

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: <u>Waco Housing Authority</u> PHA Code: <u>TX010</u> 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): _____														
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>903</u> Number of HCV units: <u>2130</u>														
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 1: PHA 2: PHA 3:	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	<table border="1"> <thead> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	No. of Units in Each Program		PH	HCV						
No. of Units in Each Program															
PH	HCV														
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:														
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.														
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Changes were made to the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Administrative Plan 2008 audit has been completed. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. Central Office – 4400 Cobbs Dr., Estella Maxey Office – 1809 J.J. Flewellen, Kate Ross Office – 937 s. 11 th St., South Terrace Office – 100 Kennedy Circle, Website www.wacopha.org For a complete list of PHA Plan elements, see Section 6.0 of the instructions														

7.0	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.- na</i>
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <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.
8.2	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.

8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Of the 2,545 persons on our Section 8 Waiting List, 1,507 are at 30% of median income, 768 are at 50% of median income, 230 are at 80% of median income and 40 are above 80% of median income. Of these 2,545 persons, 1025 are White/Hispanic, 1478 are Black, 13 are Asian and 1 is Other. There are 122 elderly families and 140 families with disabilities. Of the 290 persons on our Public Housing Waiting List, 222 are at 30% of median income, 52 are at 50% of median income, 14 are at 80% of median income and 2 are above median income. Of these 290 persons, 132 are White/Hispanic, 156 are Black/African American and 2 are Asian. There are 8 elderly families and 31 families with disabilities.</p>

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>In our Section 8 program, Waco Housing Authority will conduct annual landlord meetings for prospective and current landlords. The housing authority will conduct eligibility orientations for Waiting List applicants. There will be posting of units available and landlord listings. The Section 8 Waiting list is currently closed and this is posted at our central office. For our Public Housing Program, we will send outreach information to surrounding agencies that assist low to extreme low income families. We advertise the program through local and surrounding areas in the county. We have translated all of our program brochures, both Section 8 and Public Housing, into Spanish.</p>
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10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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.</p> <p>The PHA's mission is: Making homes happen for families and to be the main source of providing affordable housing choices for the City of Waco. We continue to do this by providing housing to over 3000 families and we continue to be the largest housing provider in the City of Waco.</p> <p>The goals and objectives adopted by the Housing Authority of the City of Waco are:</p> <p>Goal One: Increase the affordable housing stock available to low-income persons in Waco and to increase the landlord participation in Waco, Hill County and Somervell Counties.</p> <p>Goal One Update:</p> <ol style="list-style-type: none"> 1. We continue to increase the number of landlords participating in Section 8. 2. We continue to work with organizations involved in revitalizing neighborhoods in Waco. These include Habitat for Humanity and NeighborWorks Waco both for credit repair, homeownership training and down payment assistance. 3. Our Section 8 Homeownership Program in Waco continues to offer clients the opportunity for homeownership. 4. To maintain existing public housing stock the following tasks were done to maintain our units to a high quality standard. They include: Parking lot repairs and bathtub replacement at the Kate Ross development. In addition, we operate a cooperative agreement with local law enforcement that allows for a sub-station at each site. We also hire off-duty police personnel as our security to enable the flow of information. Our non profit complexes continue to be maintained well and occupied at over 95%. <p>Goal Two: Increase the applicant waiting lists of Waco, Hill County and Somervell County Housing Authority's housing programs to include citizens from all sectors of our community.</p> <p>Goal Two Update:</p> <p>Marketing was done for our Public Housing program to try and fill vacancies. We advertised in the Thrifty Nickel, and Tiempo papers in Waco. We posted flyers at government agencies and colleges in both Spanish and English to effectively let people know about our programs. We had to close the Section 8 Waiting List due to the length of time it would take to house new applicants because of the number of persons on the list.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Waco Housing Authority's Definition of "significant amendment" and "substantial deviation/modification"</p> <ul style="list-style-type: none"> - changes to rent or admissions policies or organization of the waiting list - Additions of non-emergency work items (items not included in the current Annual Statement of Five year Action Plan) or change in the use of replacement reserve funds under the Capital Fund - Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.
2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance

management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: **(i)** A description of the need for measures to ensure the safety of public housing residents; **(ii)** A description of any crime prevention activities conducted or to be conducted by the PHA; and **(iii)** A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.
9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided

or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

- (a) **Hope VI or Mixed Finance Modernization or Development.**
 - 1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>
- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

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

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

proceeds. Additionally, the form shall be used for the following purposes:

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:
<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

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

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

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

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

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

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Part I: Summary					
PHA Name: Waco Housing Authority & Affiliates		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/07 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2007 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) *approved under fungibility <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) 3	137,908.00	137,908.00	137,908.00	137,908.00
3	1408 Management Improvements	275,817.00	00	00	00
4	1410 Administration (may not exceed 10% of line 21)	136,529.00	141,903.06	141,903.06	* 141,903.06
5	1411 Audit	00	00	00	00
6	1415 Liquidated Damages	00	00	00	00
7	1430 Fees and Costs	1,000.00	117,940.00	117,940.00	29,441.41
8	1440 Site Acquisition	00	00	00	00
9	1450 Site Improvement	376,534.00	657,639.45	657,639.45	335,237.99
10	1460 Dwelling Structures	407,711.00	295,859.64	295,859.64	287,823.64
11	1465.1 Dwelling Equipment—Nonexpendable	50,000.00	23,838.60	23,838.60	23,838.60
12	1470 Non-dwelling Structures	1,000.00	16,734.00	16,734.00	00
13	1475 Non-dwelling Equipment	11,000.00	6,413.00	6,413.00	3,375.00
14	1485 Demolition	00	00	00	00
15	1492 Moving to Work Demonstration	00	00	00	00
16	1495.1 Relocation Costs	1,000.00	263.25	263.25	263.25
17	1499 Development Activities 4	00	00	00	00
18a	1501 Collateralization or Debt Service paid by the PHA	00	00	00	00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	00	00	00	00
19	1502 Contingency (may not exceed 8% of line 20)	00	00	00	00
20	Amount of Annual Grant: (sum of lines 2 – 19)	1,398,499.00	1,398,499.00	1,398,499.00	959,790.95
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.

Part II: Supporting Pages								
PHA Name: Waco Housing Authority & Affiliates		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/07 CFFP (Yes/No): NO Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE	Operations	1406		137,908.00	137,908.00	137,908.00	137,908.00	complete
	Administration Support Salaries	1408		99,294.00	00	00	00	not allowed
	Finance Department Support	1408		52,975.00	00	00	00	not allowed
	MIS Department Support	1408		16,729.00	00	00	00	not allowed
	Staff Training	1408		5,576.00	00	00	00	not allowed
	User Software Upgrade	1408		2,788.00	00	00	00	not allowed
	Security	1408		32,258.00	00	00	00	not allowed
	Social Services Salaries	1408		66,197.00	00	00	00	not allowed
	MOD Salaries & Benefits	1410		125,497.00	00	00	00	not allowed
	Mod Training	1410		1,379.00	00	00	00	Moved w/i 5 Yr Plan
	MOD Sundry	141019		9,653.00	2,052.90	2,052.90	2,052.90	complete
	Admin Fees	1410		00	139,850.16	139,850.16	139,850.16	complete
	Mod Salaries	1430		1,000.00	117,940.00	117,940.00	29,441.41	ongoing
	Gas Pipeline, Annual Contract	1450		10,000.00	10,000.00	10,000.00	3,010.00	ongoing
	Pest Control	1460		3,000.00	29,000.00	29,000.00	20,964.00	ongoing
	Ranges, Refrigerators, Boilers, Heat Pumps, & Furnaces	146501		50,000.00	23,838.60	23,838.60	23,838.60	complete
	Non-Dwelling Office Space	1470		1,000.00	00	00	00	Moved w/i 5 Yr Plan
	Office Furniture & Equipment	147501		1,000.00	00	00	00	Moved w/i 5 Yr Plan
	Workstation Upgrades	147504		10,000.00	6,413.00	6,413.00	3,375.00	ongoing
	Relocation	1495		1,000.00	263.25	263.25	263.25	complete

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: Waco Housing Authority & Affiliates		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/07 CFFP (Yes/No): NO Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007		
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	
TX010-01	Concrete Pad Removal	1450		00	10,051.65	10,051.65	10,051.65	Complete
KATE ROSS	Curb & Sidewalk Repair	1450		00	1,258.26	1,258.26	888.70	Ongoing
	Playground Equipment Replacement	1450		00	3,334.15	3,334.15	3,334.15	Complete
	Replace entry doors w/new hardware w/master key system	1460	102	20,000.00	00	00	00	Moved w/i 5 Yr Plan
	Replace tub & fixtures	1460	102	61,200.00	135,878.85	135,878.85	135,878.85	Complete
	Painting façade & stairwells	1460	102	53,500.00	00	00	00	Moved w/i 5 Yr Plan
	Stair Support Repair	1460		00	1,100.00	1,100.00	1,100.00	Complete
	Safety Glass at the Management Office	1460		00	5,694.38	5,694.38	5,694.38	Complete
TX010-03	Phase 2 Parking lot repair/Concrete Pad	1450	3	30,000.00	11,202.19	11,202.19	11,202.19	Complete
KATE ROSS	Curb & Sidewalk Repair	1450		00	2,348.76	2,348.76	1,658.92	Ongoing
	Playground Equipment Replacement	1450		00	6,718.69	6,718.69	6,718.69	Complete
	12A St Repair and Fence Replacement	1450		00	181,700.00	181,700.00	00	Ongoing
	Replace entry doors w/new hardware w/master key system	1460		44,411.00	00	00	00	Moved w/i 5 Yr Plan
	Replace tub & fixtures	1460		60,000.00	50,197.91	50,197.91	50,197.91	Complete
	Painting façade & stairwells	1460		31,500.00	00	00	00	Moved w/i 5 Yr Plan
	Stair Support Repair	1460		00	1,100.00	1,100.00	1,100.00	Complete
	Emergency Repair 934 S. 12 th	1460		00	4,214.78	4,214.78	4,214.78	Complete
	Community Center Security Lighting	1470		00	800.00	800.00	00	Ongoing
	Community Center Restroom Remodel	1470		00	15,934.00	15,934.00	00	Ongoing
TX010-07	Concrete Pad Removal	1450		00	588.59	588.59	588.59	Complete
KATE ROSS	Curb & Sidewalk Repair	1450		00	4,781.39	4,781.39	3,377.08	Ongoing
	Replace entry doors w/new hardware w/master key system	1460	36	7,500.00	00	00	00	Moved w/i 5 Yr Plan
	Replace Ceramic Tile & Showers	1460	36	21,600.00	5,163.34	5,163.34	5,163.34	Complete
	Safety Glass at the Management Office	1460		00	00	00	00	Completed previous year grant
	Outside Lighting	1460		00	7,076.16	7,076.16	7,076.16	Complete

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 III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Waco Housing Authority & Affiliates				Federal FFY of Grant: 2007	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	09/30/2009		09/30/2010		
TX010-001 KATE ROSS	09/30/2009		09/30/2010		
TX010-003 KATE ROSS	09/30/2009		09/30/2010		
TX010-007 KATE ROSS	09/30/2009		09/30/2010		
TX010-004 ESTELLA MAXEY	09/30/2009		09/30/2010		
TX010-005 ESTELLA MAXEY	09/30/2009		09/30/2010		
TX010-008 SOUTH TERRACE	09/30/2009		09/30/2010		
TX010-009 SOUTH TERRACE	09/30/2009		09/30/2010		

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part II: Supporting Pages								
PHA Name: Waco Housing Authority & Affiliates		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/08 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008			
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	
TX010-01								
KATE ROSS	Replacement of bathtubs & fixtures	1460		233,293.00	233,293.00	00	00	Work has not began
TX010-03								
KATE ROSS	Replacement of bathtubs & fixtures	1460		110,246.00	110,246.00	00	00	Work has not began
TX010-07								
E.A.Flowers	Replacement of bathtubs & fixtures	1460		26,053.00	26,053.00	00	00	Work has not began

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: Waco Housing Authority & Affiliates		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/08 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant:2008		
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	
TX010-04								
ESTELLA MAXEY	Replacing Gas Isolation Valves	1450		77,055.00	77,055.00	00	00	Work has not began
TX010-05								
ESTELLA MAXEY	Replacing Gas Isolation Valves	1450		102,000.00	102,000.00	00	00	Work has not began

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: Waco Housing Authority & Affiliates		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/08 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
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	
TX010-08								
SOUTH TERRACE	Parking Lot Repairs	1450		89,800.00	89,800.00	00	00	Bidding process
TX010-09								
SOUTH TERRACE	Parking Lot Repairs	1450		94,427.00	94,427.00	00	00	Work completed in previous year grant

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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Waco Housing Authority & Affiliates				Federal FFY of Grant: 2008	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	09/30/2010		09/30/2011		
TX010-001 KATE ROSS	09/30/2010		09/30/2011		
TX010-003 KATE ROSS	09/30/2010		09/30/2011		
TX010-004 ESTELLA MAXEY	09/30/2010		09/30/2011		
TX010-005 ESTELLA MAXEY	09/30/2010		09/30/2011		
TX010-007 E. A. FLOWERS	09/30/2010		09/30/2011		
TX010-008 SOUTH TERRACE	09/30/2010		09/30/2011		
TX010-009 SOUTH TERRACE	09/30/2010		09/30/2011		

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary					
PHA Name: Waco Housing Authority & Affiliates		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) 3	144,513.00			
3	1408 Management Improvements	00			
4	1410 Administration (may not exceed 10% of line 21)	144,513.00			
5	1411 Audit	100.00			
6	1415 Liquidated Damages	00			
7	1430 Fees and Costs	101,600.00			
8	1440 Site Acquisition	00			
9	1450 Site Improvement	279,750.00			
10	1460 Dwelling Structures	632,658.00			
11	1465.1 Dwelling Equipment—Nonexpendable	75,000.00			
12	1470 Non-dwelling Structures	64,000.00			
13	1475 Non-dwelling Equipment	2,000.00			
14	1485 Demolition	00			
15	1492 Moving to Work Demonstration	00			
16	1495.1 Relocation Costs	1,000.00			
17	1499 Development Activities 4	00			
18a	1501 Collateralization or Debt Service paid by the PHA	00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	00			
19	1502 Contingency (may not exceed 8% of line 20)	00			
20	Amount of Annual Grant: (sum of lines 2 – 19)	1,445,134.00			
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 of Executive Director

Date

Signature of Pubic Housing Director

Date

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

Part II: Supporting Pages								
PHA Name: Waco Housing Authority & Affiliates		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/09 CFFP (Yes/No): NO Replacement Housing Factor Grant 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
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TX010-01	Erosion, Drainage, & Landscaping	1450.1		2,500.00				
KATE ROSS	Fence Repair	1450.2		1,000.00				
	Gas Isolation Valves	1450.3		5,000.00				
	Ground Improvements	1450.4		750.00				
	Parking Lot Repairs	1450.5		00				
	Sidewalk Repair	1450.6		2,500.00				
	Site Security Lighting	1450.7		1,500.00				
	Exterior Repairs & Painting	1460.1		2,500.00				
	Flooring Replacement	1460.2		5,000.00				
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460.3		5,000.00				
	Replace tub and fixtures	1460.4		10,000.00				
	Replace entry doors w/new hardware w/master key system	1460.5		00				
	Patch and paint walls and ceiling	1460.6		00				
	Plumbing repair/replacement	1460.7		750.00				
	Repair outside stairs, sand blast & repair metal railings at entrances & stairwells & upgrade lighting	1460.8		8,750.00				
	Replace windows & screens	1460.9		00				
	Roof Repair	1460.10		8,437.50				
	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470		6,000.00				

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.

Part II: Supporting Pages								
PHA Name: Waco Housing Authority & Affiliates		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/09 CFFP (Yes/No): NO Replacement Housing Factor Grant 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
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TX010-02	Erosion, Drainage, & Landscaping	1450.1		2,500.00				
ESTELLA MAXEY	Fence Repair	1450.2		1,000.00				
	Gas Isolation Valves	1450.3		10,000.00				
	Ground Improvements	1450.4		750.00				
	Parking Lot Repairs	1450.5		00				
	Sidewalk Repair	1450.6		2,500.00				
	Site Security Lighting	1450.7		3,000.00				
	Exterior Repairs & Painting	1460.1		7,500.00				
	Flooring Replacement	1460.2		32,000.00				
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460.3		5,000.00				
	Replace tub and fixtures	1460.4		36,000.00				
	Replace entry doors w/new hardware w/master key system	1460.5		45,000.00				
	Patch and paint walls and ceiling	1460.6		17,500.00				
	Plumbing repair/replacement	1460.7		750.00				
	Repair outside stairs, sand blast & repair metal railings at entrances & stairwells & upgrade lighting	1460.8		6,750.00				
	Replace windows & screens	1460.9		92,000.00				
	Roof Repair	1460.10		10,000.00				
	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470		28,000.00				

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.

Part II: Supporting Pages								
PHA Name: Waco Housing Authority & Affiliates			Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/09 CFFP (Yes/No): N0 Replacement Housing Factor Grant 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
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TX010-03	Erosion, Drainage, & Landscaping	1450.1		2,500.00				
SOUTH TERRACE	Fence Repair	1450.2		1,000.00				
	Gas Isolation Valves	1450.3		10,000.00				
	Ground Improvements	1450.4		750.00				
	Parking Lot Repairs	1450.5		217,000.00				
	Sidewalk Repair	1450.6		2,500.00				
	Site Security Lighting	1450.7		3,000.00				
	Exterior Repairs & Painting	1460.1		7,500.00				
	Flooring Replacement	1460.2		31,250.00				
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460.3		15,000.00				
	Replace tub and fixtures	1460.4		3,750.00				
	Replace entry doors w/new hardware w/master key system	1460.5		12,500.00				
	Patch and paint walls and ceiling	1460.6		6,875.00				
	Plumbing repair/replacement	1460.7		750.00				
	Repair outside stairs, sand blast & repair metal railings at entrances & stairwells & upgrade lighting	1460.8		9,750.00				
	Replace windows & screens	1460.9		242,345.50				
	Roof Repair	1460.10		2,500.00				
	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470		28,000.00				

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.

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						
PHA Name/Number Housing Authority of the City of Waco/TX21P010		Waco, McLennan Texas			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 6	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year 2 FFY Grant <u>2009</u> PHA FY: <u>2010</u>	Work Statement for Year 3 FFY Grant <u>2009</u> PHA FY: <u>2011</u>	Work Statement for Year 4 FFY Grant <u>2009</u> PHA FY: <u>2012</u>	Work Statement for Year 5 FFY Grant <u>2009</u> PHA FY: <u>2013</u>
B.		Annual Statement				
C.	TX21P-010-001 Kate Ross		59,687.50	91,480.00	88,950.00	88,950.00
D.	TX21P-010-002 Estella Maxey		300,250.00	300,250.00	300,250.00	300,250.00
E.	TX21P-010-003 South Terrace		596,970.50	532,406.00	525,737.00	529,792.00
F.	PHA Wide		17,600.00	17,600.00	17,600.00	17,600.00
G.	Management Improvements		101,600.00	104,130.00	106,264.00	105,813.00
H.	PHA-Wide Non-dwelling Structures and Equipment		5,000.00	15,000.00	5,000.00	5,000.00
I.	Administration	1410	144,513.00	141,983.00	139,849.00	140,300.00
J.	Other		75,000.00	75,000.00	75,000.00	75,000.00
K.	Operations		144,513.00	141,983.00	139,849.00	140,300.00
L.	Total CFP Funds		1,445,134.00	1,419,832.00	1,398,499.00	1,403,005.00
M.	Total Non-CFP Funds					
N.	Grand Total		1,445,134.00	1,419,832.00	1,398,499.00	1,403,005.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year <u>2009</u> FFY <u>2010</u>			Work Statement for Year: <u>2009</u> FFY <u>2011</u>		
	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost
See	TX21P-010-001 Kate Ross			TX21P-010-001 Kate Ross		
Annual	Erosion, Drainage & Landscaping	1450	2,500.00	Erosion, Drainage & Landscaping	1450	2,500.00
Statement	Fence Repair	1450	1,000.00	Fence Repair	1450	1,000.00
	Gas Isolation Valves	1450	5,000.00	Gas Isolation Valves	1450	7,530.00
	Grounds Improvement	1450	750.00	Grounds Improvement	1450	750.00
	Parking Lot Repairs	1450	0.00	Parking Lot Repairs	1450	0.00
	Sidewalk Repair	1450	2,500.00	Sidewalk Repair	1450	2,500.00
	Site Security Lighting	1450	1,500.00	Site Security Lighting	1450	1,500.00
	Exterior Repairs & Painting	1460	2,500.00	Exterior Repairs & Painting	1460	2,500.00
	Flooring Replacement	1460	5,000.00	Floor Replacement	1460	5,000.00
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	5,000.00	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	5,000.00
	Interior Renovations (Replace tubs, showers, and hardware)	1460	10,000.00	Interior Renovations (Replace tubs, showers, and hardware)	1460	10,000.00
	New Entry Doors W/New Hardware and Master Key Lock	1460	0.00	New Entry Doors W/New Hardware and Master Key Lock	1460	18,200.00
	Paint Interior Units	1460	0.00	Paint Interior Units	1460	8,000.00
	Plumbing Repair/Replacement	1460	750.00	Plumbing Repair/Replacement	1460	750.00

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011**

	Repair Outside Stairs, Sand Blast & Repair Metal Railings at Entrances & Stairwells & Upgrade Lighting	1460	8,750.00	Repair Outside Stairs, Sand Blast & Repair Metal Railings at Entrances & Stairwells & Upgrade Lighting	1460	8,750.00
	Replace Windows & Screens	1460	0.00	Replace Windows & Screens	1460	3,000.00
	Roof Repair	1460	8,437.50	Roof Repair	1460	8,500.00
	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470	6,000.00	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470	6,000.00
		Subtotal of Estimated Cost	\$59,687.50		Subtotal of Estimated Cost	\$91,480.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2009</u> FFY <u>2010</u>			Work Statement for Year: <u>2009</u> FFY <u>2011</u>		
	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost
See	TX21P-010-002 Estella Maxey			TX21P-010-002 Estella Maxey		
Annual	Erosion, Drainage & Landscaping	1450	2,500.00	Erosion, Drainage & Landscaping	1450	2,500.00
Statement	Fence Repair	1450	1,000.00	Fence Repair	1450	1,000.00
	Gas Isolation Valves	1450	10,000.00	Gas Isolation Valves	1450	10,000.00
	Grounds Improvement	1450	750.00	Grounds Improvement	1450	750.00
	Parking Lot Repairs	1450	0.00	Parking Lot Repairs	1450	0.00
	Sidewalk Repair	1450	2,500.00	Sidewalk Repair	1450	2,500.00
	Site Security Lighting	1450	3,000.00	Site Security Lighting	1450	3,000.00
	Exterior Repairs & Painting	1460	7,500.00	Exterior Repairs & Painting	1460	7,500.00
	Flooring Replacement	1460	32,000.00	Flooring Replacement	1460	32,000.00
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	5,000.00	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	5,000.00
	Interior Renovations (Replace tubs, showers, and hardware)	1460	36,000.00	Interior Renovations (Replace tubs, showers, and hardware)	1460	36,000.00
	New Entry Doors W/New Hardware and Master Key Lock	1460	45,000.00	New Entry Doors W/New Hardware and Master Key Lock	1460	45,000.00
	Paint Interior Units	1460	17,500.00	Paint Interior Units	1460	17,500.00
	Plumbing Repair/Replacement	1460	750.00	Plumbing Repair/Replacement	1460	750.00

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**

	Repair Outside Stairs, Sand Blast & Repair Metal Railings at Entrances & Stairwells & Upgrade Lighting	1460	6,750.00	Repair Outside Stairs, Sand Blast & Repair Metal Railings at Entrances & Stairwells & Upgrade Lighting	1460	6,750.00
	Replace Windows & Screens	1460	92,000.00	Replace Windows & Screens	1460	92,000.00
	Roof Repair	1460	10,000.00	Roof Repair	1460	10,000.00
	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470	28,000.00	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470	28,000.00
	Subtotal of Estimated Cost		\$300,250.00	Subtotal of Estimated Cost		\$300,250.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2009</u> FFY <u>2010</u>			Work Statement for Year: <u>2009</u> FFY <u>2011</u>		
	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost
See	TX21P-010-003 South Terrace			TX21P-010-003 South Terrace		
Annual	Erosion, Drainage & Landscaping	1450	2,500.00	Erosion, Drainage & Landscaping	1450	2,500.00
Statement	Fence Repair	1450	1,000.00	Fence Repair	1450	1,000.00
	Gas Isolation Valves	1450	10,000.00	Gas Isolation Valves	1450	10,000.00
	Grounds Improvement	1450	750.00	Grounds Improvement	1450	750.00
	Parking Lot Repairs	1450	217,000.00	Parking Lot Repairs	1450	0.00
	Sidewalk Repair	1450	2,500.00	Sidewalk Repair	1450	2,500.00
	Site Security Lighting	1450	3,000.00	Site Security Lighting	1450	3,000.00
	Exterior Repairs & Painting	1460	7,500.00	Exterior Repairs & Painting	1460	7,500.00
	Flooring Replacement	1460	31,250.00	Flooring Replacement	1460	31,250.00
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	15,000.00	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	15,000.00
	Interior Renovations (Replace tubs, showers, and hardware)	1460	3,750.00	Interior Renovations (Replace tubs, showers, and hardware)	1460	3,750.00
	New Entry Doors W/New Hardware and Master Key Lock	1460	12,500.00	New Entry Doors W/New Hardware and Master Key Lock	1460	12,500.00
	Paint Interior Units	1460	6,875.00	Paint Interior Units	1460	376,656.00
	Plumbing Repair/Replacement	1460	750.00	Plumbing Repair/Replacement	1460	750.00
	Repair Outside Stairs, Sand Blast & Repair Metal Railings at Entrances & Stairwells & Upgrade Lighting	1460	9,750.00	Repair Outside Stairs, Sand Blast & Repair Metal Railings at Entrances & Stairwells & Upgrade Lighting	1460	9,750.00

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**

	Replace Windows & Screens	1460	242,345.50	Replace Windows & Screens	1460	25,000.00
	Roof Repair	1460	2,500.00	Roof Repair	1460	2,500.00
	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470	28,000.00	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470	28,000.00
	Subtotal of Estimated Cost		596,970.50	Subtotal of Estimated Cost		532,406.00
	PHA Wide Physical Improvements			PHA Wide Physical Improvements		
	Pest Control Contract		7,500.00	Pest Control Contract		7,500.00
	Relocation Expenses		100.00	Relocation Expenses		100.00
	Gas Pipeline Services Annual		10,000.00	Gas Pipeline Services Annual		10,000.00
	Total CFP Estimated Cost		974,508.00	Total CFP Estimated Cost		941,736.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2009</u> FFY <u>2012</u>			Work Statement for Year: <u>2009</u> FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost
See	TX21P-010-001 Kate Ross			TX21P-010-001 Kate Ross		
Annual	Erosion, Drainage & Landscaping	1450	2,500.00	Erosion, Drainage & Landscaping	1450	2,500.00
Statement	Fence Repair	1450	1,000.00	Fence Repair	1450	1,000.00
	Gas Isolation Valves	1450	5,000.00	Gas Isolation Valves	1450	5,000.00
	Grounds Improvement	1450	750.00	Grounds Improvement	1450	750.00
	Parking Lot Repairs	1450	0.00	Parking Lot Repairs	1450	0.00
	Sidewalk Repair	1450	2,500.00	Sidewalk Repair	1450	2,500.00
	Site Security Lighting	1450	1,500.00	Site Security Lighting	1450	1,500.00
	Exterior Repairs & Painting	1460	2,500.00	Exterior Repairs & Painting	1460	2,500.00
	Flooring Replacement	1460	5,000.00	Flooring Replacement	1460	5,000.00
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	5,000.00	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	5,000.00
	Interior Renovations (Replace tubs, showers, and hardware)	1460	10,000.00	Interior Renovations (Replace tubs, showers, and hardware)	1460	10,000.00
	New Entry Doors W/New Hardware and Master Key Lock	1460	18,200.00	New Entry Doors W/New Hardware and Master Key Lock	1460	18,200.00
	Paint Interior Units	1460	8,000.00	Paint Interior Units	1460	8,000.00
	Plumbing Repair/Replacement	1460	750.00	Plumbing Repair/Replacement	1460	750.00
	Repair Outside Stairs, Sand Blast & Repair Metal Railings at Entrances & Stairwells & Upgrade Lighting	1460	8,750.00	Repair Outside Stairs, Sand Blast & Repair Metal Railings at Entrances & Stairwells & Upgrade Lighting	1460	8,750.00

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**

	Replace Windows & Screens	1460	3,000.00	Replace Windows & Screens	1460	3,000.00
	Roof Repair	1460	8,500.00	Roof Repair	1460	8,500.00
	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470	6,000.00	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470	6,000.00
	Subtotal of Estimated Cost		88,950.00	Subtotal of Estimated Cost		88,950.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year <u>2009</u> FFY <u>2012</u>			Work Statement for Year: <u>2009</u> FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost
See	TX21P-010-002 Estella Maxey			TX21P-010-002 Estella Maxey		
Annual	Erosion, Drainage & Landscaping	1450	2,500.00	Erosion, Drainage & Landscaping	1450	2,500.00
Statement	Fence Repair	1450	1,000.00	Fence Repair	1450	1,000.00
	Gas Isolation Valves	1450	10,000.00	Gas Isolation Valves	1450	10,000.00
	Grounds Improvement	1450	750.00	Grounds Improvement	1450	750.00
	Parking Lot Repairs	1450	0.00	Parking Lot Repairs	1450	0.00
	Sidewalk Repair	1450	2,500.00	Sidewalk Repair	1450	2,500.00
	Site Security Lighting	1450	3,000.00	Site Security Lighting	1450	3,000.00
	Exterior Repairs & Painting	1460	7,500.00	Exterior Repairs & Painting	1460	7,500.00
	Flooring Replacement	1460	32,000.00	Flooring Replacement	1460	32,000.00
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	5,000.00	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	5,000.00
	Interior Renovations (Replace tubs, showers, and hardware)	1460	36,000.00	Interior Renovations (Replace tubs, showers, and hardware)	1460	36,000.00
	New Entry Doors W/New Hardware and Master Key Lock	1460	45,000.00	New Entry Doors W/New Hardware and Master Key Lock	1460	45,000.00
	Paint Interior Units	1460	17,500.00	Paint Interior Units	1460	17,500.00
	Plumbing Repair/Replacement	1460	750.00	Plumbing Repair/Replacement	1460	750.00

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
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	Repair Outside Stairs, Sand Blast & Repair Metal Railings at Entrances & Stairwells & Upgrade Lighting	1460	6,750.00	Repair Outside Stairs, Sand Blast & Repair Metal Railings at Entrances & Stairwells & Upgrade Lighting	1460	6,750.00
	Replace Windows & Screens	1460	92,000.00	Replace Windows & Screens	1460	92,000.00
	Roof Repair	1460	10,000.00	Roof Repair	1460	10,000.00
	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470	28,000.00	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470	28,000.00
	Subtotal of Estimated Cost		\$300,250.00	Subtotal of Estimated Cost		\$300,250.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year 2009 FFY 2012			Work Statement for Year: 2009 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Major Work Categories	Estimated Cost
See	TX21P-010-003 South Terrace			TX21P-010-003 South Terrace		
Annual	Erosion, Drainage & Landscaping	1450	2,500.00	Erosion, Drainage & Landscaping	1450	2,500.00
Statement	Fence Repair	1450	1,000.00	Fence Repair	1450	1,000.00
	Gas Isolation Valves	1450	10,000.00	Gas Isolation Valves	1450	10,000.00
	Grounds Improvement	1450	750.00	Grounds Improvement	1450	750.00
	Parking Lot Repairs	1450	0.00	Parking Lot Repairs	1450	0.00
	Sidewalk Repair	1450	2,500.00	Sidewalk Repair	1450	2,500.00
	Site Security Lighting	1450	3,000.00	Site Security Lighting	1450	3,000.00
	Exterior Repairs & Painting	1460	7,500.00	Exterior Repairs & Painting	1460	7,500.00
	Flooring Replacement	1460	31,250.00	Flooring Replacement	1460	31,250.00
	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	15,000.00	Foundation Repairs (pier & beam, dirt replacement, vent covers)	1460	15,000.00
	Interior Renovations (Replace tubs, showers, and hardware)	1460	3,750.00	Interior Renovations (Replace tubs, showers, and hardware)	1460	3,750.00
	New Entry Doors W/New Hardware and Master Key Lock	1460	12,500.00	New Entry Doors W/New Hardware and Master Key Lock	1460	12,500.00
	Paint Interior Units	1460	370,061.50	Paint Interior Units	1460	374,042.00
	Plumbing Repair/Replacement	1460	750.00	Plumbing Repair/Replacement	1460	750.00

Capital Fund Program—Five-Year Action Plan

	Repair Outside Stairs, Sand Blast & Repair Metal Railings at Entrances & Stairwells & Upgrade Lighting	1460	9675.50	Repair Outside Stairs, Sand Blast & Repair Metal Railings at Entrances & Stairwells & Upgrade Lighting	1460	9,750.00
	Replace Windows & Screens	1460	25,000.00	Replace Windows & Screens	1460	25,000.00
	Roof Repair	1460	2,500.00	Roof Repair	1460	2,500.00
	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470	28,000.00	Community & Management Facility Building Improvements (HVAC upgrades & gym court upgrade)	1470	28,000.00
	Subtotal of Estimated Cost		525,737.00	Subtotal of Estimated Cost		529,792.00
	PHA Wide Physical Improvements			PHA Wide Physical Improvements		
	Pest Control Contract		7,500.00	Pest Control Contract		7,500.00
	Relocation Expenses		100.00	Relocation Expenses		100.00
	Gas Pipeline Services Annual		10,000.00	Gas Pipeline Services Annual		10,000.00
	Total CFP Estimated Cost		932,537.00	Total CFP Estimated Cost		936,592.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2009	Work Statement for Year <u>2009</u> FFY <u>2010</u>		Work Statement for Year: <u>2009</u> FFY <u>2011</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	PHA Wide - Operations	144,513.00	PHA Wide - Operations	141,983.00
Annual	Agency Plan Software Update	0.00	Agency Plan Software Update	0.00
Statement	Management Improvements	0.00	Management Improvements	0.00
	Staff Training	0.00	Staff Training	0.00
	Security & Support Salaries	0.00	Security & Support Salaries	0.00
	Administration	144,513.00	Administration	141,983.00
	Modernization Training	0.00	Modernization Training	0.00
	Sundry	1,500.00	Sundry	1,500.00
	Audit	100.00	Audit	2,630.00
	A/E-MOD Salaries	100,000.00	A/E-MOD Salaries	100,000.00
	Appliances (Domestic Boilers, Furnaces, Heat Pumps, Hot Water Heaters, Ranges, & Refrigerators)	75,000.00	Appliances (Domestic Boilers, Furnaces, Heat Pumps, Hot Water Heaters, Ranges, & Refrigerators)	75,000.00
	Office Renovations	2,000.00	Office Renovations	2,000.00
	Office Furniture & Equipment	1,500.00	Office Furniture & Equipment	1,500.00
	Vehicle	0.00	Vehicle	10,000.00
	Workstation Upgrades	500.00	Workstation Upgrades	500.00
	Demolition	1,000.00	Demolition	1,000.00
	Subtotal of Estimated Cost	\$470,626.00	Subtotal of Estimated Cost	\$478,096.00

Resident Council Advisory Meeting Synopsis
April 14th, 2009 3:00 p.m.

The meeting was opened at 3:00 p.m. by Milet Hopping, Vice President/COO

I. Welcome

President/CEO Gary Moore welcomed the members of the Committee. He expressed appreciation for their leadership and their help on our annual plan requirements.

Members present for the meeting were: Ruby Bridgewater of South Terrace, Glinda Christor of Kate Ross and Christina Escamilla of Estella Maxey

WHA staff members in attendance were: Gary Moore, President/CEO; Milet Hopping, Vice President/COO; Gloria Dancer, Director of Housing Operations; LaTanya Matthews, Section 8; Ellona Rodgers, Modernization Coordinator; Verna Cross, Vice President of Technical Services; Annie Botsford, Vice President of Administrative Services; and Earnest Ward, Resident Services Coordinator.

II. Update on Modernization Projects

Ellona Rodgers, Modernization Coordinator, updated the Committee on the future projects slated for the developments. Projects being planned for are additional parking lot repairs at South Terrace, remodel of bathrooms at Kate Ross Community Center, new bathtubs at all developments, new entry doors at all developments, painting of units at all developments, and new hot water heaters at all developments. Ms. Rodgers explained that these projects have been moved up on the timeline due to the additional stimulus monies WHA has received from HUD.

Ms. Bridgewater asked about the screen doors being removed when the new doors were installed. Ms. Cross and Ms. Hopping both explained that all screen doors would be removed and not replaced due to the high percentage of repairs being made to them at all development sites. Ms. Christor asked if the peep holes in the doors could be made lower for shorter people and Ms. Cross informed her that the peep holes are at the same given level on all doors with the exception of the doors on handicap units.

III. Changes to the Public Housing Admissions and Continued Occupancy Policy (ACOP)

Milet Hopping then went over the changes to the ACOP. Changes to the policy are highlighted in red. They included:

Pg. 13 – addition to – 8.3 GROUNDS FOR DENIAL F. Have a history/**pattern (up to 5 years)** of criminal activity by any household member involving crimes of physical violence against persons or property, and any other criminal activity including drug-related criminal activity that would adversely affect the health, safety or well being of other residents or staff, or cause damage to the property

Pg. 13 – addition to – 8.3 GROUNDS FOR DENIAL L. 1. the applicant demonstrates to the Housing Authority of the City of Waco’s satisfaction that the person is no longer engaging in drug related criminal activity or abuse of alcohol **or any criminal activity**;

IV. Changes to the Section 8 Administrative Plan

Milet Hopping went over the changes of the Section 8 Administrative Plan. Changes are highlighted in red. They included

Pg. 20 4.7 GROUNDS FOR DENIAL E. Have a history/**pattern (up to 5 years)** of criminal activity by any household member involving crimes of physical violence against persons or property, and any other criminal activity including drug-related criminal activity that would adversely affect the health, safety or well being of other residents or staff, or cause damage to the property

Pg. 69 – Addition to – 13.0 OWNER CLAIMS FOR DAMAGES, UNPAID RENT, AND VACANCY LOSS AND PARTICIPANT’S ENSUING RESPONSIBILITES – **13.1 VACATED TENANT DAMAGES**

A landlord who feels a tenant has vacated their premises with damages must send a letter detailing the cost of repair to the vacated tenant. In addition, a copy of the repair bill with pictures must be sent to the Housing Authority. Evaluated on a case by case basis, the Housing Authority reserves the right to review for fairness and consider adjustment of the damage claim for tenant repayment based on those amounts we see as customary and fair. Notice to the tenant with subsequent copy to the Housing Authority must be done within seven business days of tenant vacating property for WHA review.

Page 73 – Addition to – 14.2.1 SPECIAL REEXAMINATIONS

14.2.2 RELOCATING TENANT

A relocating tenant will be responsible for repayment to a vacated landlord for those damages left in an apartment, which WHA finds customary and fair. Tenants will be mailed a letter by the vacated landlord listing these expenses within seven days of moving. WHA reserves the right to review and consider the damage claim for what is customary and fair. WHA will hold the relocating tenant accountable to a repayment of those charges we feel are customary and fair. The repayment agreement will be determined by WHA on a case by case basis. Should the tenant fail to pay as required in the repayment agreement established, their Section 8 housing assistance will be terminated.

Page 90 – Change to XII. Homeownership Option/Distribution of Homeownership Assistance Payment

All assistance payments on behalf of the family will be made directly to the **Lender**

V. Comments

There were no further comments.

The meeting adjourned at 3:45 p.m.