

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

Small PHA Plan Update
Annual Plan for Fiscal Year: **2001**

La Grange Housing Authority

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of La Grange, Texas

PHA Number: TX59-P381

PHA Fiscal Year Beginning: (mm/yyyy) 07/2001

PHA Plan Contact Information:

Name: **Gene Jaster -Executive Director**

Phone: **(979) 968-3147**

TDD:

Email (if available): **LGHA@CVTV.net**

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- Main administrative office of the PHA
- PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

**Annual PHA Plan
Fiscal Year 2001**
[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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<input type="checkbox"/> Other (List below, providing each attachment name)	

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

Strategy Statement: The Housing Authority of the City of La Grange, Texas (the Housing Authority) currently has \$ 1,350,000.00 in un-funded overall physical needs. This represents a slight increase from previous assessments as a result of utilization of new technology for improved safety, new government criteria as presented by REAC and function as well as the effects of moderate inflation and the tight construction market. The vast majority of these needs are a result of normal deterioration and obsolescence at the River Valley Apts. (Tx-381-1) a 25 year old project consisting of thirty-two (32) dwelling units and at the Northwest Hills Apts. location (Tx-381-2) a 21 year old project consisting of fifty (50) dwelling units. Pursuant to current guidelines and policies, items affecting health and safety are given the highest priority. These include items related to specified initiatives such as accessibility to the physically challenged and the family self-sufficiency (FSS) program. Priorities with respect to physical needs are based on assessed actual conditions.

Policy & Program Initiatives - The Housing Authority has instituted revised policies to better reflect the spirit of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and the regulations governing its implementation. Examples of which are demonstrated in the Occupancy and Admission Policy and the Pet Policy in particular. The institution of flat rents will allow income mixing to be achieved and therefore a de-concentration of poverty.

Description of Resident Partnership and Summary of General Issues - The Housing Authority believes that it has developed a strong working relationship with the residents of the Housing Authority through the Residents Council (the RC). The RC has held residents meetings at each of the projects; provided and compiled resident surveys; informally met with the Executive Director and staff throughout the year; and formally met with representatives of the Housing Authority. The concerns of the RC have been integrated into this plan. It is anticipated that the RC will continue to provide valuable input into the Capital Grant Program as it has during the Comprehensive Grant Program.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

Pursuant to the provisions of QWARA a policy for **Volunteer Work** has been adopted

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 162,318.00

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to next component ; if “yes”, complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____
- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

- 1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
- 2. If yes, the comments are Attached at Attachment (File name)
- 3. In what manner did the PHA address those comments? (select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
 - Yes No: below or
 - Yes No: at the end of the RAB Comments in Attachment _____.

- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment ____.
- Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) **State of Texas**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
 - Other: (list below)
3. PHA Requests for support from the Consolidated Plan Agency
 - Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

1. Emergency variations caused by factors beyond the control of the PHA MAY necessitate changes to the 5 year plan.
2. RAB input as to priorities and continuing additional needs assessments MAY necessitate changes to the 5 year plan

B. Significant Amendment or Modification to the Annual Plan:

1. Emergency variations caused by factors beyond the control of the PHA MAY necessitate changes to the Annual plan.
2. RAB input as to priorities and continuing additional needs assessments MAY necessitate changes to the Annual plan

Attachment A

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
XX	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
XX	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
XX	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
XX	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
XX	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
XX	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
XX	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
XX	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
XX	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: <i>Housing Authority of the City Of LaGrange, Texas</i>		Grant Type and Number Capital Fund Program Grant No: <i>Tx 59p38150101</i> Replacement Housing Factor Grant No:		Federal FY of Grant: <i>10/2001</i>	
<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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration	\$ 16,186.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 19,400.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 19,000.00			
10	1460 Dwelling Structures	\$ 82,232.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 11,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 14,500.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$ 162,318.00			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line xx Related to Security –Soft Costs				
	Amount of Line 11 related to Security-- Hard Costs	\$ 39,380.00			
	Amount of line 11 Related to Energy Conservation Measures	\$ 10,428.00			
	Collateralization Expenses or Debt Service				

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

PHA Name: <i>Housing Authority of the City Of LaGrange, Texas</i>		Grant Type and Number Capital Fund Program Grant No: <i>Tx 59p38150101</i> Replacement Housing Factor Grant No:				Federal FY of Grant: <i>10/2001</i>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended	
	<u>Administration</u>		1410		\$16,186.00				
TX381-1&2	<u>Non- Technical Salaries</u>		1410		\$ 3,600.00				
	The PHA is required to utilize staff time Associated with financial management, Record keeping and reporting								
TX381-1&2	<u>Technical Salaries</u>		1410		\$ 5,800.00				
	The PHA is required to utilize staff time Associated with procurement ,resource Management and construction								
TX381-1&2	<u>Employee Benefit Contributions</u>		1410		\$ 5,406.00				
	Employee benefits associated with above listed salaries are required								
TX381-1&2	<u>Travel Costs</u>		1410		\$ 480.00				
	The PHA require funds for travel associated with the program								
TX381-1&2	<u>Sundry Costs</u>		1410		\$ 900.00				
	Funds are needed for advertising mail and associated other costs								
	<u>Fees and Costs</u>		1430		\$ 19,400.00				
TX296-1	<u>A/E Fees</u>		1430		\$ 15,100.00				
	Design and construction services are required due to scope and complexity of improvements								
TX296-1	<u>Modernization Coordinator</u>		1430		\$ 4,300.00				
	Services required to assist PHA in fulfillment of program								
					Original	Revised	Funds	Funds	

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

PHA Name: <i>Housing Authority of the City Of LaGrange, Texas</i>		Grant Type and Number Capital Fund Program Grant No: <i>Tx 59p38150101</i> Replacement Housing Factor Grant No:				Federal FY of Grant: <i>10/2001</i>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work	
					Obligated	Expended		
	<u>Site Improvements</u>	<u>1450</u>		<u>\$ 19,000.00</u>				
Tx381-1	<u>Sewer Lines</u>	1450		\$ 11,000.00				
	The PHA has a need to remove 480 linear feet of 10" sewer line tiles, deteriorated by the encroachment of tree roots and replaced with 10" PVC sewer line							
Tx381-2	<u>Sidewalk and Handrail</u>	1450		\$ 8,000.00				
	The PHA has a need to replace sidewalks due to "trip-hazards" and topographic needs of the site configuration the installation of handrails is imperative							
	<u>Dwelling Structures</u>	<u>1460</u>		<u>\$ 82,232.00</u>				
Tx381-1	<u>Security Screen Doors</u>	1460		\$ 9,640.00				
	To improve the Security of Tenants the PHA needs to provide and install new Security Screen Doors with stainless steel fabric at the front and rear of units							
Tx381-1	<u>Security Window Screens</u>	1460		\$ 13,724.00				
	To improve the Security of Tenants the PHA needs to provide and install new Security Full Window Screens with stainless steel fabric at ALL windows							
Tx381-1&2	<u>Entrance Door Locks</u>	1460		\$ 11,000.00				
	To improve Security replace ALL locks at the front, rear entrances and storage areas with interchangeable core locks							
				Original	Revised	Funds Obligated	Funds Expended	
Tx381-2	<u>Siding</u>	1460		\$ 5,500.00				

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

PHA Name: <i>Housing Authority of the City Of LaGrange, Texas</i>		Grant Type and Number Capital Fund Program Grant No: <i>Tx 59p38150101</i> Replacement Housing Factor Grant No:				Federal FY of Grant: <i>10/2001</i>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	The PHA needs to remove deteriorated wood siding at front, rear and windows and replace with a more moisture resident product								
Tx381-2	<u>Exterior Painting</u>		1460		\$ 5,800.00				
	The PHA needs to paint the exterior of twenty-six (26) buildings due to normal deterioration and in conjunction with new siding								
Tx381-1	<u>Kitchen Cabinets</u>		1460		\$ 10,200.00				
	The PHA has a need to renovate deteriorated kitchen cabinets in four (4) two bedroom units and six (6) one bedroom units. Renovation to include new heavy weight drawer guides, new lifetime door hinges, pulls, counter tops & back splashes and refinishing								
Tx381-1	<u>Kitchen Sinks</u>		1460		\$ 3,200.00				
	Replace existing deteriorated cast iron kitchen sinks with maintainable stainless steel sinks and new faucets								
Tx381-1	<u>Exterior Entrance Lighting</u>		1460		\$ 6,240.00				
	The PHA has a need to improve Security at thirty-two (32) dwelling units by installing photo electric cell controlled High Pressure Sodium exterior lighting								
					Original	Revised	Funds Obligated	Funds Expended	
Tx381-1	<u>Wall Finishes</u>		1460		\$ 2,500.00				

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

PHA Name: <i>Housing Authority of the City Of LaGrange, Texas</i>		Grant Type and Number Capital Fund Program Grant No: <i>Tx 59p38150101</i> Replacement Housing Factor Grant No:				Federal FY of Grant: <i>10/2001</i>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	The PHA has a need to improve deteriorated wall finishes in ten (10) dwelling units								
Tx381-1	<u>Flooring</u>		1460		\$ 4,000.00				
	The PHA has a need to replace deteriorated vinyl flooring in two (2) units								
Tx381-1	<u>Interior Lighting</u>		1460		\$ 10,428.00				
	The PHA has a need to replace existing incandescent interior lighting with energy efficient florescent lighting								
	<u>Dwelling Equipment</u>		<u>1465.1</u>		<u>\$ 11,000.00</u>				
Tx381-1&2	<u>Stoves</u>		1465.1		\$ 4,100.00				
	The PHA has a need to replace ten (10) deteriorated stoves with energy efficient stoves								
Tx381-1&2	<u>Refrigerators</u>		1465.1		\$ 4,400.00				
	The PHA has a need to replace ten (10) deteriorated refrigerators with energy efficient refrigerators								
Tx381-1&2	<u>Water Heaters</u>		1465.1		\$ 2,500.00				
	The PHA has a need to replace eight (8) deteriorated water heaters with energy efficient models								
					Original	Revised	Funds Obligated	Funds Expended	
	<u>Non-Dwelling Equipment</u>		<u>1475</u>		<u>\$ 14,500.00</u>				
PHA Wide	<u>Maintenance Vehicle</u>		1475		\$ 14,500.00				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the City of La Grange, Texas		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 10/2002 PHA FY: 2003	Work Statement for Year 3 FFY Grant: 10/2003 PHA FY:2004	Work Statement for Year 4 FFY Grant: 10/2004 HA FY: 2005	Work Statement for Year 5 FFY Grant: 10/2005 PHA FY: 2006
	Annual Statement				
PHA WIDE		\$ 41,679.00	\$ 40,724.00	\$ 40,724.00	\$ 40,724.00
Tx381-001		\$ 104,485.00	\$ 42,945.00	\$ 58,379.00	\$ 52,385.00
Tx381-002		\$ 16,154.00	\$ 78,649.00	\$ 63,215.00	\$ 69,209.00
Total CFP Funds (Est.)		\$ 162,318.00	\$ 162,318.00	\$ 162,318.00	\$ 162,318.00
Total Replacement Housing Factor Funds					

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of La Grange, Texas		Grant Type and Number Capital Fund Program Grant No: Tx59p38150100 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 (one)) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/30/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration	\$ 15,186.00	\$ 15,186.00	\$ 15,186.00	\$ 2,410.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 18,004.00	\$ 18,004.00	\$ 18,004.00	\$ 10,750.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 5,675.00	\$ 5,675.00	\$ 0.00	\$ 0.00
10	1460 Dwelling Structures	\$ 104,229.00	\$118,729.00	\$ 81,980.00	\$ 0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 0.00
13	1475 Nondwelling Equipment	\$ 14,500.00	\$.00	\$ 0.00	\$ 0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$ 159,094.00	\$ 159,094.00	\$ 116,590.00	\$ 13,160.00
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	\$101,267.00	\$ 81,980.00	\$ 81,980.00	\$ 0.00
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Housing Authority of the City of La Grange, Texas			Grant Type and Number Capital Fund Program Grant No: Tx59p38150100 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
PHA Wide	Administration	1410		\$ 15,186.00	\$ 15,186.00	\$ 15,186.00	\$ 2,410.00	On Going	
	<u>Non-Technical Salaries</u>	1410		\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 600.00	On Going	
	The PHA is required to utilize additional staff time associated with financial management, record keeping and reporting								
	<u>Technical Salaries</u>	1410		\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 800.00	On Going	
	The PHA is required to utilize additional staff time associated with procurement, resource management and construction.								
	<u>Employee Benefit Contribution</u>	1410		\$ 5,406.00	\$ 5,406.00	\$ 5,406.00	\$ 830.00	On Going	
	<u>Travel Expense</u>	1410		\$ 480.00	\$ 480.00	\$ 480.00	\$ 0.00	On Going	
	<u>Sundry</u>	1410		\$ 900.00	\$ 900.00	\$ 900.00	\$ 179.00	On Going	
PHA Wide	Fees and Costs	1430		\$ 18,004.00	\$ 18,004.00	\$ 18,004.00	\$ 10,750.00	On Going	
	<u>Architect/ Engineer Fee</u>	1430		\$ 6,579.00	\$ 6,579.00	\$ 6,579.00	\$ 6,579.00	On Going	
	<u>Construction Management</u>	1430		\$ 4,545.00	\$ 4,545.00	\$ 4,545.00	\$ 1,571.00	On Going	
	<u>Modernization Coordinator</u>	1430		\$ 4,772.00	\$ 4,772.00	\$ 4,772.00	\$ 2,000.00	On Going	
	<u>Inspection Fee</u>	1430		\$ 2,108.00	\$ 2,108.00	\$ 2,108.00	\$ 600.00	On Going	
	Site Improvements	1450		\$ 5,675.00	\$ 5,675.00	\$ 5,675.00	\$ 0.00	On Going	
Tx 381-001	<u>Sidewalk Modifications</u>	1450		\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 0.00	On Going	
	Required due to changes in ground conditions and potewntial trip hazards								
				Original	Revised	Funds	Funds		

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

PHA Name: Housing Authority of the City of La Grange, Texas		Grant Type and Number Capital Fund Program Grant No: Tx59p38150100 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
						Obligated	Expended		
Tx 381-001	<u>Tree Trimming</u> The Services of a Professional Tree Trimming Company are required by the size and proximity to dwelling structures	1450		\$ 2,175.00	\$ 2,175.00	\$ 2,175.00	\$ 0.00	On Going	
	Dwelling Units	1460		\$ 104,229.00	\$ 118,729.00	\$ 118,729.00	\$ 0.00	On Going	
Tx 381-002	<u>Air Conditioning</u> For the Health and Safty of Elderly, Disabled and Families HVAC improvements are necessary. Also to remain in a positive position to attract economic diversity in the residents the installation of Air Conditioning is necessary	1460		\$ 104,229.00	\$ 80,000.00	\$ 80,000.00	\$ 0.00	On Going	
Tx 381-001	<u>Kitchen Cabinet Renovations</u> Remove and replace existing deteroiated sink bottoms with new ¾" plywwod, sealed . Remove existing deteroiated hinges and replace. Remove and install new 125# drawer slides	1460		\$ 0.00	\$ 16,500.00	\$ 16,500.00	\$ 0.00	On Going	
Tx 381-001	<u>Shower Surrounds</u> Install new bath shower complete with new scald gaurd valve, tile backer, 6 X 6 ceramic tile to the ceiling line, shower curtain & rod, and low flow shower head. Repair framming as necessary	1460		\$ 0.00	\$ 22,229.00	\$ 22,229.00	\$ 0.00	On Going	
				Original	Revised	Funds Obligated	Funds Expended		

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

PHA Name: Housing Authority of the City of La Grange, Texas		Grant Type and Number Capital Fund Program Grant No: Tx59p38150100 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	<u>Non Dwelling Units</u>		<u>1470</u>		<u>\$ 1,500.00</u>	<u>\$ 1,500.00</u>	<u>\$ 1,500.00</u>	\$ 0.00	On Going
Tx 381-002	<u>HVAC System</u>		1470		\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 0.00	On Going
	Due to age and deterioration the HVAC system at the Site office requires replacement								
	<u>Non Dwelling Equipment</u>		<u>1475</u>		<u>\$ 14,500.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	Reprogram
PHA Wide	<u>Maintenance Vehicle</u>		1475		\$ 14,500.00	\$ 0.00	\$ 0.00	\$ 0.00	To the 2001 Federal FY
	The PHA has a need to replace an eleven (11) year old maintenance vehicle (Approved in the 2000 CGP budget but reprogrammed due to more pressing issued involving Tenant needs)								

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Housing Authority of the City of La Grange, Texas		Grant Type and Number Capital Fund Program Grant No: CIAP Tx59-P381-90499 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: THREE (3)) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/30/2001 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	\$ 3,299.00	\$ 3,999.00	\$ 3,999.00	\$ 3,999.00	
3	1408 Management Improvements					
4	1410 Administration	\$ 11,352.00	\$ 10,652.00	\$ 10,652.00	\$ 8,193.00	
5	1411 Audit					
6	1415 Liquidated Damages	\$ 14,360.00	\$ 14,360.00	\$ 14,360.00	\$ 14,360.00	
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement	\$ 3,104.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	
10	1460 Dwelling Structures	\$ 105,510.00	\$ 105,614.00	\$ 105,614.00	\$ 91,987.00	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 137,625.00	\$ 137,635.00	\$ 137,635.00	\$ 121,539.00	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

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

PHA Name: Housing Authority of the City of La Grange, Texas		Grant Type and Number Capital Fund Program Grant No: : CIAP Tx59-P381-90499 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>OPERATIONS</u>	<u>1406</u>		<u>\$ 3,299.00</u>	<u>\$ 3,999.00</u>	<u>\$ 3,999.00</u>	<u>\$ 3,999.00</u>	<u>Complete</u>
PHA Wide	Contingency	1406		\$ 3,299.00	\$ 3,999.00	\$ 3,999.00	\$ 3,999.00	Complete
	<u>ADMINISTRATION</u>	<u>1410</u>		<u>\$ 11,352.00</u>	<u>\$ 10,652.00</u>	<u>\$ 10,652.00</u>	<u>\$ 8,193.00</u>	<u>OnGoing</u>
PHA Wide	<u>Non- Technical Salaries</u>	1410		\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 2,237.00	OnGoing
	The PHA is required to utilize additional staff time associated with financial management, record keeping and reporting							
PHA Wide	<u>Technical Salaries</u>	1410		\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 3,580.00	OnGoing
	The PHA is required to utilize additional staff time associated with procurement resource management and construction							
PHA Wide	<u>Employee Benefits</u>	1410		\$ 1,872.00	\$ 1,872.00	\$ 1,872.00	\$ 1,396.00	On Going
	Employee benefits associated with above salaries are required							
PHA Wide	<u>Travel Costs</u>	1410		\$ 480.00	\$ 480.00	\$ 480.00	\$ 480.00	Completed
	The PHA requires funds for travel associated with the program							
PHA Wide	<u>Sundry Costs</u>	1410		\$ 1,200.00	\$ 500.00	\$ 500.00	\$ 500.00	Completed
	Funds are required for advertising, postage and other costs							
	<u>FEES AND COSTS</u>	<u>1430</u>		<u>\$ 14,360.00</u>	<u>\$ 14,360.00</u>	<u>\$ 14,360.00</u>	<u>\$ 14,360.00</u>	<u>Completed</u>
Tx 381-001&2	<u>A/E Fees</u>	1430		\$ 11,575.00	\$ 11,575.00	\$ 11,575.00	\$ 11,575.00	Completed
	Design and Construction services are required due to scope and complexity of improvements							
Tx 381-001&2	<u>Modernization Coordinator</u>	1430		\$ 2,785.00	\$ 2,785.00	\$ 2,785.00	\$ 2,785.00	Completed
	Prepare Monthly and Quarterly Reports							

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

PHA Name: Housing Authority of the City of La Grange, Texas		Grant Type and Number Capital Fund Program Grant No: : CIAP Tx59-P381-90499 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>SITE IMPROVEMENTS</u>	<u>1450</u>		<u>\$ 3,104.00</u>	<u>\$ 3,000.00</u>	<u>\$ 3,000.00</u>	<u>\$ 3,000.00</u>	<u>Completed</u>
Tx 381-001	<u>Site Improvements</u>	1450		\$ 3,104.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	Completed
	Install drainage at the rear of specified units complete with positive drainage to nearest point of positive flow							
	<u>DWELLING STRUCTURES</u>	<u>1460</u>		<u>\$ 105,510.00</u>	<u>\$ 105,614.00</u>	<u>\$ 105,614.00</u>	<u>\$ 91,987.00</u>	<u>On Going</u>
Tx 381-001	<u>Kitchen Cabinet Renovations</u>	1460		\$ 10,010.00	\$ 20,779.00	\$ 20,779.00	\$ 13,794.00	On Going
	Remove and replace existing deteriorated sink bottom with new 3/4 plywood, sealed. Remove existing deteriorated hinges and replace. Replace drawer slides with 125#							
Tx 381-001	<u>Air Conditioning</u>	1460		\$ 70,400.00	\$ 57,633.00	\$ 57,633.00	\$ 57,633.00	Completed
	Install 12 SEER or higher ARI certified system. Complete with evaporator coil, condenser, drain pump, lines, insulation, exterior line covers and permanent concrete pad.							
Tx 381-002	<u>Furnace Closet Combustion / Ventilation</u>	1460		\$ 7,500.00	\$ 0.00	\$ 0.00	\$ 0.00	ReTask 2000
	Install proper combustion and ventilaton air intake stacks. Seal louvered doors and apply seals to door frames.							
Tx 381-001	<u>Bath Shower and Surround</u>	1460		\$ 17,600.00	\$ 27,202.00	\$ 27,202.00	\$ 20,560.00	On Going
	Install new bath shower complete with new scauld gaurd valve, tile backer, 6 x 6 Ceramic tile to the ceiling line, shower curtain & rod, and low flow shower head. Repair framing as necessary							

Required Attachment D: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Ms. Etta Lemley

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): May 2003

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: May 2001

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Mr. James Zimmerhanel - Mayor Pro-Tem

**Required Attachment E : Membership of the Resident Advisory Board
or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Ms. Etta Lemley
Ms. Lisa Polasek
Ms. Milda McClean
Ms. Mary Ann Miller
Ms. Monica Kunkel
Ms. Ruth Bordovsky
Ms. Betty Pietsch
Ms. Caroll Vise
Mr. Bobby Lee
Mr. Robert Thompson Jr.