



Board of Commissioners Meeting Packet

February 25, 2009

11:30 a.m. – 12:00 p.m. (Message Board Training / Executive Session)

12:00 p.m. – 1:00 p.m. (Agenda Items)

**100 South Arch Street
Little Rock, AR 72201**

Transmitted February 21, 2009

AGENDA

I. CALL TO ORDER (11:30 a.m.)

II. ROLL CALL

III. APPROVAL OF THE AGENDA

IV. LRHA Message Board Training by Aristotle (15 minutes) *Instructions are attached.*

V. EXECUTIVE SESSION *for the purpose of discussing the appointment of an applicant to serve on the Board of Commissioners*

VI. RECOGNITIONS / PRESENTATIONS:

Introduction of Newly Elected Resident Advisory Board Members

Parris Towers:

Powell Towers:

Cumberland Towers:

Introduction of Newly Hired Resident Services Coordinators (Dorothy Brown / Lesley Rhodes)

VII. ACTION ITEMS:

APPROVAL OF THE MINUTES: January 2009 Meeting

RESOLUTIONS:

- Authorizing the Submission of the FY 2008 SEMAP Certification
- Authorizing the Submission of the FY 2008 MASS Certification
- Authorizing the Release of Covenants in Special Warranty Deed Which Conveyed Real Property formerly owned by the LRHA

VIII. SPECIAL REPORTS:

- Report of Legal Counsel
- Report of the Resident Ex-Officio Commissioner / Presentation by SCAT, Inc. related to Bingo in the Towers

IV. OLD BUSINESS:

- 2009 Board Meeting Schedule *(As Revised)*

May 27, 2009

August 26, 2009:

October 14, 2009:

December 9, 2009:

Regular Meeting 6:30 p.m. – 8:30 p.m.

Regular Meeting TBD after May 27th Meeting

Regular Meeting / Annual Meeting

Regular Board Meeting

X. NEW BUSINESS:

American Recovery and Reinvestment Act of 2009 (*Recovery Act*) LRHA
Potential Funding / Projects / Process

XI. DIRECTORS REPORT(S):

Executive Director Report

Financial Report -*Ron Hooks (to be handed out at the meeting)*

HCV Program Report –*Pam Williams (to be handed out at the meeting)*

Property Management –*Freda Gillespie, Sr. Property Manager*

Real Estate Dev. Report –*Gerald Turner, Dir. Real Estate Dev.*

Human Resources Report –*Nancy Hall, Operations Coordinator*

CFP Contracts Report –*Jake Yancey, CFP Coordinator*

XII. PUBLIC PARTICIPATION:

Remarks from Housing Participants

Remarks from General Public

XIII. ADJOURNMENT

BOARD MEETING MINUTES
Little Rock Housing Authority Board of Commissioners

Meeting Date: January 14, 2009 (Regular Meeting)

Meeting held at 12:00 p.m. at the Administration Offices, 100 South Arch Street, Little Rock, AR 72201

Commissioners Present:
Commissioner Walker, Chair
Commissioner Polite, Vice-Chair
Commissioner Gray

Commissioner Absent:
Commissioner Webb

Resident Advisory Board:
None

Ex-Officio Liaison:
None

Guest:
Bettina Brownstein, *WLJ, LLP*

Other:

Staff:
Shelly Ehenger, *Executive Director*
Pam Williams, *HCV Program Director*
Ron Hooks, *Director of Finance/Systems*
Gerald Turner, *Director of Real Estate Development*
Freda Gillispie, *Senior Property Manager*
Nancy Hall, *Operations Coordinator*
Jake Yancey, *CFP Coordinator*

Media:
None

General Public:
James Taylor
Ruthie Jenkins

Item 1: Call to Order

The Chairperson called the meeting to order at 12:00 p.m.

Item 2: Roll Call

Nancy Hall provided roll call. A quorum was declared present.

Item 3: Approval of the Agenda

Commissioner Gray moved that the Agenda be approved. **Commissioner Polite** seconded the motion. The following votes were recorded: “**Ayes**” – **Commissioner Walker, Polite, and Gray**/ “**Nays**”- **None**. The Chairperson thereupon declared motion carried and the Agenda adopted.

Item 4: Recognitions / Presentations

Rick Goude-lock and Jesse Oliver were recognized for their extraordinary leadership in Maintenance Department after the untimely death of the Director of Maintenance, Mr. Randy Stewart

Item 5: Action Items

APPROVAL OF THE MINUTES - Commissioner Polite moved that the Minutes from the November 12, 2008 and December 10, 2008 regular meetings be approved as submitted. **Commissioner Gray** seconded the motion. The following votes were recorded: “**Ayes**” – **Commissioner Walker, Polite, and Gray**/ “**Nays**” – **None**. The Chairperson thereupon declared motion carried and the Minutes adopted.

RESOLUTION(S): The Board recognized the following resolutions and acted upon them accordingly.

1. Resolution (#6431) accepting fiscal year 2007 independent audit.
2. Resolution (#6432) approving Public Housing utility allowance adjustment.
3. Resolution (#6433) approving Public Housing flat rent rates
4. Resolution (#6430) authorizing release of covenants in special warranty deed which conveyed real property formerly owned by LRHA
5. Resolution (#6434) authorizing charge off of delinquent tenant accounts
6. Resolution (#6435) authorizing and approving 2009 fiscal year operating budgets

Commissioner Gray moved to approve all resolutions as submitted. **Commissioner Polite** seconded the motion. The following vote was recorded: “**Ayes**”- **Commissioner Walker, Polite, and Gray**/ “**Nays**”-**None**. The Chairperson thereupon declared motion carried and the Resolutions adopted.

Item 6 Public Participation

Mr. James Taylor (former Section 8 client) requests of Commission to research how he may reestablish voucher with the Section 8 Program to assist with new home expenses. Commission will respond to Mr. Taylor’s request upon receiving additional documentation from staff.

Commissioner Gray exits meeting at 12:43 pm. Quorum is not maintained.

Item 7 Special Reports

REPORT OF LEGAL COUNSEL: The following updates were provided:

- NBI lawsuit – prospect of settling
- New Horizon homes – threat of liens released in regards to Murdoch Enterprises

Item 8: Director’s Reports

- Shelly Ehenger provided updates on agency operations
- Ron Hooks provided updates on the agency financials
- Pam Williams provided updates on the housing choice voucher program.
- Gerald Turner provided updates on real estate transactions
- Nancy Hall provide updates on human resources activities
- Jake Yancey provided updates on capital funds and contracts

ADJOURNMENT: There being no further reports to come before the Board the meeting ended at 1:50 pm.

H. Bradley Walker, Chairman

Shelly Ehenger, Executive Director

RESOLUTION NO. _____

WHEREAS, the United States Department of Housing and Urban Development (HUD), developed and implemented the Section 8 Management Assessment Program effective October 13, 1998. Housing authorities operating Section 8 tenant-based assistance programs must submit a certification form on fourteen (14) performance indicators within 60 calendar days after the end of agency's fiscal year; and

WHEREAS, the Housing Authority of the City of Little Rock Board of Commissioners received and reviewed the completed SEMAP Certification form for its Section 8 Program, for the fiscal year ending December 31, 2008;

NOW, THEREFORE BE IT RESOVLED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK, ARKANSAS, that;

1. The 2008 SEMAP certification data has been received and reviewed; and
2. The Executive Director is authorized to electronically transmit said certification on behalf of the Authority.

PASSED AND ADOPTED at a regular meeting of the Commissioner of the Housing Authority of the City of Little Rock held February 25, 2008, by the following vote:

AYES:

NAYS:

ABSTENTION:

Chairperson

LRHA Seal

LITTLE ROCK HOUSNG AUTHORITY BOARD OF COMMISSIONER MEETING

February 25, 2008

BACKGROUND:

The Section 8 Management Assessment Program, known as SEMAP, became effective October 13, 1998. Housing authorities' operating Section 8 tenant-based assistance program must submit a certification form on fourteen (14) performance indicators within 60 days calendar days after the end of the agency's fiscal year. SEMAP was scored nation-wide for the time in 2003. The verification of several SEMAP indicators is based on data submitted to MTCS on form HUD 50058.

CURRENT ISSUE:

This year's submission deadline is February 28, 2009 for housing authorities with 12/31 year end dates. The submission must be approved by the Board Resolution and certified to by the Executive Director to complete the submission. A summary of agency data and the SEMAP submission is included with this background report.

If LRHA programs were scored on all indicators based on the actual data from program operation, we would be graded at 86% in all 14 performance indicators; Section from Waiting List, Reasonableness Rent, Determination of Adjusted Income, Utility Allowance Schedule, HQS Quality Control Inspections, HQS Enforcement, Expanding Housing Opportunities, FMR Limit and Payment Standards, Annual Reexaminations, Correct Tenant Rent Calculations, Pre-contract HQS Inspections, and Lease-up and Family Self-Sufficiency.

Total Possible Points: (5 are bonus pts tied to deconcentration)	145
Overall Projected Score (in %):	89
Overall Projected Rating:	Standard

Indicator #	Previous Rating	Current Rating
1	15	15
2	20	20
3	20	20
4	5	5
5	5	5
6	10	5
7	5	5
8	5	5
9	10	10
10	5	5
11	5	5
12	10	0
13	0	20
14	10	10
Bonus	0	0
Total	125	130

Commissioner _____ introduced the following Resolution and moved for its adoption:

RESOLUTION NO. _____

**A RESOLUTION RECOGNIZING THE SUBMISSION OF THE
2008 FYE MANAGEMENT OPERATIONS CERTIFICATION
ASSESSMENT SYSTEM (MASS) CERTIFICATION**

WHEREAS, the United States Department of Housing and Urban Development (HUD), pursuant to 24 CFR Part 985 published January 11, 2000, established a new system for the assessment of America’s public housing to enhance public trust by creating a comprehensive tool that qualitatively and quantitatively measures a public housing agency based on standards that are objective and uniform; and

WHEREAS, HUD requires that a housing authority must submit a MASS Certification form within sixty (60) days after the end of its fiscal year; and

WHEREAS, the Housing Authority of the City of Little Rock Board of Commissioners received and reviewed the completed Management Assessment Certification form for its Public Housing Program, for the fiscal year ending December 31, 2008;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK, ARKANSAS, that;

1. The 2008 Management Operations Certification has been received and reviewed; and
2. The Executive Director is authorized to electronically transmit said certification on behalf of the Authority.

PASSED AND ADOPTED at a regular meeting of the Commissioners of the Housing Authority of the City of Little Rock held on February 25, 2009, by the following vote:

AYES:

NAYS:

ABSTENTION:

Chairperson

LRHA Seal

DRAFT FORM
Management Assessment for Public Housing Agencies

Sub-Indicator 1: Vacant Unit Turnaround Time

ELEMENT	DESCRIPTION	AMOUNT
V12400	Total number of turnaround days.	19072
V12500	Total number of vacancy days exempted for Capital Fund.	0
V12600	Total number of vacancy days exempted for other reasons.	0
V12700	Total number of vacant units turned around and lease in effect in the PHA's immediate past fiscal year.	232
V12800	Average number of calendar days units were in down time.	16.79
V12900	Average number of calendar days units were in make ready time.	19.09
V13000	Average number of calendar days units were in lease up time.	95.07
V13100	Average Unit Turnaround Days.	82.21

Sub-Indicator 2: Capital Fund

ELEMENT	DESCRIPTION	AMOUNT
CF10000	Do you have any open Capital Fund programs(e.g. CGP, HOPE VI)(Y/N)? Open = any program that does not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed.	yes
Component 1:	Unexpended Funds Over Three Federal Fiscal Years (FFYs) Old	
CF10050	Total funds authorized over 3 FFYs old that do not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed.	\$ 0.00
CF10100	Total funds expended over 3 FFYs old that do not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed.	\$ 0.00
CF10200	Unexpended funds to be recaptured (enter dollar amt).	\$ 0.00
CF10300	Unexpended funds approved by HUD over 3 FFYs old (enter dollar amt).	\$ 0.00
CF10400	Unexpended funds with time extensions due to reasons outside of PHA control (enter dollar amt).	\$ 0.00
CF10500	Adjusted total unexpended funds.	\$ 0.00
Component 2:	Timeliness of Fund Obligation	
CF11100	Total funds authorized for grants over 2 FFYs old.	\$ 2,956,068
CF11200	Total funds obligated over 2 FFYs old.	\$ 2,956,068

CF11300	Unobligated funds approved by HUD over 2 FFYs old (enter dollar amt).	\$ 0.00
CF11400	Unobligated funds with time extensions due to reasons outside of PHA control (enter dollar amt).	\$ 0.00
CF11500	Adjusted total unobligated funds.	\$ 0.00
Component 3:	Adequacy of Contract Administration	
CF11700	The date of last HUD/Army Corps of Engineers on-site inspection and/or audit related to contract administration (include A133 audit).	09/30/2004
CF11800	The number of findings related to contract administration.	1
CF11900	The number of findings related to contract administration that have been corrected by the PHA.	1
CF12000	The number of findings related to contract administration that the PHA is in the process of correcting.	0
Component 4:	Quality of the Physical Work	
CF12200	Date of last HUD/Army Corps of Engineers on-site inspection and/or audit related to quality of the physical work.	09/27/2002
CF12300	The number of findings related to the quality of the physical work.	0
CF12400	The number of findings related to the quality of the physical work that have been corrected by the PHA.	0
CF12500	The number of findings related to the quality of the physical work that the PHA is in the process of correcting.	0
Component 5:	Budget Controls	
CF12700	Total amount of Capital Funds expended during the PHA fiscal year being assessed.	\$ 1,557,399
CF12800	The amount of Capital Funds expended on approved work items not subject to budget revisions during the PHA fiscal year being assessed.	\$ 1,557,399
CF12900	The amount of Capital Funds expended under budget revisions with prior HUD approval during the PHA fiscal year being assessed.	\$ 0.00
CF13000	The amount of Capital Funds expended under budget revisions not requiring prior HUD approval during the PHA fiscal year being assessed.	\$ 0.00

Sub-Indicator 3: Work Orders

ELEMENT	DESCRIPTION	AMOUNT
Component 1:	Emergency Work Orders	

W10000	Total number of emergency work orders.	248
W10100	Total number of emergency work orders completed / abated within 24 hours.	226
W10200	Percentage of emergency work orders completed / abated within 24 hours.	91.13%
Component 2:	Non-Emergency Work Orders	
W10500	Total number of non-emergency work orders.	3,582
W10600	Total number of calendar days it took to complete non-emergency work orders.	7,983
W10700	Average number of days PHA has reduced the time it takes to complete non-emergency work orders over the past three years.	
W10800	Average completion days.	2.23

Sub-Indicator 4: Annual Inspection of Dwelling Units and Systems

ELEMENT	DESCRIPTION	AMOUNT
Component 1:	Annual Inspection of Dwelling Units	
A10000	The total number of ACC units.	831
A10100	The sum of units exempted where the PHA made two documented attempts to inspect and is enforcing the lease.	0
A10200	Vacant units exempted for Capital Fund.	0
A10300	Vacant units exempted for other reasons.	5
A10400	Total number of units inspected using the Uniform Physical Condition Standards (UPCS).	826
A10550	Total number of units inspected that did not require repairs.	758
A10600	The number of units where necessary repairs were completed to comply with UPCS either during the inspection, issued work orders for the repairs, or referred the deficiency to the current year's or next year's Capital Fund program.	68
A10700	Adjusted units available.	826
A10800	Percent of units inspected by PHA.	100.00%
Component 2:	Annual Inspection of Systems Including Common Areas and Non-Dwelling Space	
A11100	Total number of projects.	6
A11200	Total number of projects exempted from the inspection of systems.	0
A11300	The total number of projects where all systems were inspected in accordance with the UPCS.	6
A11400	Total number of buildings.	127
A11500	Total number of buildings exempted from the inspection of	0

	systems.	
A11600	Total number of buildings where all systems were inspected in accordance with the UPCS.	127
A11700	The number of buildings and projects where necessary repairs were completed to comply with UPCS either during the inspection, issued work orders for the repairs, or referred the deficiency to the current year's or next year's Capital Fund program.	0
A11800	Percentage of projects inspected.	100.00%
A11900	Percentage of buildings inspected.	100.00%

Sub-Indicator 5: Security

ELEMENT	DESCRIPTION	AMOUNT
Component 1:	Tracking and Reporting Crime-Related Problems	
S10000	The date that the Board adopted current policies to track crime and crime-related problems.	08/31/2004
S10100	The date that the PHA implemented the current procedures to track crime and crime-related problems.	08/31/2004
S10200	The date that the PHA implemented a current cooperative system for tracking and reporting crime to local police authorities.	08/31/2004
S10300	The number of crimes that the PHA can document it reported to local police authorities.	141
S10400	Percentage of developments where PHA can document it tracks crime and crime-related problems.	100.00%
Component 2:	Screening of Applicants	
S10500	The date the Board adopted current screening policies that reflect the applicable criteria.	08/31/2004
S10600	The date the PHA implemented current screening procedures that reflect the applicable criteria.	08/31/2004
S10700	PHA can document that current screening procedures result in successfully denying admission to applicants who meet the applicable criteria (enter Yes or No).	yes
S10800	The total number of applicants denied who met the applicable criteria	605
Component 3:	Lease Enforcement	
S10900	The date the Board adopted current eviction policies that reflect the applicable criteria.	08/31/2004
S11000	The date the PHA implemented current eviction procedures that reflect the applicable criteria.	08/31/2004
S11100	PHA can document that eviction screening procedures resulted in the evicting of residents who meet the applicable criteria (enter Yes or No).	yes

S11200	The total number of evictions as a result of the applicable criteria.	33
Component 4:	Drug Prevention and/or Crime Reduction Program Goals	
S11350	The number of HUD-funded drug prevention and/or crime reduction programs.	0
S11450	The number of non HUD-funded drug prevention and/or crime reduction programs that the PHA requests to be assessed.	0
S11550	The number of documented program goals that are related to drug-prevention and/or crime reduction.	0
S11600	The number of goals the PHA can document it met under the implementation plans(s) for any and all of these programs.	0
S11700	Percentage of goals that the PHA can document it met under the implementation plans(s) for any and all of these programs.	0.00%

Adjustment For Physical Condition and/or Neighborhood Environment

Project Number	Project Name	Site	Common Area	Bldg Exterior
AR004001	SUNSET TERRACE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
AR004009	PARRIS TOWERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
AR004010	CUMBERLAND TOWERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
AR004011	POWELL TOWERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Commissioner _____ introduced the following Resolution and moved for its adoption:

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING THE RELEASE OF
COVENANTS IN SPECIAL WARRANTY DEED WHICH
CONVEYED REAL PROPERTY FORMERLY OWNED BY
LITTLE ROCK HOUSING AUTHORITY.**

WHEREAS, the Little Rock Housing Authority (the "Authority") did execute and deliver that certain Special Warranty deed dated October 27, 1978 and recorded in the real property records of Pulaski County on November 22, 1978 as Instrument No. 78-47045 (the "Deed") conveying title to the property described therein, a copy of which Deed is attached hereto as Exhibit "A" and made a part hereof; and

WHEREAS, the present owner of the property has requested that the Authority confirm the release of all restrictive covenants and conditions set forth in the Deed; and

WHEREAS, the Authority desires to confirm the release of said covenants, subject to approval by the United States of America, Department of Housing and Urban Development ("HUD").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK, ARKANSAS, THAT:

The Board of Commissioners does hereby confirm, reaffirm, ratify and authorize the release of covenants "a," "b," "c," and "d," as set forth in the Deed, and does further authorize the Executive Director to execute and deliver a written release of said same covenants, subject in all respects to the written approval of HUD prior to the delivery of the release to the Grantee.

Commissioner _____ seconded the motion and upon roll call the following vote was recorded:

"Ayes" Commissioners:

"Nays"

"Abstain"

The Chairperson thereupon declared the motion carried and the Resolution adopted.

78-47045

CENTRAL LITTLE ROCK PROJECT, ARK R-12

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That the Housing Authority of the City of Little Rock, Arkansas a corporation organized under and by virtue of the laws of the State of Arkansas, Grantor, by its Chairman of the Board of Commissioners and its Secretary, for valuable consideration hereinafter described, the receipt of which is hereby acknowledged, does hereby grant, sell and convey unto the City of Little Rock, Arkansas, Grantee, and unto its successors and assigns forever, the following described lands situated in the County of Pulaski, State of Arkansas, to-wit:

Lands described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the said City of Little Rock, Arkansas and unto its successors and assigns forever with all appurtenances thereunto belonging.

Grantee, as part of the consideration hereof, also agrees to the following as covenants running with the lands:

- a. The use of the property by the Grantee or its assignees shall be in accordance with the Urban Renewal Plan for Project No. ARK R-12;
- b. Any improvements on such property required by the Urban Renewal Plan shall be begun within a reasonable time after property is acquired for redevelopment by the Grantee or its assignees;
- c. Any proposed reconveyances of such property by the Grantee for purposes of redevelopment shall be subject to the public disclosure requirements already applicable to local public agencies in the disposition of project land to redevelopers under Section 185(e) of Title I of the Housing Act of 1949, as amended; and
- d. Discrimination upon the basis of race, color, religion, sex, or national origin in the sale, lease or rental or in the use or occupancy of such land or any improvements erected or to be erected thereon shall be prohibited and the Grantor, Grantee, and the United States of America shall be beneficiaries of and entitled to enforce such covenant.

FILED & RECORDED

1978 NOV 22 PM 1:02

Shirley Hite
JULIA M. HUGHES
PULASKI CO. CLERK

*City Atty.
City Hall
Little Rock, Ark.*

78-47045



The Grantor hereby covenants with said Grantee that it will forever warrant and defend the title to said lands against all claims and encumbrances done or suffered by it, but against none other.

The consideration for this Special Warranty Deed is the assumption by Grantee from Grantor of certain necessary duties and responsibilities in the closing out and termination of Central Little Rock Project, ARK R-12 pursuant to Memorandum of Agreement dated September 8, 1978 entered into between Grantor and Grantee and concurred in by United States of America, Secretary of Housing and Urban Development.

IN TESTIMONY WHEREOF, the name of the Grantor is hereunto affixed by the Chairman of its Board of Commissioners and its seal affixed by its Secretary this 27th day of October 1978.

HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK, ARKANSAS

ATTEST: William L. Terry Secretary
(SEAL)
BY Carolyn B. Patta Chairman

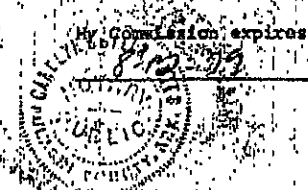
ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS
COUNTY OF PULASKI)

On this 27th day of October, 1978, before me, Carolyn B. Patta, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Carolyn B. Patta, William L. Terry, to me personally well known, who stated that they were the Chairman and Secretary, respectively, of the Housing Authority of the City of Little Rock, Arkansas, a corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 27th day of October, 1978.

Carolyn B. Patta
NOTARY PUBLIC



This instrument prepared by:
William L. Terry
FRIDAY, ELENEDGE, & CLARK
15 First Federal Bank Tower
Little Rock, Ark. 72202

EXHIBIT "A"

Tract No. 1:

All of Lots 1, 2, 3, 10, 11 and 12, including the North/South alley between Lots 1, 2, and 3, and Lots 10, 11 and 12, closed by Ordinance No. 8987, dated September 8, 1952, all in Block 10, Pope's Addition to the City of Little Rock, Arkansas. LESS and EXCEPT the Chicago, Rock Island and Pacific Railway Right of way described as: A parcel of land generally 30 feet wide, 15 feet on either side of centerline, located in the S1/2 of Block 10, Pope's Addition to the City of Little Rock, Pulaski County, Arkansas, more particularly described as follows: Commencing at the Southwest corner of Block 10, said Pope's Addition; run North 00 degrees 01 minutes 29 seconds West, 143.76 feet along the East line of Commerce Street to the point of beginning; thence continue on North 00 degrees 01 minutes 29 seconds West, 6.24 feet to the Northwest corner of Lot 10, said Block 10; thence run South 90 degrees 00 minutes East 177.25 feet along the North line of said Lot 10 and Lot 3, to a point on the East right of way line of Chicago, Rock Island and Pacific Railroad, said point being located on a 744.70 foot radius curve to the right, said curve having a chord bearing and distance of South 46 degrees 21 minutes 04 seconds East, 48.98 feet; thence run along the arc of said curve 48.99 feet to a point of reverse curve having a radius of 1438.97 feet to the left, said curve having a chord bearing and distance of South 46 degrees 39 minutes 45 seconds East, 110.27 feet; thence run along the arc of said curve 110.30 feet to the point of compound curve having a radius of 261.22 feet to the left, said curve having a chord bearing and distance South 49 degrees 53 minutes 08 seconds East, 9.37 feet; thence run along the arc of said curve 9.37 feet to a point on the East line of Lot 1, said Block 10, thence run South 00 degrees 01 minutes 29 seconds East, 34.48 feet along said East line to the Southeast corner of Lot 1, thence run North 90 degrees 00 minutes West, 4.21 feet along the South line of Lot 1, to a point on the West right of way line of said Chicago, Rock Island and Pacific Railroad; said point being located on a 291.22 foot radius curve to the right, said curve having a chord bearing and distance of North 51 degrees 42 minutes 17 seconds West, 28.92 feet; thence run along the arc of said curve 28.94 feet to the point of compound curve having a radius of 1468.97 feet to the right, said curve having a chord bearing and distance of North 47 degrees 05 minutes 35 seconds West, 90.50 feet; thence run along the arc of said curve 90.52 feet to the point of reverse curve of a 223.82 foot radius curve to the left, said curve having a chord bearing and distance of North 67 degrees 12 minutes 02 seconds West, 166.76 feet; thence run along the arc of said curve 170.88 feet to thence point of tangency; thence run North 89 degrees 04 minutes 20 seconds West, 14.73 feet to the point of curvature of a curve having a radius of 582.49 feet to the left, said curve having a chord bearing and distance of South 89 degrees 09 minutes 50 seconds West, 35.86 feet; thence run along the arc of said curve 35.87 feet to the point of tangency; thence run South 87 degrees 24 minutes 00 seconds West, 2.55 feet to the point of beginning.

Prepared by:
John William Spivey III
Wright, Lindsey & Jennings LLP
200 West Capitol Avenue, Suite 2300
Little Rock, Arkansas 72201

RELEASE

The HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK, ARKANSAS (a/k/a the Little Rock Housing Authority), does hereby fully and completely release, requite and discharge any and all of those certain covenants, restrictions and limitations set forth in that certain Special Warranty Deed dated October 27, 1978, and recorded in the real property records of Pulaski County, Arkansas as Instrument No. 78-47045 on November 22, 1978, including, and without limitations, covenants (a) through (d), which affect real property identified therein and more specifically described as follows:

See Exhibit "A" attached hereto.

This Release is effective as of this ____ day of February, 2009.

HOUSING AUTHORITY OF THE CITY OF
LITTLE ROCK, ARKANSAS (a/k/a Little Rock
Housing Authority)

By: _____
Executive Director

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)
COUNTY OF PULASKI)

On this ___ day of _____, 2009, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Shelly Ehenger (being the person authorized by said Little Rock Housing Authority to execute such instrument, stating her capacity in that behalf), to me personally well known, who stated that she was the Executive Director of the Housing Authority of the City of Little Rock, Arkansas, a body politic and corporation, and was duly authorized in her capacity to execute the foregoing instrument for and in the name and behalf of said Authority, and further stated and acknowledged that she had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this ____ day of _____, 2009.

Notary Public

My Commission Expires:

(SEAL)

American Recovery and Reinvestment Act of 2009 (*Recovery Act*)
 Summary of Potential Funding / Projects / Process that may impact LRHA

ARRA Program	Projected Funding	Eligible Recipients	Timing of Application	Other Comments	Potential Project Uses
Public Housing Capital Fund	\$1.5 million (formula driven guaranteed funding)	PHAs	HUD must obligate formula dollars to PHAs w/i 30 days of the signing of the legislation (March 18, 2009). 1 year to commit funds. 60% expended by 2 years 100% expended by 3 years	PHAs are encouraged to prioritize capital projects that can be awarded contracts w/i 120 days and concentrate on rehabilitating vacant units	Rehab 3 units at Sunset Terrace (estimated cost \$50k) Rehab 2 units at Powell Towers (estimated cost \$20k) Rehab units at Parris Towers Central High Neighborhood Revitalization
Public Housing Capital Fund	\$1 billion competitive funding; grants most likely to avg. \$10-\$20 million	PHAs	HUD must allocate competitive funds by 9/30/09 1 year to commit funds. 60% expended by 2 years 100% expended by 3 years	Industry anticipate HOPE VI like projects	Sunset Terrace Redevelopment from Roosevelt Road to 29 th Street; from Battery to Schiller Street (Phase I new construction senior housing/family duplexes similar to HAGM; Phase II demolition of existing development; Phase III Construction of new units on the Sunset Terrace site) West Little Rock Development (40 or so units)
Low Income Housing Tax Credit Exchange	Grant	Grant to ADFA	Grant in lieu of TC allocation for 2009 ADAF must subgrant the funds by January 1, 2011	Must be used for qualified low-income buildings Finance construction, acquisition and rehabilitation	Assisted Living Development Purchase of other properties 12 th Street Corridor Revitalization Initiative

				Grant incentives for energy efficiency	
Neighborhood Stabilization Program / Capacity building for NSP Grantees	HUD to determine allocation of the \$2 billion	State, local govts, nonprofits	HUD has 75 days to announce criteria (May 4, 2009); applications will be due 150 days are enactment of the legislation (July 18, 2009)	Grantees shall expend 50% w/i 2 years of receipt; 100% w/i 3 years of receipt	<ol style="list-style-type: none"> 1) Land banking for residential properties 2) Some demolition activities (no public housing demolition) 3) Protection for renters living in foreclosed homes, including Section 8 voucher recipients
Youthbuild	\$50 million allocated	States localities and nonprofits	Funds available until June 30th, 2010	Expand services to youth who gain academic and occupational credentials through the construction and rehabilitation of affordable housing	Partner with existing Youthuild application collaborative to expand on existing plans

Management Report

Property Management Report

As of 01/31/09	Cumberland	Parris	Powell	Sunset
Occupancy %	99	96	93	96
Occupied Units	176	240	157	71
Vacant Units	2	10	11	3
Rent Charged	\$36,884	\$43,394	\$32,454	\$7,884
Rent Collected	\$33,222	\$40,569	\$34,512	\$7740
14 Day Notices	10	86	19	17
Move Ins	2	2	0	0
Move Outs	5	4	3	0
Waitlist	13	17	47	185
Evictions	0	0	0	0

Total of vacant units at Parris includes 5 MOD units, 2 in make ready, 4 in down time; Powell includes 2 MOD units, 5 down time, 1 non HUD, 2 in make ready and 3 vacant and ready; Cumberland has 1 in down time, 1 vacant and ready; Sunset has 2 MOD and 1 vacant and ready. This gives a correct number of occupied units as well as actual %.

Sunset Terrace plans on having an art day for the Children for Valentine's Day. The plan is to have supplies that the children can make their own Valentine Cards or whatever creative idea hits them. Also, there will be refreshments such as cookies and punch. Sunset Terrace now has a Game Day planned for the seniors who reside in the property. There are plans for many such events for the residents in the future along with computer education. There will eventually be a play area for the small children in the community building also.

Parris Towers is planning a Valentine's Day Soul Train Celebration, with some real up-beat music and the residents form a Soul Train Line and every body who wants to go dancing down the line will do so, just have a dancing good time! The food to be fried and baked chicken wings, potato salad, rolls, Valentine's Cake and Punch.

Powell Towers will be having a Sweetheart Party on February 13. Residents are encouraged to wear red and white. Refreshments will be served.

We have several topics on the agenda for the property manager's on going training. We are beginning with the basics of management to be certain all managers are following the procedures with clear understanding; all maintaining site files in a like manner and to be certain all are knowledgeable of government regulations concerning fair housing. We will then deal with effective marketing and leasing in a timely manner.

We should have our Resident Services Coordinators in place by February 13 to begin with their programs.

We are very excited about what we are going to accomplish in 2009! All properties are making plans to offer more to the residents and improve our housing in every way possible.

**Real Estate Development Board Report
New Horizon Village Homeownership Development Status Report
February 19, 2009**

Number of Applications:	168 (Paper) 70 (Email)
Number of Applications Received:	69
Number of Applications Denied:	52
Number of Applications in Process:	7
Number of Applications Approved:	10
Pending Contracts:	4
Current Contracts:	1

LRHA is currently working to execute contracts and close on the purchases for the following homes located at New Horizon Village: **22** (3 Bedroom ADA Unit), **31** (Two Bedroom), **32** (Two Bedroom), **34** (Three Bedroom), and **37** (Three Bedroom). LRHA is currently pursuing the sale of **33** (Two Bedroom) to the LRPD Courtesy Officer.

Continuation of weekly updates to interested homebuyers, attendance at Realtor Sales Meetings, community notices, and partnerships with area organizations has resulted in higher quality applications. The current eligible applicant has an average credit score of 620 and average household income of \$29,556.38.

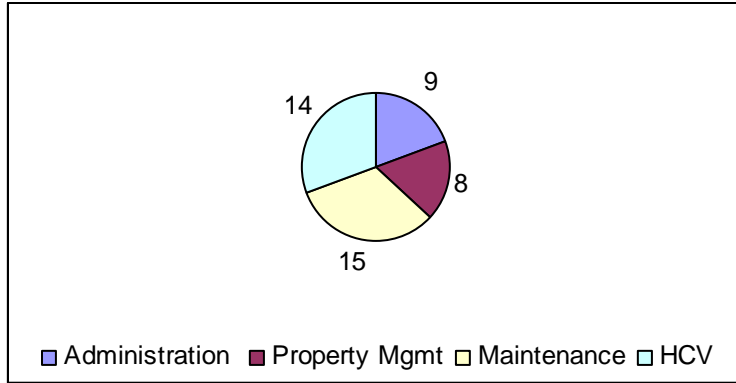
SELLING TARGETS

	<u>Projection</u>	<u>Actual</u>
March 2009	9	1 Under Contract 4 Pending
June 2009	8	

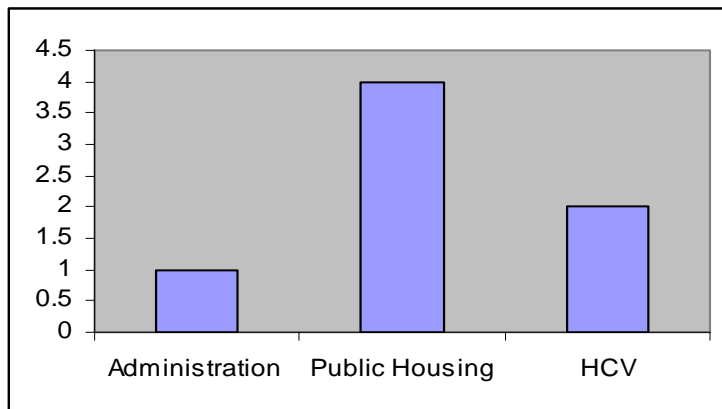
Submitted by Gerald Turner

Human Resources Report
February 2009

Total Employees: 46



Open Positions: 0



Other:

- Salary Comparability Study - Final copy expected February
- Fred Pryor: "How to Become A More Effective Supervisor" training was attended by all LRHA supervisors in January
- EAP Supervisors Training - February (additional training to be held)
- Employee event - Tuesday, February 24th, Alsopp Park

Capital Funds Program/Contract Report

January Contract Awards and Extensions

Legal Services- Wright, Lindsey, Jennings

Status of Recent Awards

- **Consulting Engineering Services for Energy Performance Contracting Request for Proposal-** We have reviewed the Opportunity Assessment that Facility Strategies Group provided to us. We are now working on the Preliminary Project Plan that we will send to HUD for their approval. We have chosen to Self-Perform this project instead of hiring an ESCO. So far, we have teamed up with the Clinton Global Initiative, The State of Arkansas Energy Office, and Entergy Arkansas. There are several other agency's that we feel will be great assets throughout this project.
- **Salary Comparability Study RFP-** We have HCI under contract and the study is in the finishing stages.
- **IFB for Removal of existing Roof and Construction of New roof at Parris Towers-** Wheeler Const. was awarded the contract for \$194,146. 75% of the roof is now complete.
- **IFB Electrical Bus Replacement at Parris Towers-** Robinette-Burnett Construction started construction in early January. The project is about 50% complete.

Current Solicitations

PLANNED GENERATOR MAINTENANCE SERVICE- Bids are due by March 10, 2009 at 2:00 PM

Planned Solicitations (Next 60 Days)

Retro-fit of Handicap Accessibility at High-Rises
Security Camera Modification at High-Rises
Termite & Pest Control

Contracts Expiring in the Next 60 Days

- **Quadel Consulting**
- **Cummins Mid-south**
- **Quality Security**
- **Terminix**

**Little Rock Housing Authority
Capital Funds Expenditures
As of December 31, 2008**

Grant	Award Date	Effective Date	Budget	Obligated	Expended	Available	% Obligated % Expended	
CFP 501-05	7/22/2005	8/18/2005	1,418,932	1,418,932	1,418,932	-	100%	100%
CFP 501-06	6/18/2006	7/18/2006	1,446,139	1,446,139	1,271,637	0	100%	88%
CFP 501-07	9/19/2007	9/19/2007	1,509,929	447,544	244,577	1,062,385	30%	16%
CFP 501-08	6/13/2008	6/13/2008	1,267,060	0	0	1,267,060	0%	0%
Grant Totals	-	-	5,642,060	3,312,615	2,935,146	2,329,445	59%	52%

Grant	Award Date	Effective Date	Budget	Obligated	Expended	Available	% Obligated % Expended	
RHF 502-03	12/23/2003	12/23/2003	925,602	925,602	925,602	-	100%	100%
RHF 502-04	8/19/2004	8/19/2004	1,083,122	1,083,122	312,348	770,774	100%	29%
RHF 502-05	7/22/2005	7/22/2005	902,002	902,002	-	902,002	100%	0%
RHF 502-06	6/8/2006	6/8/2006	817,746	817,746	-	817,746	100%	0%
RHF 502-07	9/19/2007	9/19/2007	428,077	428,077	-	428,077	100%	0%
Grant Totals	-	-	4,156,549	4,156,549	1,237,950	2,918,599	100%	30%

*Notes: RHF Grants are restricted based upon RHF Plan. RHF 502's are obligated to Cumberland Manor and Metropolitan Village

Grant	Award Date	Effective Date	Budget	Obligated	Expended	Available	% Obligated	% Expended
RHF 501-07	9/19/2007	9/19/2007	399,374	-	-	399,374	0%	100%
RHF 501-08	6/13/2008	6/13/2008	268,054	-	-	268,054	0%	0%
RHF 501-09	TBD	TBD	268,054	-	-	268,054	0%	0%
RHF 501-10	TBD	TBD	268,054	-	-	268,054	0%	0%
RHF 501-11	TBD	TBD	268,054	-	-	268,054	0%	0%
Grant Totals	-	-	1,471,590	-	-	1,471,590	0%	0%

Grant	Award Date	Effective Date	Budget	Obligated	Expended	Available	% Obligated	% Expended
RHF 502-08	6/13/2008	6/13/2008	543,128	543,128	-	-	100%	0%
RHF 502-09	TBD	TBD	543,128	543,128	-	-	100%	0%
RHF 502-10	TBD	TBD	543,128	543,128	-	-	100%	0%
RHF 502-11	TBD	TBD	543,128	543,128	-	-	100%	0%
RHF 502-12	TBD	TBD	543,128	543,128	-	-	100%	0%
Grant Totals	-	-	2,715,640	2,715,640	-	-	100%	0%

RHF Grants are restricted to approved RHF Plans