Grant No:

Federal FFY of Grant: **2011**

Development Number/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	
	Administration							
COCC	Central Office Cost Center Fee	1410	LS	62,471				
	Audit							
AL073000111	Audit	1411	LS	5,447				
AL073000222	Audit	1411	LS	4,307				
AL073000333	Audit	1411	LS	2,913				
	Subtotal 1411			12,667				
	Fees & Costs							
AL073000111	A&E fees and reimbursable costs	1430	LS	3,348				
AL073000222	A&E fees and reimbursable costs	1430	LS	2,726				
AL073000333	A&E fees and reimbursable costs	1430	LS	1,713				
AL073000111	Clerk of the Works Salary & Benefits	1430	LS	4,515				
AL073000222	Clerk of the Works Salary & Benefits	1430	LS	3,570				
AL073000333	Clerk of the Works Salary & Benefits	1430	LS	2,415				
	Subtotal 1430			18,287				
	Site Improvements							
AL073000111	Landscaping & misc. site improvements	1450	LS	2,580				
AL073000222	Landscaping & misc. site improvements	1450	LS	2,100				
AL073000333	Landscaping & misc. site improvements	1450	LS	1,320				
	Subtotal 1450			6,000				

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.

[Handwritten Signature]
 12.14.10

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 II: Supporting Pages

PHA Name: **Ozark Housing Authority**
 Grant Type and Number: **Capital Fund Program Grant No: AL 09 P073 501-11**
 CFFP (Yes/ No): **No**
 Replacement Housing Factor Grant No:

Federal FFY of Grant: **2011**

Development Number/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	
Dwelling Structures								
AL073000111	Unit Modernization	1460	varies	61,106				
AL073000222	Unit Modernization	1460	varies	54,672				
AL073000333	Unit Modernization	1460	varies	37,376				
	Subtotal 1460			153,154				
Dwelling Equipment								
AL073000111	Ranges & Refrigerators	1465.1	10 each	8,750				
AL073000222	Ranges & Refrigerators	1465.1	5 each	4,000				
AL073000333	Ranges & Refrigerators	1465.1	3 each	2,500				
	Subtotal 1465.1			15,250				
Relocation								
AL073000111	Relocation	1495.1	LS	860				
AL073000222	Relocation	1495.1	LS	700				
AL073000333	Relocation	1495.1	LS	440				
	Subtotal 1495.1			2,000				
Debt Service								
AL073000111	Debt Service	1501	LS	190,928				
	Subtotal 1501			190,928				

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.

12.14.10

PHA Name	Ozark Housing Authority
CFP Grant No	AL 09 P073 501-10
Date of CFFP	
RHF Grant No	
FFY of Grant	2010
FFY of Grant Approval	
Original Annual Statement	
P & E Report	X
P & E Report Period Ending	9/30/2010
Reserve for Disasters/Emergencies	
Revised Annual Statement	Revision No
Final P & E Report	

David H. W. Madala
12.14.10

Part I: Summary

PHA Name: **Ozark Housing Authority** Grant Type and Number: **AL 09 P073 501-10** Replacement Housing Factor Grant No.: **2010** FFY of Grant: **2010**
 Capital Fund Program Grant No.: **AL 09 P073 501-10** Date of CFFP: **9/30/2010** FFY of Grant Approval:

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 0)
 Performance and Evaluation Report for Period Ending: **9/30/2010** 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	70,000.00		70,000.00	
3	1408 Management Improvements	80,000.00			
4	1410 Administration (may not exceed 10% of line 21)	62,471.00			43,378.00
5	1411 Audit	1,000.00		1,000.00	
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,787.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	6,000.00			
10	1460 Dwelling Structures	176,020.59		35,750.00	
11	1465.1 Dwelling Equipment - Nonexpendable	10,500.00		8,000.00	
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	2,000.00			
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA	190,928.41		190,928.41	
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 line 2 - 19)	624,707.00	0.00	305,678.41	43,378.00
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				

[Handwritten Signature]
 12.14.10

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 I: Summary

PHA Name: Ozark Housing Authority	Grant Type and Number Capital Fund Program Grant No: Date of CFFP	AL 09 P073 501-10 Replacement Housing Factor Grant No:	FFY of Grant: 2010 FFY of Grant Approval:
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Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies 9/30/2010	<input type="checkbox"/> Revised Annual Statement (revision no: 0) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
Line Summary by Development Account							
Signature of Executive Director 	Date 12.14.10	Signature of Public Housing Director					

Part II: Supporting Pages

PHA Name: **Ozark Housing Authority** Grant Type and Number: **AL 09 P073 501-10** Federal FFY of Grant: **2010**
 Capital Fund Program Grant No: **AL 09 P073 501-10** CFFP (Yes/No):
 Replacement Housing Factor Grant No:

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
	Operations (1406)						
AL073000333	Preschool Operations	1406	Lump Sum	70,000.00		70,000.00	0.00
	Subtotal 1406			70,000.00		70,000.00	0.00
	Management Improvements (1408)						
AL073000111	Police Salaries	1408	Lump Sum	27,477.00			
AL073000111	Energy Contract	1408	Lump Sum	2,408.00			
AL073000111	Utility Study	1408	Lump Sum	2,580.00			
AL073000111	Software maintenance		Lump Sum	1,500.00			
AL073000222	Police Salaries	1408	Lump Sum	22,365.00			
AL073000222	Energy Contract	1408	Lump Sum	1,960.00			
AL073000222	Utility Study	1408	Lump Sum	2,100.00			
AL073000222	Software maintenance	1408	Lump Sum	1,500.00			
AL073000333	Police Salaries	1408	Lump Sum	14,058.00			
AL073000333	Energy Contract	1408	Lump Sum	1,232.00			
AL073000333	Utility Study	1408	Lump Sum	1,320.00			
AL073000333	Software maintenance	1408	Lump Sum	1,500.00			
	Subtotal 1408			80,000.00		0.00	0.00
	Administration (1410)						
COCC	Central Office Cost Center Fee	1410	Lump Sum	62,471.00		0.00	43,378.00
	Subtotal 1410			62,471.00		0.00	43,378.00

[Handwritten Signature]
 12.14.10

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.

Part II: Supporting Pages

PHA Name:	Grant Type and Number	AL 09 P073 501-10	CFPP (Yes/No)	Federal FFY of Grant	2010
Ozark Housing Authority	Capital Fund Program Grant No:				
	Replacement Housing Factor Grant No:				

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	
	Audit (1411)							
AL073000111	Audit	1411	Lump Sum	430.00		430.00		
AL073000222	Audit	1411	Lump Sum	350.00		350.00		
AL073000333	Audit	1411	Lump Sum	220.00		220.00		
	Subtotal 1411			1,000.00		1,000.00		
	Fees and Costs (1430)							
AL073000111	A&E fees and reimbursable costs	1430	Lump Sum	3,348.41				
AL073000222	A&E fees and reimbursable costs	1430	Lump Sum	2,725.45				
AL073000333	A&E fees and reimbursable costs	1430	Lump Sum	1,713.14				
AL073000111	Clerk of the Works Salary	1430	Lump Sum	6,020.00				
AL073000111	Clerk of the Works Benefits	1430	Lump Sum	1,720.00				
AL073000222	Clerk of the Works Salary	1430	Lump Sum	4,900.00				
AL073000222	Clerk of the Works Benefits	1430	Lump Sum	1,400.00				
AL073000333	Clerk of the Works Salary	1430	Lump Sum	3,080.00				
AL073000333	Clerk of the Works Benefits	1430	Lump Sum	880.00				
	Subtotal 1430			25,787.00				
	Site Improvements (1450)							
AL073000111	Landscaping	1450	Lump Sum	2,580.00				
AL073000222	Landscaping	1450	Lump Sum	2,100.00				
AL073000333	Landscaping	1450	Lump Sum	1,320.00				
	Subtotal 1450			6,000.00				

[Handwritten Signature]
 12.14.10

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.

Part II: Supporting Pages

PHA Name: **Ozark Housing Authority** Grant Type and Number: **AL 09 P073 501-10** Federal FFY of Grant: **2010**
 Capital Fund Program Grant No: **AL 09 P073 501-10** CFFP (Yes/No):
 Replacement Housing Factor Grant No:

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 ³	Funds Expended ²	
	Dwelling Structures (1460)							
AL073000111	Unit modernization	1460	2 units	74,834.00		35,750.00		
AL073000222	Unit modernization	1460	2 units	60,336.00				
AL073000333	Unit modernization	1460	1 unit	40,850.19				
	Subtotal 1460			176,020.19		35,750.00		
	Dwelling Equipment (1465.1)							
AL073000111	Stoves and Refrigerators (8 each)	1465.1	16	4,000.00		4,000.00		
AL073000222	Stoves and Refrigerators (8 each)	1465.1	16	4,000.00		4,000.00		
AL073000333	Stoves and Refrigerators (5 each)	1465.1	10	2,500.00		0.00		
	Subtotal 1465.1			10,500.00		8,000.00		
	Relocation (1495.1)							
AL073000111	Relocation	1495.1	Lump Sum	860.00				
AL073000222	Relocation	1495.1	Lump Sum	700.00				
AL073000333	Relocation	1495.1	Lump Sum	440.00				
	Subtotal 1495.1			2,000.00				
	Debt Service (1501)							
Amp #2	Debt Service	1501	Lump Sum	190,928.41		190,928.41		
	Subtotal 1501			190,928.41		190,928.41		


 12.14.10

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.

PHA Name	Ozark Housing Authority		
CFP Grant No	AL09P073 501-09		
Date of CFFP			
RHF Grant No			
FFY of Grant		2009	
FFY of Grant Approval			
Original Annual Statement			
P & E Report	X		
P & E Report Period Ending		9/30/2010	
Reserve for Disasters/Emergencies			
Revised Annual Statement			Revision No
Final P & E Report			1

Zandra M. Moberg
12.14.10

Part I: Summary

PHA Name: **Ozark Housing Authority** Grant Type and Number: **AL09P073 501-09** Replacement Housing Factor Grant No: **2009** FFY of Grant: **2009**
 Date of CFFP: **9/30/2010** Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	0.00		0.00	0.00
3	1408 Management Improvements	7,447.00		7,447.00	7,447.00
4	1410 Administration (may not exceed 10% of line 21)	49,389.00		49,389.00	43,822.45
5	1411 Audit	1,000.00		1,000.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,787.00		2,737.23	2,737.23
8	1440 Site Acquisition				
9	1450 Site Improvement	4,000.00		4,000.00	4,000.00
10	1460 Dwelling Structures	359,876.09		359,876.09	272,943.34
11	1465.1 Dwelling Equipment - Nonexpendable	5,000.00		5,000.00	4,060.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	6,000.00		1,105.86	0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	0.00		0.00	0.00
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA	192,258.91		192,258.91	0.00
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 line 2 - 19)	632,758.00		622,814.09	335,010.02
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 - Soil Costs				
24	Amount of line 20 Related to Security - Hant Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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 RHIF funds shall be included here.

[Signature]
 12.14.10

Part I: Summary

PHA Name: Ozark Housing Authority	Grant Type and Number Capital Fund Program Grant No: Date of CFFP:	AL09P073 501-09 Replacement Housing Factor Grant No:	FFY of Grant: 2009 FFY of Grant Approval:
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Type of Grant

<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: 1)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2010	<input type="checkbox"/> Final Performance and Evaluation Report	

Line Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
Signature of Executive Director 	Date 12.14.10	Signature of Public Housing Director			

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant:
Orank Housing Authority	Capital Fund Program Grant No: AL09P073 501-09 Replacement Housing Factor Grant No:	2009
		CFPP (Yes/No):

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
AL073000333	1406 Operations Preschool Operations	1406		0		0.00	0.00
				1408 Management Improvements			
AL073000111	Police Salaries	1408	LS	0		0.00	0.00
AL073000111	Energy Contract		LS	2,344.36		2,344.36	2,344.36
AL073000111	Utility Study		LS	857.85		857.85	857.85
AL073000111	Software maintenance		LS	0		0.00	0.00
AL073000222	Police Salaries		LS	0		0.00	0.00
AL073000222	Energy Contract		LS	1,853.68		1,853.68	1,853.68
AL073000222	Utility Study		LS	678.30		678.30	678.30
AL073000222	Software maintenance		LS	0		0.00	0.00
AL073000333	Police Contract		LS	0		0.00	0.00
AL073000333	Energy Contract		LS	1,253.96		1,253.96	1,253.96
AL073000333	Utility Study		LS	458.85		458.85	458.85
AL073000333	Software maintenance		LS	0		0.00	0.00
Subtotal 1408				7,447.00		7,447.00	7,447.00

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.

[Handwritten Signature]
 12.14.10

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant
Ozark Housing Authority	Capital Fund Program Grant No: Replacement Housing Factor Grant No:	2009
	AL09P073 501-09	
	CFFP (Yes/No)	

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	
	1410 Administration	1410						
	10% Administrative Fee		LS	31,389		31,389.00	31,389.00	
	Clerk of the Works Salary		LS	14,000		14,000.00	10,832.52	
	Clerk of the Works Benefits		LS	4,000		4,000.00	1,600.93	
	Subtotal 1410			49,389		49,389.00	43,822.45	
	1411 Audit	1411						
	Audit		LS	430		430.00	0.00	
	Audit		LS	350		350.00	0.00	
	Audit		LS	220		220.00	0.00	
	Subtotal 1411			1,000		1,000	0	
	1430 Fees and Costs	1430						
	A&E Fees and reimbursable costs		LS	7,787		2,737.23	2,737.23	
	1450 Site Improvement	1450						
	Landscaping		LS	1,720		1,720.00	1,720.00	
	Landscaping		LS	1,400		1,400.00	1,400.00	
	Landscaping		LS	880		880.00	880.00	
	Subtotal 1450			4,000		4,000.00	4,000.00	

[Handwritten Signature]
 12.14.10

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.

Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FFY of Grant:						
Ozark Housing Authority	Capital Fund Program Grant No: AL09P073 501-09 Replacement Housing Factor Grant No:	CFFP (Yes/No): 2009						
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		
	1460 Dwelling Structures	1460		Original	Revised ¹	Funds Obligated ²	Funds Expended ¹	
	Unit Modernization			359,876.09		359,876.09	272,943.34	
	1465 Dwelling Equipment	1465						
	Stoves and Refrigerators		5 of each	2,500		2,500.00	2,500.00	
	Stoves and Refrigerators		8 of each	0.00		0.00	0.00	
	Stoves and Refrigerators		5 of each	2,500		2,500.00	1,560.00	
	Subtotal 1465			5,000		5,000	4,060	
	1475 Non-dwelling Equipment	1475						
	Computer hardware		1	2,000		692.62	0.00	
	Computer hardware		1	2,000		246.49	0.00	
	Computer hardware		1	2,000		166.75	0.00	
	Subtotal 1475			6,000		1,105.86	0.00	
	1495.1 Relocation	1495.1						
	Relocation		LS	0.00		0.00	0.00	
	1501 Debt Service	1501						
	Debt Service		LS	192,258.91		192,258.91	0.00	
	Grant total			632,758.00	0.00	627,814.09	335,010.02	

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.



U. S. Department of Housing and Urban Development
Birmingham Office
Region IV
Medical Forum Building, Suite 900
950 22nd Street, North
Birmingham, Alabama 35203-5301

SEP 22 2010

Mr. David W Madden
Executive Director
The Housing Authority of the
City of Ozark, Alabama
Post Office Box 566
Ozark, Alabama 36361

Dear Mr. Madden:

SUBJECT: Actual Modernization Cost Certificate
Closeout of CFRG AL09 S073 501 09
Ozark Housing Authority

This letter acknowledges receipt of your Budget/Progress Report and Actual Modernization Cost Certificate.

Enclosed is a copy of the approved Actual Modernization Cost Certificate. The original of this form will be retained in our files. The enclosed approved form indicates that this program is completed and ready for audit. Please provide your auditor a copy of the approved form.

If you have any questions concerning this correspondence, telephone James Eason at (205) 745-4414.

Sincerely,

A handwritten signature in black ink that reads "R. Edmond Sprayberry".

R. Edmond Sprayberry
Director
Office of Public Housing

Enclosures

August 31, 2010

James N. Eason
Construction Analyst, Southern Division
U.S. Department of Housing & Urban Development
950 22nd Street North, Suite 900
Birmingham, AL 35203-5301

Dear Jim:

Subject: **Close-Out** of the Fiscal Year 2009 CFRG Capital Fund Program
AL09S073- 501-09

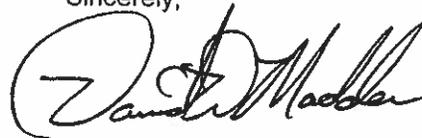
Please find enclosed an original and one copy of the following documents related to Close-Out of the above-referenced grant:

- **HUD 50075.1 – Capital Fund Program Final Performance & Evaluation Report**
- **HUD 52839 – Actual Comprehensive Grant Cost Certificate**

Please feel free to contact me at (334) 774-5547 if you have any questions.

Thank you in advance for your assistance.

Sincerely,



David W. Madden
Executive Director

Enclosures

**Actual Comprehensive Grant
Cost Certificate**
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(Exp. 11/30/2008)

PHA/IHA Name The Ozark Housing Community	Comprehensive Grant Number CFRG AL09 S073 501 09
	FFY of Grant Approval 2009

The PHA/IHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

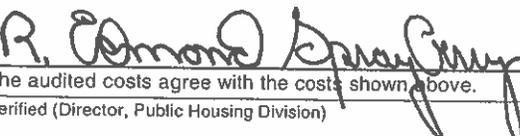
A. Original Funds Approved	\$	907,386.00
B. Revised Funds Approved	\$	907,386.00
C. Funds Advanced	\$	907,386.00
D. Funds Expended (Actual Modernization Cost)	\$	907,386.00
E. Amount to be Recaptured (A-D)	\$	
F. Excess of Funds Advanced (C-D)	\$	

- That all modernization work in connection with the Comprehensive Grant has been completed;
- That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;
- That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
- That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature 	Date 8.31.10
--	-----------------

*as locs
9/20/10*

For HUD Use Only	
The Cost Certificate is approved for audit.	
Approved for Audit (Director, Public Housing Division) 	Date 9/20/2010
The audited costs agree with the costs shown above.	
Verified (Director, Public Housing Division)	Date
Approved (Field Office Manager)	Date

Enter applicable data in the highlighted fields. After entering the data go to Page 1, the tab is at the bottom, you will see that the data you entered here has been prefilled. Also notice that some of the fields have a red mark in the right hand corner, these are comments pertaining to data entry. This is a protected document to ensure that the formula and cell references are not modified.

PHA Name	Ozark Housing Authority		
CFP Grant No	AL09 S073 50109		
Date of CFFP	No		
RHF Grant No			
FFY of Grant	2009		
FFY of Grant Approval	2009		
Original Annual Statement			
P & E Report			
P & E Report Period Ending			
Reserve for Disasters/Emergencies			
Revised Annual Statement		Revision No	1
Final P & E Report	X		

If you are in need of an additional pages of a particular page, be on the page that you need a copy of, go to Edit - Move or Copy Sheet - Select the Page you want the new page to be inserted before - check Create Copy

Part I: Summary

PHA Name: Ozark Housing Authority
 Grant Type and Number: Capital Fund Program Grant No: AL09 S073 50109
 Date of CFFP: No
 Replacement Housing Factor Grant No: 0
 FFY of Grant: 2009
 FFY of Grant Approval: 2009

Type of Grant: Original Annual Statement Performance and Evaluation Report for Period Ending: Reserve for Disasters/Emergencies

Revised Annual Statement (revision no: 1) Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)		45,370.00		45,370.00		45,370.00
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs		26,726.04		26,726.04		26,726.04
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures		835,289.96		835,289.96		835,289.96
11	1465.1 Dwelling Equipment - Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						
18a	1501 Collateralization or Debt Service paid by the PHA						
18b	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 line 2 - 19)		907,386.00		907,386.00		907,386.00
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						

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report of 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.

[Signature]
8.31.10

Part I: Summary

PHA Name: Ozark Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09 S073 50109 Date of CFPP: No	Replacement Housing Factor Grant No: 0	FFY of Grant: 2009
FFY of Grant Approval: 2009			

Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
	Signature of Executive Director <i>[Signature]</i>	Date 8.31.10	Signature of Public Housing Director A. Edward Sprague	Date 9/20/2010			

READ, CLEARED, FUND RECONCILED,
FOR APPROVAL AND SIGNATURE
DATE: 9/20/10
BY: [Signature]
 Date: 9/20/10
BY: [Signature]

Part II: Supporting Pages

PHA Name: Ozark Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		AL09 S073 50109	CFPP (Yes/No): No	Federal FFY of Grant: 2009		
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		
	1410 Administration	1410	LS	Original 45,370.00	Revised ¹ 45,370.00	Funds Obligated ² 45,370.00	Funds Expended ² 45,370.00	Complete
COCC	CFP Administration by COCC		LS	45,370.00				Complete
	1430 Fees and Costs	1430	LS	11,492.20				Complete
AL073000111	A&E Fees and reimbursable costs		LS	9,086.85				Complete
AL073000222	A&E Fees and reimbursable costs		LS	6,146.99				Complete
AL073000333	A&E Fees and reimbursable costs		LS	26,726.04				Complete
	Subtotal 1430							
	1460 Dwelling Structures	1460						
AL073000111	Initial installation of central air conditioning		79 units	202,043.24				Complete
AL073000222	Initial installation of central air conditioning		40 units	159,755.12				Complete
AL073000333	Initial installation of central air conditioning		28 units	108,069.64				Complete
	Subtotal 1460			469,868.00				
AL073000111	Windows & Security Screens		61 units	199,204.56				Complete
AL073000333	Windows & Security Screens		44 units	166,217.40				Complete
	Subtotal Windows			365,421.96				
	Subtotal 1460			835,289.96				
	Total Grant			907,386.00		907,386.00	907,386.00	

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.

[Handwritten Signature]
8.31.10



U. S. Department of Housing and Urban Development
Birmingham Office
Region IV
Medical Forum Building, Suite 900
950 22nd Street, North
Birmingham, Alabama 35203-5301

SEP 14 2010

Mr. David W Madden
Executive Director
The Housing Authority of the
City of Ozark, Alabama
Post Office Box 566
Ozark, Alabama 36361

Dear Mr. Madden:

SUBJECT: Actual Modernization Cost Certificate
Closeout of CFP AL09 P073 501 08

This letter acknowledges receipt of your Budget/Progress Report and Actual Modernization Cost Certificate.

Enclosed is a copy of the approved Actual Modernization Cost Certificate. The original of this form will be retained in our files. The enclosed approved form indicates that this program is completed and ready for audit. Please provide your auditor a copy of the approved form.

If you have any questions concerning this correspondence, telephone James Eason at (205) 745-4414.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Edmond Sprayberry".

for R. Edmond Sprayberry
Director
Office of Public Housing

Enclosures

August 18, 2010

James N. Eason
Construction Analyst, Southern Division
U.S. Department of Housing & Urban Development
950 22nd Street North, Suite 900
Birmingham, AL 35203-5301



Dear Jim:

Subject: AL 09P073501-08 - Fiscal Year 2008 Capital Fund Program
Final Performance & Evaluation Report

Ozark Housing Community has completed the Fiscal Year **2008** Capital Fund Program grant. Pursuant to that, please find enclosed an Original and one copy of the following documents for your review and approval.

- HUD 50075.1 – Final P & E Report
- HUD 52839 – Actual Comprehensive Grant Cost Certificate

If you have any questions please feel free to contact me at (334) 774-8210, ext. 2003.

Thank you in advance for your assistance.

COPY

Sincerely,

David W. Madden
Executive Director

Enclosures

5040-08-962

PHA Name	Ozark Housing Authority		
CFP Grant No	AL09P073501-08		
Date of CFFP			
RHF Grant No			
FFY of Grant		2008	
FFY of Grant Approval		2008	
Original Annual Statement			
P & E Report			
P & E Report Period Ending			
Reserve for Disasters/Emergencies			
Revised Annual Statement		Revision No	2
Final P & E Report	X		

David E. Miller
8.18.10

Part I: Summary		Grant Type and Number	Replacement Housing Factor Grant No:	FFY of Grant:
PHA Name:		Capital Fund Program Grant No: AL09P073501-08		2008
Ozark Housing Authority		Date of CFFP:		FFY of Grant Approval:
Type of Grant		Reserve for Disasters/Emergencies	Revised Annual Statement (revision no: 2)	
0	Original Annual Statement	<input type="checkbox"/>	Final Performance and Evaluation Report	
0	Performance and Evaluation Report for Period Ending:	<input checked="" type="checkbox"/>		
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost ¹
		Original	Revised ²	Expended
1	Total non-CFF Funds			
2	1406 Operations (may not exceed 20% of line 21) ³	0.00	0.00	0.00
3	1408 Management Improvements	77,235.50	77,235.50	77,235.50
4	1410 Administration (may not exceed 10% of line 21)	87,453.00	87,453.00	87,453.00
5	1411 Audit	1,000.00	1,000.00	1,000.00
6	1415 Liquidated Damages			
7	1430 Fees and Costs	7,787.00	7,787.00	7,787.00
8	1440 Site Acquisition			
9	1450 Site Improvement	4,000.00	4,000.00	4,000.00
10	1460 Dwelling Structures	313,665.75	313,665.75	313,665.75
11	1465.1 Dwelling Equipment - Nonexpendable	8,580.00	8,580.00	8,580.00
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs	1,071.44	1,071.44	1,071.44
17	1499 Development Activities ⁴			
18a	1501 Collateralization or Debt Service paid by the PHA	193,097.31	193,097.31	193,097.31
18ba	Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of line 2 - 19)	693,890.00	0.00	693,890.00
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			

(Signature)
8.18.10

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.

Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name: Ozark Housing Authority		Capital Fund Program Grant No: AL09P073501-08		2008	
Date of CFFP:		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 2)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 2)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Final Performance and Evaluation Report	
Line Summary by Development Account		Total Estimated Cost		Total Actual Cost¹	
Signature of Executive Director <i>David E. Madala</i>		Original Date: 8.18.10		Obligated Signature of Public Housing Director: <i>James D. L. L...</i>	
				Expended Date: 09/03/2010	

READ, CLEARED, AND PROPOSED
 FOR APPROVAL AND SIGNATURE

DATE: 9/1/10 SIGNATURE: *J. Kim*

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			CFPP (Yes/No):			Federal FY of Grant:	
Ozark Housing Authority		Capital Fund Program Grant No: AL09P073501-08			CFPP (Yes/No):			2008	
		Replacement Housing Factor Grant No:							
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		
Amp #3	Operations (1406)								
	Preschool Operations	1406	Lump Sum	0.00		0.00	0.00		
	Subtotal 1406			0.00		0.00	0.00		
	Management Improvements (1408)								
Amp #1	Police Salaries	1408	Lump Sum	30,416.70		30,416.70	30,416.70		
Amp #2	Police Salaries	1408	Lump Sum	24,752.37		24,752.37	24,752.37		
Amp #3	Police Salaries	1408	Lump Sum	15,567.43		15,567.43	15,567.43		
Amp #1	Energy Contract	1408	Lump Sum	2,280.72		2,280.72	2,280.72		
Amp #2	Energy Contract	1408	Lump Sum	1,856.40		1,856.40	1,856.40		
Amp #3	Energy Contract	1408	Lump Sum	1,166.88		1,166.88	1,166.88		
Amp #1	Utility Study	1408	Lump Sum	513.85		513.85	513.85		
Amp #2	Utility Study	1408	Lump Sum	406.30		406.30	406.30		
Amp #3	Utility Study	1408	Lump Sum	274.85		274.85	274.85		
	Subtotal 1408			77,235.50		77,235.50	77,235.50		
	Administration (1410)								
COCC	Central Office Cost Center Fee (10%)	1410	Lump Sum	69,389.00		69,389.00	69,389.00		
Amp #1	Clerk of the Works Salary	1410	Lump Sum	6,020.00		6,020.00	6,020.00		

David P. D. Madala
 8.18.10

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.

Part II: Supporting Pages		Grant Type and Number		CFPP (Yes/No):		Federal FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:		AL09P073501-08		2008	
Ozark Housing Authority		Replacement Housing Factor Grant No:					
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
Amp #1	Benefits	1410	Lump Sum	1,720.00		1,720.00	1,720.00
Amp #2	Clerk of the Works Salary	1410	Lump Sum	7,000.00		7,000.00	7,000.00
Amp #2	Benefits	1410	Lump Sum	3,324.00		3,324.00	3,324.00
	Subtotal 1410			87,453.00		87,453.00	87,453.00
	Audit (1411)						
Amp #1	Audit	1411	Lump Sum	430.00		430.00	430.00
Amp #2	Audit	1411	Lump Sum	350.00		350.00	350.00
Amp #3	Audit	1411	Lump Sum	220.00		220.00	220.00
	Subtotal 1411			1,000.00		1,000.00	1,000.00
	Fees and Costs 1430						
Amp #2	A&E fees and reimbursable costs	1430	Lump Sum	7,787.00		7,787.00	7,787.00
	Subtotal 1430			7,787.00		7,787.00	7,787.00
	Site Improvements (1450)						
Amp #1	Landscaping	1450	Lump Sum	1,720.00		1,720.00	1,720.00
Amp #2	Landscaping	1450	Lump Sum	1,400.00		1,400.00	1,400.00
Amp #3	Landscaping	1450	Lump Sum	880.00		880.00	880.00
	Subtotal 1450			4,000.00		4,000.00	4,000.00

David E. Shellen
 8.18.10

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, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

Part II: Supporting Pages									
PHA Name:		Grant Type and Number			CFPP (Yes/No):		Federal FFY of Grant		
Ozark Housing Authority		Capital Fund Program Grant No: AL09P073501-08			CFPP (Yes/No):		2008		
		Replacement Housing Factor Grant No:							
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	
Amp #2	Dwelling Structures (1460)								
	Unit modernization	1460	8 units	313,665.75			313,665.75	313,665.75	
	Subtotal 1460			313,665.75			313,665.75	313,665.75	
Amp #1	Dwelling Equipment (1465.1)								
	Stoves and Refrigerators (5 each)	1465.1	10	2,500.00			2,500.00	2,500.00	
Amp #2	Stoves and Refrigerators (8 each)	1465.1	16	4,000.00			4,000.00	4,000.00	
Amp #3	Stoves and Refrigerators (5 each)	1465.1	10	2,500.00			2,080.00	2,080.00	
	Subtotal 1465.1			8,580.00			8,580.00	8,580.00	
Amp #2	Relocation (1495.1)								
	Relocation	1495.1	Lump Sum	1,071.44			1,071.44	1,071.44	
	Subtotal 1495.1			1,071.44			1,071.44	1,071.44	
Amp #2	Debt Service (1501)								
	Debt Service	1501	Lump Sum	193,097.31			193,097.31	193,097.31	
	Subtotal 1501			193,097.31			193,097.31	193,097.31	
	Grand Total			693,890.00			693,890.00	693,890.00	

David B. B. 10

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						
Ozark Housing Community – AL073		Ozark, Alabama			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: _____	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY Grant: 2012 PHA FY: 04/01/2012 – 3/31/2013	Work Statement for Year 3 FFY Grant: 2013 PHA FY: 04/01/2013 – 3/31/2014	Work Statement for Year 4 FFY Grant: 2014 PHA FY: 04/01/2014 – 3/31/2015	Work Statement for Year 5 FFY Grant: 2015 PHA FY: 04/01/2015 – 3/31/2016
B.	Physical Improvements Subtotal *	Annual Statement	181,842	181,842	372,770	372,770
C.	Management Improvements		86,450	86,450	86,450	86,450
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		62,741	62,741	62,741	62,741
F.	Other **		33,016	33,016	33,016	33,016
G.	Operations		70,000	70,000	70,000	70,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		190,928	190,928	-0-	-0-
K.	Total CFP Funds		\$624,707	\$624,707	\$624,707	\$624,707
L.	Total Non-CFP Funds					
M.	Grand Total		\$624,707	\$624,707	\$624,707	\$624,707

* Physical Improvements Subtotal = 1450, 1460 and 1465.1 Accounts

** Other = 1411, 1430, and 1495.1 Accounts

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)						
Ozark Housing Community – AL073		Ozark, Alabama			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: _____	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY Grant: 2012 PHA FY: 04/01/2012 – 3/31/2013	Work Statement for Year 3 FFY Grant: 2013 PHA FY: 04/01/2013 – 3/31/2014	Work Statement for Year 4 FFY Grant: 2014 PHA FY: 04/01/2014 – 3/31/2015	Work Statement for Year 5 FFY Grant: 2015 PHA FY: 04/01/2015 – 3/31/2016
	COCC	Annual Statement	62,741	62,741	62,741	62,741
	AMP #1		320,028	320,028	211,199	211,199
	AMP #2		103,309	103,309	168,225	168,225
	AMP #3		138,899	138,899	182,812	182,812
	Total		\$624,707	\$624,707	\$624,707	\$624,707

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2011	Work Statement for Year 2		Work Statement for Year 3	
	FFY Grant: 2012 PHA FY: 04/01/2012 – 3/31/2013		FFY Grant: 2013 PHA FY: 04/01/2013 – 3/31/2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	COCC		COCC	
Annual Statement	Management Fee (10%)	62,471	Management Fee (10%)	62,471
	Subtotal COCC	62,471	Subtotal COCC	62,471
	AMP #1		AMP #1	
	Management Improvements -Police Salaries	27,477	Management Improvements -Police Salaries	27,477
	Management Improvements -Energy Contract	2,408	Management Improvements -Energy Contract	2,408
	Management Improvements -Utility Study	2,580	Management Improvements -Utility Study	2,580
	Management Improvements -Software maintenance	1,500	Management Improvements -Software maintenance	1,500
	Management Improvements –Flat Rent Study	516	Management Improvements –Flat Rent Study	516
	Management Improvements -504 Needs Assess	2,257	Management Improvements -504 Needs Assess	2,257
	Audit	5,447	Audit	5,447
	Fees & Costs –A & E Fees and reimbursable costs	3,348	Fees & Costs –A & E Fees and reimbursable costs	3,348
	Fees & Costs – Clerk of the Works Salary/Benefits	4,515	Fees & Costs – Clerk of the Works Salary/Benefits	4,515
	Relocation	860	Relocation	860
	Debt Service	190,928	Debt Service	190,928
	Subtotal AMP # 1	\$241,836	Subtotal AMP # 1	\$241,836

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

Year 1 - 2011	Year 2 - FFY 2012- (Continued)		Year 3 - FFY – 2013 - (Continued)	
	AMP #2		AMP #2	
See	Management Improvements -Police Salaries	22,365	Management Improvements -Police Salaries	22,365
Annual	Management Improvements -Energy Contract	1,960	Management Improvements -Energy Contract	1,960
Statement	Management Improvements -Utility Study	2,100	Management Improvements -Utility Study	2,100
	Management Improvements -Software maintenance	1,500	Management Improvements -Software maintenance	1,500
	Management Improvements –Flat Rent Study	408	Management Improvements –Flat Rent Study	408
	Management Improvements -504 Needs Assess	1,785	Management Improvements -504 Needs Assess	1,785
	Audit	4,370	Audit	4,370
	Fees & Costs –A & E Fees and reimbursable costs	2,725	Fees & Costs –A & E Fees and reimbursable costs	2,725
	Fees & Costs – Clerk of the Works Salary/Benefits	3,570	Fees & Costs – Clerk of the Works Salary/Benefits	3,570
	Relocation	700	Relocation	700
	Subtotal AMP # 2	\$41,483	Subtotal AMP # 2	\$41,483
	AMP #3		AMP #3	
	Operations – Preschool	70,000	Operations – Preschool	70,000
	Management Improvements -Police Salaries	14,058	Management Improvements -Police Salaries	14,058
	Management Improvements -Energy Contract	1,232	Management Improvements -Energy Contract	1,232
	Management Improvements -Utility Study	1,320	Management Improvements -Utility Study	1,320
	Management Improvements -Software maintenance	1,500	Management Improvements -Software maintenance	1,500
	Management Improvements –Flat Rent Study	276	Management Improvements –Flat Rent Study	276
	Management Improvements -504 Needs Assess	1,208	Management Improvements -504 Needs Assess	1,208
	Audit	2,913	Audit	2,913
	Fees & Costs –A & E Fees and reimbursable costs	1,713	Fees & Costs –A & E Fees and reimbursable costs	1,713
	Fees & Costs – Clerk of the Works Salary/Benefits	2,415	Fees & Costs – Clerk of the Works Salary/Benefits	2,415
	Relocation	440	Relocation	440
	Subtotal AMP # 3	\$97,075	Subtotal AMP # 3	\$97,075
	Subtotal of Estimated Cost	\$442,865	Subtotal of Estimated Cost	\$442,865

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 4		Work Statement for Year 5	
	FFY Grant: 2014 PHA FY: 04/01/2014 – 3/31/2015		FFY Grant: 2015 PHA FY: 04/01/2015 – 3/31/2016	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	COCC		COCC	
Annual Statement	Management Fee (10%)	62,471	Management Fee (10%)	62,471
	Subtotal COCC	62,471	Subtotal COCC	62,471
	AMP #1		AMP #1	
	Management Improvements – Police Salaries	27,477	Management Improvements – Police Salaries	27,477
	Management Improvements – Energy Contract	2,408	Management Improvements – Energy Contract	2,408
	Management Improvements – Utility Study	2,580	Management Improvements – Utility Study	2,580
	Management Improvements – Software maintenance	1,500	Management Improvements – Software maintenance	1,500
	Management Improvements –Flat Rent Study	516	Management Improvements –Flat Rent Study	516
	Management Improvements -504 Needs Assess	2,257	Management Improvements -504 Needs Assess	2,257
	Audit	5,447	Audit	5,447
	Fees & Costs –A & E Fees and reimbursable costs	3,348	Fees & Costs –A & E Fees and reimbursable costs	3,348
	Fees & Costs – Clerk of the Works Salary/Benefits	4,515	Fees & Costs – Clerk of the Works Salary/Benefits	4,515
	Relocation	860	Relocation	860
	Debt Service	-0-	Debt Service	-0-
	Subtotal AMP # 1	\$50,908	Subtotal AMP # 1	\$50,908

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

Year 1 - 2010	Year 4 - FFY 2014- (Continued)		Year 5 - FFY - 2015 - (Continued)	
	AMP #2		AMP #2	
See	Management Improvements – Police Salaries	22,365	Management Improvements – Police Salaries	22,365
Annual	Management Improvements – Energy Contract	1,960	Management Improvements – Energy Contract	1,960
Statement	Management Improvements – Utility Study	2,100	Management Improvements – Utility Study	2,100
	Management Improvements – Software maintenance	1,500	Management Improvements – Software maintenance	1,500
	Management Improvements –Flat Rent Study	408	Management Improvements –Flat Rent Study	408
	Management Improvements -504 Needs Assess	1,785	Management Improvements -504 Needs Assess	1,785
	Audit	4,370	Audit	4,370
	Fees & Costs –A & E Fees and reimbursable costs	2,725	Fees & Costs –A & E Fees and reimbursable costs	2,725
	Fees & Costs – Clerk of the Works Salary/Benefits	3,570	Fees & Costs – Clerk of the Works Salary/Benefits	3,570
	Relocation	700	Relocation	700
	Subtotal AMP # 2	\$41,483	AMP # 2	\$41,483
	AMP #3		AMP #3	
	Operations – Preschool	70,000	Operations – Preschool	70,000
	Management Improvements – Police Salaries	14,058	Management Improvements – Police Salaries	14,058
	Management Improvements – Energy Contract	1,232	Management Improvements – Energy Contract	1,232
	Management Improvements – Utility Study	1,320	Management Improvements – Utility Study	1,320
	Management Improvements – Software maintenance	1,500	Management Improvements – Software maintenance	1,500
	Management Improvements –Flat Rent Study	276	Management Improvements –Flat Rent Study	276
	Management Improvements -504 Needs Assess	1,208	Management Improvements -504 Needs Assess	1,208
	Audit	2,913	Audit	2,913
	Fees & Costs –A & E Fees and reimbursable costs	1,713	Fees & Costs –A & E Fees and reimbursable costs	1,713
	Fees & Costs – Clerk of the Works Salary/Benefits	2,415	Fees & Costs – Clerk of the Works Salary/Benefits	2,415
	Relocation	440	Relocation	440
	Subtotal AMP # 3	\$97,075	Subtotal AMP # 3	\$97,075
	Subtotal of Estimated Cost	\$251,937	Subtotal of Estimated Cost	\$251,937

Attachment I

Ozark Housing Community

Annual Plan

Fiscal Year 04/01/2011 – 03/31/2012

Comments of the Resident Advisory Board

The Resident Advisory Board (RAB) met individually with Ms. Rogers, Property Manager, West Site Property, Ozark Housing Community in the month of December, 2010. Schedule conflicts of Ms. Rogers made a gathering of all parties involved difficult. Ms. Susan Crittenden met with Ms. Rogers at her unit, 167 Ross Drive. Ms. Cassandra Ware and Ms. Betty Bivens met with Ms. Rogers at their place of employment.

Ms. Rogers explained to each member the purpose of the Annual Plan. Ms. Rogers stated that the reason for flat rent increases was due to a required study with the result that flat rents must increase to meet area FMR's. Other than HUD-mandated policy changes that have occurred over the past year, no other policy changes were made. 143 Autrey was the only unit with any modernization at this time using CFP funds. In the near future West Site AMP will utilize excess cash and CFP funds in replacing screen doors in Judge Jackson Homes, a new roof for the Colvin Center, and new cabinets in complex 8. Property Managers will utilize CFP funds as needed for improvement with the available amount allotted to each AMP in the future. Each member was told they are welcome to review the Plans again at a future date, and that they are available at the Administration office.

The RAB members agreed with the Plans as presented and no suggestions or changes were offered by them. The individual meetings ended with Ms. Rogers offering her assistance if anyone had questions in the future.



David W. Madden, Executive Director
Ozark Housing Community

December 13, 2010

Attachment J

Ozark Housing Community

Annual Plan

Fiscal Year 04/01/2011 – 03/31/2012

Challenged Elements

There were no challenged elements to the Housing Authority's Annual Agency Plan

A handwritten signature in blue ink, appearing to read "David W. Madden", written over a horizontal line.

David W. Madden, Executive Director
Ozark Housing Community

December 13, 2010