

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

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# PHA Plans

5 Year Plan for Fiscal Years 2002-2007  
Annual Plan for Fiscal Year 2003

**NOTE: THIS PHA PLAN TEMPLATE (HUD50075) IS TO BE COMPLETED IN ACCORDANCE WITH  
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

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HUD50075  
OMB Approval No: 2577-0226  
Expires: 03/31/2002

**PHA Plan  
Agency Identification**

**PHAName:** Housing Authority of the City of Waco

**PHANumber:** TX010

**PHAFiscalYearBeginning:** 10/1/2002

**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
- PHA local 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
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the 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)

**5-Year Plan**  
**PHA Fiscal Years 2000-2004**  
[24CFR Part 903.5]

**A. 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. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's mission is: Making Homes Happen for Families and to be the City of Waco's main provider of affordable housing choices.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS** . (Quantifiable measures would include targetssuch as: numbers of families served or PHAS scores achieved.) PHA should identify these measures in the space to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)     •••••
- Improve voucher management: (SEMAP score)     •••••
- Increase customer satisfaction:
- Concentrate one effort to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:

Demolish or dispose of obsolete public housing:  
Provide replacement public housing:  
Provide replacement vouchers:  
Other: (list below)  
Increase landlord participation in assisted housing program.

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:  
Conduct outreach effort to potential voucher landlords  
Increase voucher payment standards  
Implement voucher homeownership program:  
Implement public housing or other homeownership programs:  
Implement public housing site-based waiting lists:  
Convert public housing to vouchers:  
Other: (list below)

### **HUD Strategic Goal: Improve community quality of life and economic vitality**

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:  
Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:  
Implement public housing security improvements:  
Designate developments or buildings for particular resident groups (elderly, persons with disabilities)  
Other: (list below)

### **HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

Increase the number and percentage of employed persons in assisted families:  
Provide or attract support services to improve assistance recipients' employability:  
Provide or attract support services to increase independence for the elderly or families with disabilities.  
Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Other: (list below)

**Other PHA Goals and Objectives: (list below)**

Refer to our Executive Summary, file TX010A01. Our summary details the boxes checked in the above categories.

**EXECUTIVE SUMMARY**

The Housing Authority of the City of Waco and the Hill County Housing Authority have prepared these Agency Plans in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

The housing authority staff and Board of Commissioners have adopted the mission statement slogan of "Making Homes Happen for Families" as our guide in determining the activities of this Authority.

You will find that the largest percentage of our program activities are geared toward development of self-esteem, educational development, support systems to enhance job opportunities and preparation training for renting or buying in the private sector market.

Beyond the housing authority's mission statement slogan, the mission of the Housing Authority of the City of Waco is to be our area's main provider of affordable housing choices.

In addition to public and assisted housing, the housing authority will sponsor non-profit corporation housing opportunities at affordable rates. These will include units in the rental market and sales of single family homes.

**Five Year Plan**

**Goals**

The goals and objectives adopted by the Housing Authority of the City of Waco are:

**Goal One** : Increase the affordable housing stock available to low-income persons in

Waco—and to increase the landlord participation in the Waco and Hill County assisted housing programs. The goal is 5–7% per year for 5 years.

Objectives:

1. Develop and implement marketing programs to increase the number of landlords participating in the Section 8 program. This marketing outreach will be accomplished twice a year, in the spring and fall seasons. Project to increase landlord participation every year until market is saturated by Section 8 clients.
2. To joint venture with developers to build or rehabilitate more housing in Waco.
3. Pursue all grant opportunities that will allow Waco Housing Authority to improve or increase housing stock in Waco.
4. Continue to maintain existing public housing and non-profit corporation housing stock in a high quality condition.

**Goal One Update:**

1. Marketing of Section 8 programs was initiated to increase the number of landlords participating in Section 8. Marketing was done in the spring and in the fall. The forms for marketing were our own newsletter, followed upon all initial new landlord calls with our landlord packet and at speaking engagements inviting interested parties to our annual landlords meeting. Our annual landlord meeting goes over changes in requirements, questions, legal issues and inspection codes as a way to analyze participation. In addition, they have the opportunity to speak with landlords already on the program and hear from them what they like about participating in the program. **Our marketing has increased the number of landlords participating by 10 in Waco and 2 in Hill County**
2. We have entered into several Memorandums of Understanding agreements with community organizations involved in revitalizing neighborhoods in Waco. These included Habitat for Humanity, Rebuilding Together and Neighborhood Housing Services both for credit repair, homeownership training and down payment assistance. In addition, our FSS program enables participants to use escrow funds toward homeownership.
3. Began operating a Section 8 homeownership program in Waco that allowed for the use of HAP to aid in their mortgage assistance. **Our YTD total for homeownership is 16 using the Section 8 rental assistance program.**
4. To maintain existing public housing stock the following tasks were done to maintain our units to a high quality standard. They include: GFI replacement, disbursement of energy efficient showerheads and faucet filtration systems given to us by EOAC, landscaping and the completion of HVAC units installed. 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. **Occupancy rates for our public housing complexes has increased from 91% to 97% average for the past year.**

**Goal Two** : Increase the applicant waiting list on Waco Housing Authority and Hill County Housing Authority's housing programs to include citizens from all sectors of our community.

Objectives:

1. Market more heavily in sectors of our community not represented on our waiting list, such as communities where language may be a barrier, or to organizations serving the elderly or disabled, or through periodicals that reach rural adjacent counties where persons may be moving to Waco or Hill

County. Marketing efforts will be performed quarterly and monitored & evaluated semi-annually.

2. Initiate opportunities for Waco Housing Authority and Hill County Housing Authority representatives to speak on the behalf of four programs at functions throughout the community. Initiate at least four speaking opportunities per year.

**Goal Two Update:**

1. Marketing was done for all Section 8 and Public Housing programs on our waiting lists for both Hill county and Waco. We advertised in the Thrifty Nickel, Tiempo, both local paper in Hill County and Waco. We posted flyers at government agencies and colleges in both Spanish and English in both counties to effectively let people know about our programs. This has proved especially effective as we receive referrals from these places of people who should be eligible for the programs. **The number of person on our Waiting Lists increased by 11% for Public Housing and 17% for Section 8 Programs.**
2. The opportunities to speak were extensive. Representatives from both public housing and Section 8 spoke at Junior League, Providence Hospital's Networking program, Rotary club, Salvation Army, City of Waco representatives, Job training programs sponsored by Workforce Development and at all local colleges, TSTC, McLennan Community College, Hill Junior College at their community services day for students. This includes the local school district counselor's workshop at Region 12 where they are told about our program in the hopes of additional referrals. In addition, we spoke at Avance's first community sponsored community awareness day. In addition, our Section 8 homeownership program representatives have spoken in Fort Worth, Dallas and Grand Prairie.

**Annual PHA Plan  
PHA Fiscal Year 2000  
[24CFR Part 903.7]**

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

**High Performing PHA  
Small Agency (<250 Public Housing Units)  
Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24CFR Part 903.79(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

### **iii. Annual Plan Table of Contents**

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

#### **Table of Contents**

<u>Page#</u>	
	<b>Annual Plan</b>
i.	Executive Summary 1
ii.	Table of Contents 1
1.	Housing Needs
2.	Financial Resources
3.	Policies on Eligibility, Selection and Admissions
4.	Rent Determination Policies
5.	Operations and Management Policies
6.	Grievance Procedures
7.	Capital Improvement Needs
8.	Demolition and Disposition
9.	Designation of Housing
10.	Conversions of Public Housing
11.	Homeownership
12.	Community Service Programs
13.	Crime and Safety
14.	Pets (Inactive for January 1 PHAs)
15.	Civil Rights Certifications (included with PHA Plan Certifications)
16.	Audit
17.	Asset Management
18.	Other Information

#### **Attachments**

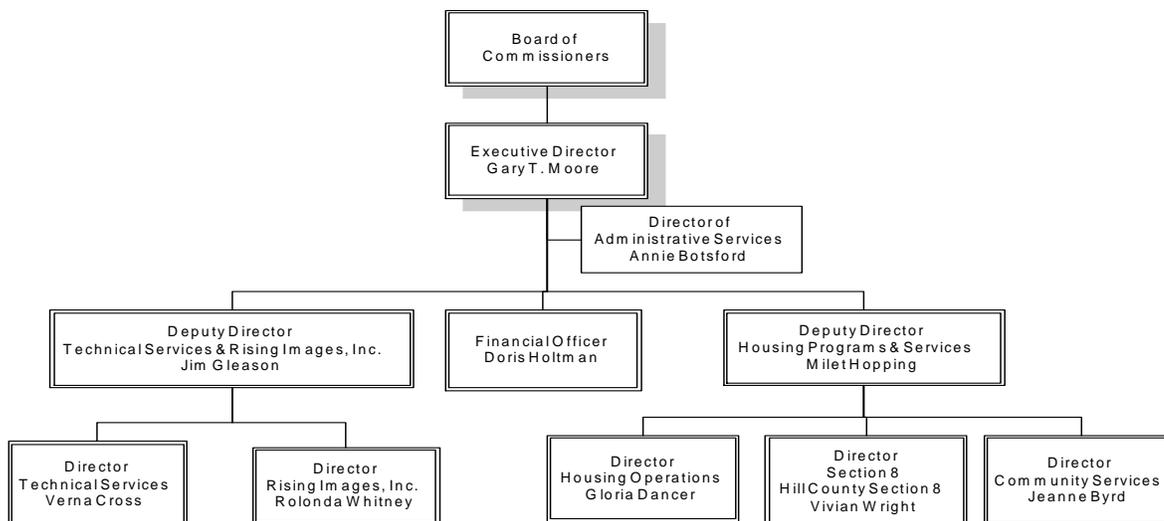
Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

#### **Required Attachments:**

- Admissions Policy for Deconcentration
- FY 2002 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

#### **Optional Attachments:**

- PHA Management Organizational Chart



FY2000 Capital Fund Program Performance and Evaluation Report  
 FY2001 Capital Fund Program Performance and Evaluation Report  
 Public Housing Drug Elimination Program (PHDEP) Plan  
 Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)  
 Other (List below, providing each attachment name)

**Supporting Documents Available for Review**

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	Applicable Plan Component
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
✓	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair	5 Year and Annual Plans
		HUD 50075 OMB Approval No: 2577-0226 Expires: 03/31/2002

	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 jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
✓	Consolidated Plan for the jurisdiction/s in which the PHA is located (which include the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which include the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA Board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
✓	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	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
✓	Public housing grievance procedures check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures check here if included in Section 8 Administrative	Annual Plan: Grievance Procedures

	Plan	
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
✓	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
✓	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
✓	FSS Action Plan/s for public housing and/or Section 8	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 for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
✓	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 result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
✓	Other supporting documents (optional) (list individually; use as many lines as necessary) General Agency Contingency Plan Public Housing Lease Personnel Policies and Employee Handbook Safety Manual Procurement Policy Disposition Policy Records Management Policy	(specify as needed)

CheckSigningAuthorityPolicy CapitalizationPolicy Tenant-BasedInformalReviewPolicy EqualHousingOpportunityPolicy DrugFreeWorkplacePolicy InvestmentPolicy HazardousMaterialsPolicy FundsTransferPolicy FacilitiesUsePolicy EthicsPolicy PestControlPolicy NaturalDisasterResponsePolicy MaintenancePolicy	
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# 1.StatementofHousingNeeds

[24CFRPart903.79(a)]

## **A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA**

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/orotherdata availabletothePHA,provideastatementofthehousingneedsinthejurisdictionbycompletingthefollowingtable. Inthe“Overall”Needscolumn,providetheestimatednumberofrenterfamiliesthathavehousingneeds.Forthe remainingcharacteristics,ratetheimpactofthatfactoronthehousingneedsforeachfamilytype,from1to5,with 1being“noimpact”and5being“severeimpact.”UseN/Atoindicatethatnoinformationisavailableuponwhich thePHAcannmakethisassessment.

<b>HousingNeedsofFamiliesintheJurisdiction byFamilyType</b>							
FamilyType	Overall	Afford-	Supply	Quality	Access-	Size	Loca-ti
Income<=30% ofAMI	6276	5	2	4	1	1	1
Income>30%but <=50%ofAMI	3692	5	1	4	1	1	1
Income>50%but <80%ofAMI	3744	5	1	4	1	1	1
Elderly	1950	5	3	4	2	1	1
Familieswith Disabilities	NA	5	4	5	5	1	1
White	6493	5	1	4	1	1	1
Black	3734	5	1	4	1	1	1
Hispanic	1841	5	1	4	1	1	1
Asian,Indian	64	5	1	4	1	1	1

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthatapply;all materialsmustbemadeavailableforpublicinspection.)

ConsolidatedPlanoftheJurisdiction/s

Indicateyear:1995

U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy(“CHAS”)dataset

AmericanHousingSurveydata

Indicateyear: •••••

Otherhousingmarketstudy

Indicateyear: •••••

Othersources:(listandindicateyearofinformation)

**B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists**

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one) Section 8 tenant-based assistance Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1707		
Extremely low income <=30% AMI	1075	63%	
Very low income (>30% but <=50% AMI)	410	24%	
Low income (>50% but <80% AMI)	17	1%	
Families with children	904	53%	
Elderly families	188	11%	
Families with Disabilities	6	0.33%	
White	358	21%	
Black	1058	62%	
Hispanic	273	16%	
Other	6	0.33%	

Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? No Yes If yes: How long has it been enclosed (# of months)? 1 Does the PHA expect to reopen the list in the PHA Plan year? No Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes			

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one) Section 8 tenant-based assistance Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	98		
Extremely low income <= 30% AMI	26	26.45%	
Very low income (> 30% but <= 50% AMI)	67	68.87%	
Low income (> 50% but < 80% AMI)	6	4.66%	
Families with children	55	56.03%	
Elderly families	0	0%	

Families with Disabilities	0	0%	
White	19	19.45%	
Black	55	56.03%	
Hispanic	22	22.16%	
Other	1	0.38%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	49	49.80%	
2BR	27	27.62%	
3BR	18	18.28%	
4BR	4	3.89%	
0BR (Efficiency)	1	0.38%	
5+BR			
Is the waiting list closed (select one)? No Yes If yes: How long has it been closed (# of months)?     ••••• Does the PHA expect to reopen the list in the PHA plan year? No Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes			

**C.Strategy for Addressing 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** , and the Agency’s reasons for choosing this strategy.

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units

Seek replacement of public housing units lost to the inventory through mixed finance development

Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

Apply for additional section 8 units should they become available

Leverage affordable housing resources in the community through the creation of mixed-finance housing

Pursue housing resources other than public housing or Section 8 tenant-based assistance.

Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30% of AMI**

Select all that apply

Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance

Employ admissions preferences aimed at families with economic hardships

Adopt rent policies to support and encourage work

Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

Employment admissions preferences aimed at families who are working  
Adopt rent policies to support and encourage work  
Other: (list below)

### **Need: Specific Family Types: The Elderly**

#### **Strategy 1: Target available assistance to the elderly:**

Select all that apply

Seek designation of public housing for the elderly  
Apply for special-purpose voucher targeted to the elderly, should they become available  
Other: (list below)

### **Need: Specific Family Types: Families with Disabilities**

#### **Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

Seek designation of public housing for families with disabilities  
Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing  
Apply for special-purpose voucher targeted to families with disabilities, should they become available  
Affirmatively market to local non-profit agencies that assist families with disabilities  
Other: (list below)

### **Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

#### **Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

Affirmatively market to races/ethnicities shown to have disproportionate housing needs  
Other: (list below)

#### **Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

Market the section 8 program to owners outside of areas of poverty/minority concentrations  
 Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

**2. Statement of Financial Resources**

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	2,095,638	
b) Public Housing Capital Fund	1,636,975	

c) HOPEVIR revitalization		
d) HOPEVIDemolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	7,516,745	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	32,051	Public Housing Supportive Services
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Family Self Sufficiency Program	35,585	Section 8 Supportive Services
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	1,448,004	
Other Income	60,000	
Interest on Investments	20,000	
<b>4. Other income (list below)</b>		
<b>4. Non-federal sources (list below)</b>		
Section 8 Rent	12,000	Public Housing Operations
Excess Utility Receipts	165,000	Public Housing Operations
<b>Total resources</b>	13,021,998	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24CFR Part 903.79(c)]

## **A. Public Housing**

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

### **(1) Eligibility**

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
  - When families are within a certain time of being offered a unit: (state time)
  - Other: (describe)
  - Upon Application
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
  - Rental history
  - Housekeeping
  - Other (describe)
- c. Yes/No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes/No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes/No: Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)

### **(2) Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list
  - Sub-jurisdictional lists
  - Site-based waiting lists
  - Other (describe)
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
  - PHA development site management office
  - Other (list below)
- c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer

each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? .....

2. Yes/No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?  
If yes, how many lists? .....

3. Yes/No: May families be on more than one list simultaneously  
If yes, how many lists? .....

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?  
PHA main administrative office  
All PHA development management offices  
Management offices at developments with site-based waiting lists  
At the development to which they would like to apply  
Other (list below)

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)  
One  
Two  
Three or More

b. Yes/No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:  
Yes/No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

Emergencies

Overhoused

Underhoused

Medical justification

Administrative reasons determined by the PHA (e.g., to permit modernization work)

Resident choice: (state circumstances below)

Other: (list below)

c. Preferences

1. Yes/No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **Occupancy**) (5)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

Working families and those unable to work because of age or disability

Veterans and veterans' families

Residents who live and/or work in the jurisdiction

Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

Victims of reprisals or hate crimes

Other preference(s) (list below)

3. If the PHA will employ admission preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more

thanonce,“2”morethanonce,etc.

#### 1DateandTime

FormerFederalpreferences:

- InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing  
Owner,Inaccessibility,PropertyDisposition)
- 1 Victimsofdomesticviolence
- Substandardhousing
- Homelessness
- Highrentburden

Otherpreferences(selectallthatapply)

Workingfamiliesandthoseunabletoworkbecauseofageordisability  
Veteransandveterans’families  
Residentswholiveand/orworkinthejurisdiction  
Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms  
Householdsthatcontributeetomeetingincomegoals(broadrangeofincomes)  
Householdsthatcontributeetomeetingincomerequirements(targeting)  
Thosepreviouslyenrolledineducational,training,orupwardmobility programs  
Victimsofreprisalsorhatecrimes  
Otherpreference(s)(listbelow)

4.Relationshipofpreferencetoincometargetingrequirements:

ThePHAappliespreferenceswithinincometiers  
Notapplicable:thepoolofapplicantfamiliesensurethatthePHAwillmeetincome  
targetingrequirements

#### **(5)Occupancy**

a.Whatreferencematerialscanapplicantsandresidentsusetooobtaininformationabouttherules  
ofoccupancyofpublichousing(selectallthatapply)

ThePHA-residentlease  
ThePHA’sAdmissionsand(Continued)Occupancypolicy  
PHAbriefingseminarsorwrittenmaterials  
Othersource(list)

b.HowoftenmustresidentsnotifythePHAofchangesinfamilycomposition? (selectallthat  
apply)

At an annual reexamination and lease renewal  
Anytime family composition changes  
At family request for revision  
Other (list)

**(6) Deconcentration and Income Mixing**

a. Yes/No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

According to **24CFR Part 903.2 Subpart b(2)(iii)**: "Developments not subject to deconcentration of poverty and income mixing requirements. This subpart does not apply to the following public housing developments: ~~~(iii) Public housing developments operated by a PHA which consist of only one general occupancy, family public housing development;"

Each development operated by Waco Housing Authority has same general occupancy, family public housing.

b. Yes/No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site-based waiting lists

If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and development targeted below)

d. Yes/No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## **B. Section 8**

Exemptions: PHA that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Eligibility**

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b. Yes/No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes/No: Does the PHA request criminal records from State law enforcement agencies for

screening purposes?

d. Yes/No: Does the PHA access FBI criminal records from the FBI for screening purposes?  
(either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)  
Criminal or drug-related activity  
Other (describe below)  
Rental History

## **(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

## **(3) Search Time**

a. Yes/No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

- Head of Household seriously ill
- Seriously ill family member whose care has occupied Head of Household
- Very large families
- Owners fail to comply with HQS
- Owners denied rental of unit to the participant

## **(4) Admissions Preferences**

a. Incometargeting

Yes/No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissionsto the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes/No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purposes section 8 assistance programs** )

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
Victims of domestic violence  
Substandard housing  
Homelessness  
High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

Working families and those unable to work because of age or disability  
Veterans and veterans' families  
Residents who live and/or work in your jurisdiction  
Those enrolled currently in educational, training, or upward mobility programs  
Households that contribute to meeting income goals (broad range of incomes)  
Households that contribute to meeting income requirements (targeting)  
Those previously enrolled in educational, training, or upward mobility programs  
Victims of reprisals or hate crimes  
Other preference(s) (list below)

3. If the PHA will employ admission preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and soon. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner,

- Inaccessibility,PropertyDisposition)
- 1 Victims of domestic violence
- Substandard housing
  - Homelessness
  - High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

The Section 8 Administrative Plan  
Briefing sessions and written materials  
Other (list below)

- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?  
Through published notices  
Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.79(d)]

##### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

- a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

- b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

\$0  
\$1-\$25  
\$26-\$50

2. Yes/No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :  
Refer to Admissions and Continued Occupancy Plan (ACOP)

c. Rents set at less than 30% than adjusted income

1. Yes/No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

	0BDRM	1BDRM	2BDRM	3BDRM	4BDRM
Kate Ross		209.00	234.00	288.00	328.00
Estella Maxey	192.00	199.00	234.00	266.00	298.00
South Terrace		210.00	251.00	293.00	328.00

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rentre-determinations :

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- Other (list below)
- Only in event of change in family composition

## Family Option

- g. Yes/No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

### **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- The section 8 rent reasonableness study of comparable housing
  - Survey of rents listed in local newspaper
  - Survey of similar unassisted units in the neighborhood
  - Other (list/describe below)
  - 95<sup>th</sup> Percentile

### **B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Payment Standards**

Describe the voucher payment standards and policies .

- a. What is the PHA's payment standard? (select the category that best describes your standard)
- At or above 90% but below 100% of FMR
  - 100% of FMR
  - Above 100% but at or below 110% of FMR
  - Above 110% of FMR (if HUD approved; describe circumstances below)
- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
  - The PHA has chosen to serve additional families by lowering the payment standard
  - Reflects market or submarket
  - Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

Reflects market or submarket

To increase housing options for families

Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

Annually

Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

Success rates of assisted families

Rent burdens of assisted families

Other (list below)

Comparability Study

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

\$0

\$1-\$25

\$26-\$50

b. Yes/No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management**

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.  
(select one)

An organization chart showing the PHA's management structure and organization is attached.

A brief description of the management structure and organization of the PHA follows:

**B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	888	45
Section 8 Vouchers	1735	500
Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	NA
Public Housing Drug Elimination Program (PHDEP)	NA	NA
Other Federal Programs (list individually)	NA	NA

**C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- Admissions and Continued Occupancy Plan (ACOP)
- Waco Housing Authority (WHA) Grievance Policy
- Safety and Crime Prevention Plan
- General Agency Contingency Plan

WHAPersonnelPolicy

WHASafetyManual

FacilityUsePolicy

PestControlPolicy

MaintenancePolicy

PetPolicy

ElderlyPetPolicy

(2)Section8Management:(listbelow)

WHAAdministrativePlan

WHAGrievancePolicy

WHAPersonnelPolicy

WHASafetyManual

## **6. PHA Grievance Procedures**

[24CFRPart903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### **A. Public Housing**

1. Yes/No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFRPart966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

### **B. Section 8 Tenant-Based Assistance**

1. Yes/No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24CFR982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

## **7. Capital Improvement Needs**

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) . . . . .

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes/No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) . . . . .

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert there)  
Optional 5-Year Plan is in preceding Section as a continuation of the Annual Statement

## **B. HOPE VI and Public Housing Development and Replacement Activities**

## **(Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes/No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway

Yes/No: c) Does the PHA plan to apply for a HOPEVI revitalization grant in the Plan year?  
If yes, list development name/s below:  
Kate Ross, Estella Maxey  
10-1, 3 & 7, 10-4 & 5

Yes/No: d) Will the PHA be engaging in any mixed-financed development activities for public housing in the Plan year?  
If yes, list developments or activities below:

Yes/No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

## **8. Demolition and Disposition** -

[24 CFR Part 903.79(h)]

Applicability of component 8: 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 component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes/No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition Disposition	
3. Application status (select one) Approved Submitted, pending approval Planned application	
4. Date application approved, submitted, or planned for submission:	(DD/MM/YY)
5. Number of units affected:     •••••	
6. Coverage of action (select one) Part of the development Total development	
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:	

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes/No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for

occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHA completing streamlined submissions may skip to component 10.)

**2. Activity Description**

Yes/No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
<input type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities	
3. Application status (select one)	
<input type="checkbox"/> Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date this designation approved, submitted, or planned for submission:	<u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected:	•••••
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996**

## HUD Appropriations Act

1. Yes/No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

### 2. Activity Description

Yes/No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? Assessment underway Assessment results submitted to HUD Assessment results approved by HUD (if marked, proceed to next question) Other (explain below)
3. Yes/No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) Conversion Plan in development Conversion Plan submitted to HUD on: (DD/MM/YYYY) Conversion Plan approved by HUD on: (DD/MM/YYYY) Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) Units addressed in a pending or approved demolition application (date submitted or approved: ●●●●●) Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved: ●●●●●) Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved: ●●●●●) Requirements no longer applicable: vacancy rates are less than 10 percent

Requirements no longer applicable: site now has less than 300 units  
Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24CFR Part 903.79(k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes/No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPEI program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPEI program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes/No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name:
1b. Development (project) number:
2. Federal Program authority: HOPEI 5(h)

Turnkey III Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) Approved; included in the PHA's Homeownership Plan/Program Submitted, pending approval Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected:   •••••
6. Coverage of action: (select one) Part of the development Total development

## B. Section 8 Tenant Based Assistance

1. 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 component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status.       **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes/No:           Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26-50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes/No: Will the PHA's program have eligibility criteria for participation in its Section 8

Homeownership Option program in addition to HUD criteria?  
If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component.  
Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

#### 1. Cooperative agreements:

Yes/No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target support services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

#### 2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

### **B. Services and programs offered to residents and participants**

#### **(1) General**

##### a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs

for non-housing programs operated or coordinated by the PHA  
 Preference/eligibility for public housing home ownership option participation  
 Preference/eligibility for section 8 home ownership option participation  
 Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes/No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
FSS	100	Specific Criteria	TSTC/Lakeshore Baptist Center	PH/Sec 8
Elderly Services	300	NA	All Sites	PH
Resident Services	NA	NA	All Sites	PH
Youth Services	70	NA	All Sites	PH
Boys & Girls Club	30	Random	South Terrace	PH
Campfire	45	Random	All Sites	PH
Washington House	120	Specific Criteria	All Sites	PH
Learning Lab	45	Specific Criteria	All Sites	PH
Girl Scouts	24	Random	All Sites	PH
Parenting Program	22	Specific Criteria	All Sites	PH

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	100	100

Section 8	200	200
-----------	-----	-----

b. Yes/No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size? If no, list the steps the PHA will take below:

### C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
  - Informing residents of new policy on admission and reexamination
  - Actively notifying residents of new policy at times in addition to admission and reexamination.
  - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
  - Establishing a protocol for exchange of information with all appropriate TANF agencies
  - Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

## 13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

### A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
  - High incidence of violent and/or drug-related crime in the area surrounding or adjacent to the PHA's developments
  - Residents fearful for their safety and/or the safety of their children

Observed lower-level crime, vandalism and/or graffiti  
People on waiting list unwilling to move into one or more developments due to perceived  
and/or actual level of violent and/or drug-related crime  
Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve  
safety of residents (select all that apply).

Safety and security survey of residents  
Analysis of crime statistics over time for crimes committed "in and around" public  
housing authority  
Analysis of cost trends over time for repair of vandalism and removal of graffiti  
Resident reports  
PHA employee reports  
Police reports  
Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug  
programs  
Other (describe below)

3. Which developments are most affected? (list below)  
All affected equally.

### **B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all  
that apply)

Contracting with outside and/or resident organizations for the provision of crime- and/or  
drug-prevention activities  
Crime Prevention Through Environmental Design  
Activities targeted to at-risk youth, adults, or seniors  
Volunteer Resident Patrol/Block Watchers Program  
Other (describe below)

2. Which developments are most affected? (list below)  
All affected equally.

### **C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying

outcrimereventionmeasuresandactivities:(selectallthatapply)

Policeinvolvementindevelopment,implementation,and/orongoingevaluationof  
drug-eliminationplan

Policeprovidetothehousingauthoritystaffforanalysisandaction

Policehaveestablishedaphysicalpresenceonhousingauthorityproperty(e.g.,  
communitypolicingoffice,officerinresidence)

Policeregularlytestifyinandotherwisesupportevictioncases

PoliceregularlymeetwiththePHAmangementandresidents

AgreementbetweenPHAandlocallawenforcementagencyforprovisionof  
above-baselinelawenforcementservices

Otheractivities(listbelow)

2. Which developments are most affected? (list below)

All affected equally.

#### **D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Yes/No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

Yes/No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?

Yes/No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

### **14. RESERVED FOR PET POLICY**

[24CFR Part 903.79(n)]

### **15. Civil Rights Certifications**

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

### **16. Fiscal Audit**

[24CFR Part 903.79(p)]

1. Yes/No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)

2. Yes/No: Was the most recent fiscal audit submitted to HUD?

3. Yes/No: Were there any findings as the result of that audit?

4. Yes/No: If there were any findings, do any remain unresolved?

If yes, how many unresolved findings remain? \_\_\_\_\_

5. Yes/No: Have responses to any unresolved findings been submitted to HUD?

If not, when are they due (state below)?

## **17. PHA Asset Management**

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes/No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

Not applicable

Private management

Development-based accounting

Comprehensive stock assessment

Other: (list below)

3. Yes/No: Has the PHA included descriptions of asset management activities in the Public Housing Asset Management Table?

**optional**

## **18. Other Information**

[24CFR Part 903.79(r)]

### **A. Resident Advisory Board Recommendations**

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: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (Filename) •••••

Provided below:

Waco Housing Authority  
Resident Advisory Council Meeting Minutes  
April 23<sup>rd</sup>, 2002

I. Welcome—Gary Moore  
Executive Director Gary Moore opened the meeting at 11:10 A.M. with having everyone introduce themselves. Those present were:  
Gary Moore, Executive Director

Milet Hopping–Deputy Director  
Vivian Wright–Director  
Verna Cross–Director  
Annie Botsford–Executive Assistant  
Cindy McCasland–Modernization Coordinator  
Alonzo Fairman–Estella Maxey Resident  
Mary Hickey–Estella Maxey Resident  
Tiffany Mack–Estella Maxey Resident  
Dorothy Jefferson–Estella Maxey Resident  
Debra Bush–Kate Ross Resident  
Vernon Monroe–Kate Ross Resident  
Ruby Bridgewater–South Terrace Resident  
Vivian Stern–South Terrace Resident

II. Landscaping

Verna Cross explained to the council the plans that are in development for a landscaping project at all developments. The landscaping will involve ground cover for areas where grass is not growing such as around trees where roots are exposed. It will also involve some flower beds. The project will be done by the housing authority but will need the help of the residents to maintain and upkeep. All residents agreed it was a good idea. The residents were then given the choice of two ground covers and the unanimous decision for all developments was to go with the Liriope instead of the Jasmine. They were then given the choice of seeding versus hydromulching for places where grass needs to be replaced. The unanimous decision was hydromulching. This project will be presented at all Resident Council meetings this month and the project will be started in a couple of weeks. Milet Hopping explained that there will be prizes awarded for different categories and sought suggestions from the council for the types of categories to have. It was stressed by the council to involve the children of the developments in the project and to reward them with things such as basketball goals, etc. It was agreed that this was a good idea.

III. Section 8 Homeownership Vouchers

Director Vivian Wright explained the Section 8 Homeownership program to the council and urged them to spread the word at their council meetings and also to anyone that might be interested and benefit from the program. She and Milet Hopping explained the preferences that are currently in place and the ones that will be added at the next Board meeting.

- Eligible applicants  
Anyone who is income eligible and has not been a homeowner for the past three years.
- Income eligibility  
The income eligibility is 80% of the median income.

IV. Section 8 Admin Plan

- Times for submitting applications  
The times for submitting Section applications has been changed from 2 to 4 in the afternoon to 8 to 5 every working day.
- Discontinuation of all Certificates  
By HUD regulation, all certificates have been discontinued and only vouchers are being offered. Vivian Wright explained the difference between certificates and vouchers to the council.
- Preferences–Displacement by City of Waco  
This preference will allow persons who are displaced from their homes by the City of Waco to be allowed a special preference for Section 8 assistance. Discussion ensued over the agreement or disagreement with the City of Waco for the displacement of homeowners.

- Mortgage Approval  
This preference will allow applicants who have already obtained mortgage approval from a lending institution to move and acquire assistance in a more timely manner.

V. Comments  
There were no other comments. The meeting adjourned at 12:35.

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

### **B. Description of Election process for Residents on the PHA Board**

1. Yes/No: Does the PHA meet the exemption criteria provided in section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes/No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

Resident Commissioner: Ruby Bridgewater – South Terrace Resident (Appointed by Mayor of Waco)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

### **C. 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)

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 the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

### **Performance and Evaluation Reports for Waco Housing Authority (TX010) Capital Fund Program 2000 P&E Report Capital Fund Program 2001 P&E Report**

## Attachments

Use this section to provide any additional attachments referenced in the Plans.

TX010A01	Executive Summary
TX010B01	Admissions and Continued Occupancy Policy
TX010C01	Section 8 Administrative Plan

<b>Annual Statement/Performance and Evaluation Report</b>				
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH)</b>				
PHA Name: Housing Authority of the City of Waco		Grant Type and Number		
		Capital Fund Program Grant No: TX-21-P-010-503/2002		
		Replacement Housing Factor Grant No:		
<b>Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: )</b>				
<b>Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report</b>				
Line No.	Summary by Development Account	Total Estimated Cost		
		Original	Revised	Other
1	Total non-CFP Funds			
2	1406 Operations	154,171.20		
3	1408 Management Improvements Soft Costs	300,000.00		
	Management Improvements Hard Costs			
4	1410 Administration	140,000.00		
5	1411 Audit	5,000.00		
6	1415 Liquidated Damages	-		
7	1430 Fees and Costs	93,403.00		
8	1440 Site Acquisition	-		
9	1450 Site Improvement	213,100.00		
10	1460 Dwelling Structures	493,624.80		
11	1465.1 Dwelling Equipment—Non-expendable	60,000.00		
12	1470 Non-dwelling Structures	2,000.00		
13	1475 Non-dwelling Equipment	67,418.00		
14	1485 Demolition	1,500.00		
15	1490 Replacement Reserve	-		
16	1492 Moving to Work Demonstration	-		
17	1495.1 Relocation Costs	11,500.00		
18	1499 Development Activities	-		
19	1502 Contingency			
	Amount of Annual Grant: (sum of lines 2-19)	\$1,541,717.00		
	Amount of line XX Related to LBP Activities			
	Amount of line XX Related to Section 504 compliance			

	AmountoflineXXRelatedtoSecurity--SoftCosts			
	AmountofLineXXrelatedtoSecurity--HardCosts			
	AmountoflineXXRelatedtoEnergyConservation Measures			

**AnnualStatement/PerformanceandEvaluationReport**  
**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRH)**  
**PartII:SupportingPages**

PHAName: HOUSINGAUTHORITYOFTHECITYOFWACO		GrantTypeandNumber CapitalFundProgramGrantNo:TX-21-P-010-503/2002 ReplacementHousingFactorGrantNo:			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories		Dev. Acct No.	Quantity	TotalEstimatedCost
PHAWIDE	Operations		1406		154,171.20
	StaffTraining		1408		20,000.00
	FinanceDepartmentSupport		1408		67,000.00
	UserSoftwareUpgrades		1408		25,000.00
	MISDepartmentSupport		1408		20,000.00
	TenantTrackerContract		1408	1	5,000.00
	SocialServicesSalaries		1408	3	60,000.00
	Security		1408		18,000.00
	AdministrativeSupportSalaries		1408		50,000.00
	AgencyPlan		1408		35,000.00
	ModSalaries&Benefits		1410	3	125,000.00
	ModTraining		1410		5,000.00
	Publications		141012		5,000.00
	Sundry		141019		5,000.00
	Audit		1411		5,000.00
	A&EServices		1430		93,403.00
	GasPipeline,AnnualContract		1450	1	10,600.00
	PestControl		1460		10,000.00
	Ranges,Stoves,Boilers,HeatPump		1465.1		60,000.00
	OfficeRenovations		1470		2,000.00
	OfficeFurniture&Equipment		147501		2,000.00
	WorkstationUpgrades		147504		36,000.00
	Vehicles		147507		29,418.00
	Demolition		1485		1,500.00
	Relocation		1495		11,500.00
	TOTAL				\$855,592.20

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

PHAName: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-503 /2002 Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	
TX010-001	<b>Site Improvements</b>		1450		27,500.00	
KATEROSS	Parking Lot Resurface					
	Bus Shelters					
	<b>Dwelling Structures</b>		1460		34,500.00	
	Roof Replacements					
	Doors					
	Windows					
	Floors					
	Bath					
	Kitchen					
	Water Heater Upgrades					
	TOTAL:				\$62,000.00	

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

PHAName: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-503/2002 Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	
TX010-003	<b>Site Improvements</b>		1450		35,250.00	
KATEROSS	Exterior Furnishings					
	Bus Shelters					
	Parking Lot Resurface					
	<b>Dwelling Structures</b>		1460		34,500.00	
	Plumbing System Upgrade					
	Electrical System Upgrade					
	Roof Replacements					
	Doors					
	Windows					
	Bath					
	Kitchen					
	Water Heater Upgrades					
	TOTAL:				\$69,750.00	



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

PHAName: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-503/2002 Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	
TX010-005	<b>Site Improvements</b>		1450		30,750.00	
ESTELLA	Plumbing System Cutoffs					
MAXEY	Sidewalk Replacement					
	Parking Resurface					
	<b>Dwelling Structures</b>		1460		90,624.80	
	Unit Remodel					
	Roofs					
	Doors					
	Windows					
	Floors					
	Kitchens					
	Baths					
	Water Heater Replacement					
	TOTAL:				121,374.80	





Name/HA-Wide Activities		No.			
TX010-009	<b>SiteImprovements</b>	1450			27,000.00
SOUTH	SidewalkReplacement				
TERRACE	ParkingLotResurface				
	<b>DwellingStructures</b>	1460			142,500.00
	ExteriorRepairandRepainting				
	FoundationLevelingofBuildings				
	Roofs				
	Doors				
	Windows				
	Kitchens				
	Baths				
	WaterHeaterUpgrades				
	<b>TOTAL:</b>				169,500.00

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH)  
 Part III: Implementation Schedule**

PHAName: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program No: TX-21-P-010-503/2002 Replacement Housing Factor No:					Federal FY of
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			
	Original	Revised	Actual	Original	Revised	Actual	
PHAWIDE	09/30/04			09/30/05			
TX010-001 KATEROSS	09/30/04			09/30/05			
TX010-003 KATEROSS	09/30/04			09/30/05			
TX010-004 ESTELLA MAXEY	09/30/04			09/30/05			
TX010-005 ESTELLA MAXEY	09/30/04			09/30/05			
TX010-007 KATEROSS	09/30/04			09/30/05			
TX010-008 SOUTH TERRACE	09/30/04			09/30/05			
TX010-009 SOUTH TERRACE	09/30/04			09/30/05			

**Capital Fund Program Five Year Action Plan  
 Part I: Summary**

PHAName HOUSING AUTHORITY OF THE CITY OF WACO		Or	Re
Development Number/Name/HA-Wide	2002	Work Statement for Year 2 FFY Grant: 2003 PHAFY: 2003	Work Statement for Year 3 FFY Grant: 2004 PHAFY: 2004
TX21P-010-001 Kate Ross		35,000.00	50,000.00

TX21P-010-003KateRoss		30,000.00	90,500.00	
TX21P-010-004EstellaMaxey		30,000.00	50,000.00	
TX21P-010-005EstellaMaxey		25,750.00	186,250.00	
TX21P-010-007KateRoss		10,000.00	20,000.00	
TX21P-010-008SouthTerrace		232,500.00	278,500.00	
TX21P-010-009SouthTerrace		230,000.00	40,000.00	
PHAWide		150,000.00	34,600.00	
ManagementImprovements		242,710.00	406,010.00	
HA-WideNon-dwellingStructures& Equipment		75,000.00	70,000.00	
Administration		112,687.00	158,000.00	
Other		90,000.00	60,000.00	
Operations		5,300.00	160,425.00	
TotalCFPFunds(Est.)		\$1,268,947.00	\$1,604,285.00	
TotalReplacementHousingFactor Funds				

**Capital Fund Program Five Year Action Plan  
Part II: Supporting Pages—Work Activities**

Activity for Year 1	Activities for Year: 2002 FFY Grant: 2003 PHAFY: 2003			Activity for Year 2	Activity for Year 3
<b>SEE</b>	<b>TX21P-010-001 Kate Ross</b>			<b>TX21P-010-001 Kate Ross</b>	
NNUA	Sidewalk Repairs	1000ft	15,000.00	Dwelling Units	
ATEME	Brick & Mortar Repair and Seal	6 buildings	20,000.00		
	<b>TX21P-010-003 Kate Ross</b>			<b>TX21P-010-003 Kate Ross</b>	
	Sidewalk Repairs	1000ft	10,000.00	Dwelling Units	
	Brick & Mortar Repair and Seal	6 buildings	20,000.00		
	<b>TX21P-010-004 Estella Maxey</b>			<b>TX21P-010-004 Estella Maxey</b>	
	Sidewalk Repairs	1000ft	15,000.00	Fence Repairs	
	Brick & Mortar Repair and Seal	5 buildings	15,000.00	Install Gutter System	
	<b>TX21P-010-005 Estella Maxey</b>			<b>TX21P-010-005 Estella Maxey</b>	
	Sidewalk Repairs	865ft	10,750.00	Replace Water Valve Cut-Off	
	Brick & Mortar Repair and Seal	5 buildings	15,000.00	Dwelling Structures	
	<b>SUBTOTAL OF</b>	<b>ESTIMATED COST:</b>	<b>\$120,750.00</b>	<b>SUBTOTAL OF</b>	<b>EST</b>

**Capital Fund Program Five Year Action Plan  
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year: 2002 FFY Grant: 2003 PHAFY: 2003			Activities for Year 1	FFY Grant: 2003
SEE	<b>TX21P-010-007 Kate Ross</b>			<b>TX21P-010-007 Kate Ross</b>	
ANNUAL	Sidewalk Repairs	334ft	5,000.00	Parking Lot Repairs	
TATEMEN	Brick & Mortar Repair and Seal	2 buildings	5,000.00	Brick & Mortar Repair and Seal	
	<b>TX21P-010-008 South Terrace</b>				
	Sidewalk Repairs	500ft	7,500.00	<b>TX21P-010-008 South Terrace</b>	
	Exterior Repairs (Roofs, Doors, Windows)	72 buildings	225,000.00	Repair & Repaint Eaves	
				Roof Repairs	
	<b>TX21P-010-009 South Terrace</b>				
	Sidewalk Repairs	334ft	5,000.00	<b>TX21P-010-009 South Terrace</b>	
	Install Dryer Vents	57 buildings	25,000.00	Repair & Repaint Eaves	
	Repair & Repaint Eaves	40 buildings	200,000.00	Roof Repairs	
	<b>PHA Wide Physical Improvements</b>			<b>PHA Wide Physical Improvements</b>	
	Pest Control	Contract	15,000.00	Pest Control	
	Relocation Expenses	70 units	50,000.00	Relocation Expenses	
	Gas Pipeline Services	Annual	10,000.00	Gas Pipeline Services	
	Landscaping	Contract	75,000.00		
	SUBTOTAL OF	ESTIMATED COST:	\$622,500.00	SUBTOTAL OF	EST

**Capital Fund Program Five Year Action Plan  
Part II: Supporting Pages—Work Activities**

Activities for Year1	Activities for Year:2002 FFY Grant:2003 PHAFY:2003			Activities for Year:2002 FFY Grant:2003 PHAFY:2003	
SEE	<b>PHAWide-Operations</b>		5,300.00	<b>PHAWide-Operations</b>	
ANNUAL	Modernization Department Salaries	3	105,000.00	Modernization Department Salaries	
TATEMEN	Modernization Training		7,687.00	Modernization Training	
	Social Services		82,000.00	Social Services	
	Staff Training		10,000.00	Staff Training	
	Security and Support Salaries		93,710.00	Security and Support Salaries	
	Tenant Trackers	contract	12,000.00	Tenant Trackers	
	Architectural Services		40,000.00	Architectural Services	
	Agency Plans software, update	1	5,000.00		
				Agency Plans software, update	
	A&E Services		55,000.00		
	Ranges & Refrigerators	100	35,000.00	Ranges & Refrigerators	
	Network Server Upgrade		35,000.00	Workstation Upgrades	
	Maintenance Equipment		4,000.00	Maintenance Equipment	
	Computer Equipment		21,500.00	Vehicle	
	Vehicle	1	14,500.00		
	<b>SUBTOTAL OF</b>	<b>ESTIMATED COST:</b>	<b>\$525,697.00</b>	<b>SUBTOTAL OF</b>	<b>ESTIMATED COST:</b>

**Capital Fund Program Five Year Action Plan  
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year: 2002 FFY Grant: 2005 PHAFY: 2005			Activities for Year 1	FFY Grant: 2005	PHAFY: 2005
SEE	<b>TX21P-010-001 Kate Ross</b>			<b>TX21P-010-001 Kate Ross</b>		
ANNUAL	Site Improvements		27,500.00	Site Improvements		
TATEMEN	Dwelling Units		34,500.00	Dwelling Units		
	<b>TX21P-010-003 Kate Ross</b>			<b>TX21P-010-003 Kate Ross</b>		
	Site Improvements		35,250.00	Site Improvements		
	Dwelling Units		34,500.00	Dwelling Units		
	<b>TX21P-010-004 Estella Maxey</b>			<b>TX21P-010-004 Estella Maxey</b>		
	Site Improvements		33,000.00	Site Improvements		
	Dwelling Units		29,000.00	Dwelling Units		
	<b>TX21P-010-005 Estella Maxey</b>			<b>TX21P-010-005 Estella Maxey</b>		
	Site Improvements		30,750.00	Site Improvements		
	Dwelling Units		155,500.00	Dwelling Units		
	SUBTOTAL OF	ESTIMATED COST:	\$380,000.00	SUBTOTAL OF	EST	

**CapitalFundProgramFiveYearActionPlan**

**PartII:SupportingPages—WorkActivities**

Activities for Year1	ActivitiesforYear:2002 FFYGrant:2005 PHAFY:2005			Activi FI E
SEE	<b>TX21P-010-007Kate Ross</b>			<b>TX21P-010-007Kate Ross</b>
ANNUAL	SiteImprovements		22,000.00	SiteImprovements
TATEMEN	DwellingStructures		10,000.00	DwellingStructures
	<b>TX21P-010-008South Terrace</b>			<b>TX21P-010-008South Terrace</b>
	SiteImprovements		27,000.00	SiteImprovements
	DwellingStructures		142,500.00	DwellingStructures
	<b>TX21P-010-009South Terrace</b>			<b>TX21P-010-009South Terrace</b>
	SiteImprovements	5buildings	27,000.00	SiteImprovements
	DwellingStructures		142,500.00	DwellingStructures
	<b>PHA WidePhysical Improvements</b>			<b>PHA WidePhysical Improvements</b>
	PestControl	Contract	10,000.00	PestControl
	RelocationExpenses	70units	11,500.00	RelocationExpenses
	GasPipelineServices	Annual	10,600.00	GasPipelineServices
	SUBTOTALOF	ESTIMATEDCOST:	\$403,100.00	SUBTOTALOF



**Capital Fund Program Five Year Action Plan  
Part II: Supporting Pages—Work Activities**

Activities for Year1	Activities for Year:2002 FFY Grant:2005 PHAFY:2005			Activities for Year1	FFY Grant:2005 PHAFY:2005
SEE	<b>PHA Wide-Operations</b>		163,697.00	<b>PHA Wide-Operations</b>	
ANNUAL	Modernization Department Salaries	3	125,000.00	Modernization Department Salaries	
TATEMEN	Modernization Training		15,000.00	Modernization Training	
	Social Services		80,857.00	Social Services	
	Staff Training		30,000.00	Staff Training	
	Security and Support Salaries		155,000.00	Security and Support Salaries	
	Tenant Trackers	contract	5,000.00	Tenant Trackers	
	Architectural Services		93,403.00	Architectural Services	
	Audit		5,000.00	Audit	
	Agency Plans software, update	1	50,000.00	Agency Plans software, update	
	Ranges & Refrigerators	100	60,000.00	Ranges & Refrigerators	
	Workstation Upgrades		36,000.00	Workstation Upgrades	
	Office Renovations		2,000.00	Office Renovations	
	Office Furniture & Equipment		2,000.00	Office Furniture & Equipment	
	Vehicles		29,418.00	Vehicles	
	Demolition	1	1,500.00	Demolition	
				Relocation	
				Gas Pipeline Annual Contract	
				Pest Control Contract	
	<b>SUBTOTAL OF</b>	<b>ESTIMATED COST:</b>	<b>\$853,875.00</b>	<b>SUBTOTAL OF</b>	<b>ESTIMATED COST:</b>

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1**

<b>PHAName:</b> HOUSING AUTHORITY OF THE CITY OF WACO	<b>Grant Type and Number</b> Capital Fund Program Grant No: TX-21-P-010-501/2000 Replacement Housing Factor Grant No:
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**Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)**

**Performance and Evaluation Report for Period Ending: MARCH 31, 2002 Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Original
		Original	Revised	
1	Total non-CFP Funds			
2	1406 Operations	160,425.00	160,425.00	
3	1408 Management Improvements Soft Costs	316,010.00	317,193.37	

	ManagementImprovementsHardCosts	0.00	0.00	
4	1410Administration	158,000.00	103,145.14	
5	1411Audit	0.00	0.00	
6	1415LiquidatedDamages	0.00	0.00	
7	1430FeesandCosts	90,000.00	48,652.78	
8	1440SiteAcquisition	0.00	0.00	
9	1450SiteImprovement	141,850.00	102,852.72	
10	1460DwellingStructures	587,500.00	510,279.62	
11	1465.1DwellingEquipment—Non-expendable	60,000.00	55,777.49	
12	1470Non-dwellingStructures	10,500.00	900.00	
13	1475Non-dwellingEquipment	64,050.00	298,768.88	
14	1485Demolition	5,950.00	5,950.00	
15	1490ReplacementReserve	0.00	0.00	
16	1492MovingtoWorkDemonstration	0.00	0.00	
17	1495.1RelocationCosts	10,000.00	340.00	
18	1499DevelopmentActivities	0.00	0.00	
19	1502Contingency	0.00	0.00	
	AmountofAnnualGrant:(sumoflines2-15)	1,604,285.00	1,604,285.00	
	Amountofline17RelatedtoLBPAactivities	0.00	0.00	
	Amountofline17RelatedtoSection504compliance	0.00	0.00	
	Amountofline17RelatedtoSecurity--SoftCosts	0.00	0.00	
	AmountofLine17relatedtoSecurity--HardCosts	0.00	0.00	
	Amountofline17RelatedtoEnergyConservationMeasures	0.00	0.00	
	CollateralizationExpensesorDebtService	0.00	0.00	

**AnnualStatement/PerformanceandEvaluationReport**  
**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)**  
**PartII:SupportingPages**

PHAName: HOUSINGAUTHORITYOFTHECITYOFWACO		GrantTypeandNumber CapitalFundProgramGrantNo: TX-21-P-010-501/2000 ReplacementHousingFactorGrantNo:				
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories		Dev. Acct No.	Quantity	TotalEstimatedCost	
					Original	Revised(1)
PHAWIDE	OPERATIONS	01	1406		160,425.00	160,425.00
	ADMINISTRATIVESUPPORTSALARIES	01	1408		40,000.00	48,752.53
	FINANCEDEPARTMENTSUPPORT	02	1408		53,510.00	43,924.70
	MISDEPARTMENTSUPPORT	03	1408		22,500.00	18,717.54
	SOCIALSERVICESALARIES	08	1408	3	78,000.00	68,954.86
	STAFFTRAINING	20	1408		35,000.00	26,719.19
	USERSOFTWAREUPGRADES	30	1408		33,500.00	48,375.95
	TENANTTRACKERCONTRACT	40	1408	1	4,000.00	0.00
	SECURITY	50	1408		48,500.00	61,610.80
	ENERGYAUDIT(CONSULTANTFEES)	60	1408		1,000.00	137.80
	MODSALARIES&BENEFITS	07	1410	3	135,000.00	91,975.12
	MODTRAINING	20	1410		15,000.00	4,569.75
	PUBLICATIONS	30	141012		4,000.00	4,110.75
	SUNDRY	40	141019		4,000.00	2,489.52
	A&ESERVICES	01	1430		90,000.00	47,775.03
	GASPIPELINE,ANNUALCONTRACT	01	1450	1	9,600.00	12,475.00
	GASREPAIRSTOPipeline	02	1450		0.00	2,948.00
	PESTCONTROL	01	1460		15,000.00	12,828.00
	RANGES,REFRIG,BOILERS,PUMPS	01	146501		60,000.00	42,139.61
	APPLIANCES	02	146501		0.00	13,637.88
	OFFICEFURNITURE&EQUIPMENT	20	147501		2,000.00	190,987.68
	NON-DWELLINGCOMMUNITYSPACE	01	147503		7,357.00	9,681.99
	WORKSTATIONUPGRADES	30	147504	10	13,624.00	44,268.57
	VEHICLE,MODSPECIFIC	40	147507	1	41,069.00	53,830.64
	DEMOLITION	01	1485		5,950.00	5,950.00
	TOTALS:				879,035.00	1,017,285.91



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

PHAName: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/2000 Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	
					Original	Revised(1)
TX010-003	A&E SERVICES		1430		0.00	778.75
KATEROSS	SITE IMPROVEMENTS	01	1450		25,000.00	1,068.75
	HVA/CINSTALLATION	01	1460		65,500.00	5,551.69
	TOTALS:				90,500.00	7,399.19











**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHAName: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program No: TX-21-P-010-501/2000 Replacement Housing Factor No:					Federal FY of 2000
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			
	Original	Revised	Actual	Original	Revised	Actual	
PHAWIDE	09/30/02	01/31/02	01/31/02	09/30/03	09/30/03		
TX010-001 KATEROSS	09/30/02	01/31/02	01/31/02	09/30/03	09/30/03		
TX010-003 KATEROSS	09/30/02	01/31/02	01/31/02	09/30/03	09/30/03		
TX010-004 ESTELLA MAXEY	09/30/02	01/31/02	01/31/02	09/30/03	09/30/03		
TX010-005 ESTELLA MAXEY	09/30/02	01/31/02	01/31/02	09/30/03	09/30/03		
TX010-07 KATEROSS-E. A.FLOWERS	09/30/02	01/31/02	01/31/02	09/30/03	09/30/03		
TX010-008 SOUTH TERRACE	09/30/02	01/31/02	01/31/02	09/30/03	09/30/03		
TX010-009 SOUTH TERRACE	09/30/02	01/31/02	01/31/02	09/30/03	09/30/03		

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/C  
 Summary**

PHAName: Housing Authority of the City of Waco		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-502/2001 Replacement Housing Factor Grant No:	
Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1) Performance and Evaluation Report for Period Ending: 03-31-02 Final Performance and Evaluation Report			
Summary by Development Account		Total Estimated Cost	
		Original	Revised
1	Total non-CFP Funds		
2	1406 Operations	163,697.00	163,697.00
3	1408 Management Improvements	320,857.00	320,857.00
4	1410 Administration	140,000.00	140,000.00

5	1411 Audit	5,000.00	5,000.00
6	1415 Liquidated Damages		
7	1430 Fees and Costs	93,403.00	93,403.00
8	1440 Site Acquisition		
9	1450 Site Improvement	213,100.00	213,100.00
0	1460 Dwelling Structures	558,500.00	558,500.00
1	1465.1 Dwelling Equipment—Non-expendable	60,000.00	60,000.00
2	1470 Non-dwelling Structures	2,000.00	2,000.00
3	1475 Non-dwelling Equipment	67,418.00	67,418.00
4	1485 Demolition	1,500.00	1,500.00
5	1490 Replacement Reserve	-	-
1	1492 Moving to Work Demonstration	-	-
1	1495.1 Relocation Costs	11,500.00	11,500.00
1	1499 Development Activities		
9	1502 Contingency		
	Amount of Annual Grant: (sum of lines 2-19)	\$1,636,975.00	\$1,636,975.00
	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		

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

PHAName: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-502/2001 Replacement Housing Factor Grant No:			Federal F
Development Number Name /HA-Wide Activities	General Description of Major Work Categories		Q	Total Estimated Cost	T
PHAWIDE	Operations		4	163,697.00	163,697.00
	Staff Training		1	20,000.00	27,000.00
	Finance Department Support		1	67,000.00	67,000.00
	User Software Upgrades		0	25,000.00	25,000.00

	MISDepartmentSupport			0	20,000.00	20,000.00	20,
	TenantTrackerContract			8	1	5,000.00	0.00
	SocialServicesSalaries			8		80,857.00	74,353.70
	Security			1		18,000.00	28,503.30
	AdministrativeSupport Salaries			1		50,000.00	50,000.00
	AgencyPlan			1		35,000.00	29,000.00
	ModSalaries&Benefits			0	3	125,000.00	125,000.00
	ModTraining			0		5,000.00	5,000.00
	Publications			2		5,000.00	5,000.00
	Sundry			1		5,000.00	5,000.00
	Audit			1		5,000.00	5,000.00
	A&EServices					93,403.00	93,403.00
	GasPipeline,Annual Contract			5		10,600.00	10,600.00
	Ranges,Stoves,Boilers, HeatPump			1		60,000.00	60,000.00
	OfficeRenovations			0		2,000.00	2,000.00
	OfficeFurniture& Equipment			1		2,000.00	2,000.00
	WorkstationUpgrades			4		36,000.00	36,000.00
	Vehicles			1		29,418.00	29,418.00
	Demolition			5		1,500.00	1,500.00
	Relocation			5		11,500.00	11,500.00
	TOTAL					\$885,975.00	\$885,975.00





	Kitchen					
	WaterHeaterUpgrades					
	TOTAL:				\$62,000.00	\$62,000.00





	WaterHeaterUpgrades					
	TOTAL:				169,500.00	169,500.00



**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/C  
 Part III: Implementation Schedule**

PHAName: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program No: TX-21-P-010-502/2001 Replacement Housing Factor No:					F
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			
	Original	Revised	Actual	Original	Revised	Actual	
PHAWIDE	09/30/03			09/30/04			
TX010-001 KATEROSS	09/30/03			09/30/04			
TX010-003 KATEROSS	09/30/03			09/30/04			
TX010-004 ESTELLA MAXEY	09/30/03			09/30/04			
TX010-005 ESTELLA MAXEY	09/30/03			09/30/04			
TX010-007 KATEROSS	09/30/03			09/30/04			
TX010-008 SOUTH TERRACE	09/30/03			09/30/04			
TX010-009 SOUTH TERRACE	09/30/03			09/30/04			

**PHA Plan  
Table Library**

**Component 7  
Capital Fund Program Annual Statement  
Parts I, II, and III**

**Annual Statement  
Capital Fund Program (CFP) Part I: Summary**

CapitalFundGrantNumber .....FFYofGrantApproval: (MM/YYYY)

OriginalAnnualStatement

LineNo.	SummarybyDevelopmentAccount	TotalEstimated Cost
1	TotalNon-CGPFunds	
2	1406Operations	
3	1408ManagementImprovements	
4	1410Administration	
5	1411Audit	
6	1415LiquidatedDamages	
7	1430FeesandCosts	
8	1440SiteAcquisition	
9	1450SiteImprovement	
10	1460DwellingStructures	
11	1465.1DwellingEquipment-Nonexpendable	
12	1470NondwellingStructures	
13	1475NondwellingEquipment	
14	1485Demolition	
15	1490ReplacementReserve	
16	1492MovingtoWorkDemonstration	
17	1495.1RelocationCosts	
18	1498ModUsedforDevelopment	
19	1502Contingency	
20	<b>AmountofAnnualGrant(Sumoflines2-19)</b>	
21	Amountofline20RelatedtoLBPActivities	
22	Amountofline20RelatedtoSection504Compliance	
23	Amountofline20RelatedtoSecurity	
24	Amountofline20RelatedtoEnergyConservation Measures	

**AnnualStatement  
CapitalFundProgram(CFP)PartII:SupportingTable**

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost



**Annual Statement  
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

**Optional Table for 5-Year Action Plan for Capital Fund (Component 7)**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHA need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
Description of Needed Physical Improvements or Management			Estimated
			Planned Start Date

Improvements	Cost	(HAFiscalYear)
<b>Totalestimatedcostovernext5years</b>		

