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

Small PHA Plan Update
Annual Plan for Fiscal Year: January 1, 2002

TEAGUE HOUSING AUTHORITY

Teague, Texas

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

PHA Plan
Agency Identification

PHA Name: Teague Housing Authority

PHA Number: TX273v01

PHA Fiscal Year Beginning: (mm/yyyy) 01/01/02

PHA Plan Contact Information:

Name: Jackie Cockerham
Phone: 254/739-2011
TDD:
Email (if available): tha@glade.net

Public Access to Information

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

X Main administrative office of the PHA
PHA development management offices

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

PHA Programs Administered:

Public Housing and Section 8 Section 8 Only X Public Housing Only

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Annual PHA Plan
Fiscal Year 2002
[24 CFR Part 903.7]

i. Table of Contents

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

Contents Page #

Annual Plan

i. Executive Summary (optional) 3
ii. Annual Plan Information
iii. Table of Contents
1. Description of Policy and Program Changes for the Upcoming Fiscal Year 3
2. Capital Improvement Needs 3
3. Demolition and Disposition N/A
4. Homeownership: Voucher Homeownership Program N/A
5. Crime and Safety: PHDEP Plan N/A
6. Other Information:
   A. Resident Advisory Board Consultation Process 5
   B. Statement of Consistency with Consolidated Plan 6
   C. Criteria for Substantial Deviations and Significant Amendments 7

Attachments

X Attachment A : Supporting Documents Available for Review
X Attachment B : Capital Fund Program Annual Statement
X Attachment C : Capital Fund Program 5 Year Action Plan
Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement
Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan
X Attachment D : Resident Membership on PHA Board or Governing Body
X Attachment E : Membership of Resident Advisory Board or Boards
X Attachment F : Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)
X Other (List below, providing each attachment name)

X Attachment G: Component 3, (6) Deconcentration and Income Mixing

X Attachment H: Voluntary Conversion Initial Assessments

X Attachment I: Performance and Evaluation Report

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

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

The Teague Housing Authorities' plans, budget summary, and policies set forth in this Annual Plan all lead towards the accomplishment of our goals and objectives. They outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan.

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

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

Teague Housing Authority has implemented the Community Service Policy:

In process of implementing Family Pet Policy. Also updating lease to provide for Family Pet Policy: Section 3, paragraph B: to read as follows tenant agrees to pay $150.00 as a "non-refundable" Pet Fee (per pet) to be used by the Authority to pay expenses attributable to the presence of a pet in the apartment and complex. Elderly or handicapped agrees to pay $100.00 refundable pet fee(per pet).

Teague Housing Authority is in the process amending the ACOP Policy to comply with new Income Disregard Policy.

Comments on safety: Installed security lights for the resident's safety.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. X Yes: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? $ 70,128.00

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

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

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

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment C

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition ☐ 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. Relocation resources (select all that apply) ☐ Section 8 for units ☐ Public housing for units ☐ Preference for admission to other public housing or section 8 ☐ Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. X No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to next

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

component; if "yes", describe each program using the table below (copy and complete questions for each program identified.)

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

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

☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family's resources

☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards

☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

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

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

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? $ _____

C. ☐ Yes ☐ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment ____

6. Other Information

[24 CFR Part 903.7 9 (r)]

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

1. Yes Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached as Attachment (File name)F

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

☐ The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

☐ Yes ☐ No: below or

Yes at the end of the RAB Comments in Attachment F.

☐ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment ____.

☐ Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

State of Texas

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)

Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

X No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

A. Promote adequate and affordable housing

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

B. Promote economic opportunity
C. Promote a suitable living environment without discrimination.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5-year Plan:

Substantial Deviation from the 5-year Plan:
Any change to Mission statement such as:
50% deletion from or addition to the goals and objectives as a whole
50% or more decrease in the quantifiable measurement of any individual goal or objective.

Teague Housing Authority has not made any changes to their 5-year plan at this time

B. Significant Amendment or Modification to the Annual Plan:

50% variance in the funds projected in the Capital Fund Program Annual Statement.
Any Increase or decrease over 50% in the funds projected in the Financial Resource statement and/or the Capital Fund Program annual Statement
Any change in a policy or procedure that requires a regulatory 30-day posting
Any submission to HUD that requires a separate notification to residents, such as Hope VI, Public Housing Conversion, Demolition/Disposition, designated Housing or Homeownership programs.

Teague Housing Authority has made changes to their annual plan at this time.

1999 CIAP and 2000 CFP had install central air conditioning in units with modifying existing units and install new insulated ducts.

Changed 1999 CIAP and 2000 CFP to install window air conditioning in the units.

Attachment A
Supporting Documents Available for Review

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Related Plan Component**
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers in Public Housing ☐ check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	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
N/A	Section 8 rent determination (payment standard) policies ☐ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	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
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Related Plan Component**
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any required policies governing any Section 8 special housing types ☐ check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures ☐ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____of the Section 8 Administrative Plan)	Annual Plan: Homeownership
N/A	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Related Plan Component**
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) ☒check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

ATTACHMENT B
Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Teague Housing Authority	Grant Type and Number TX21P27350302 Capital Fund Program: CFP Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2002

☒ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	3,800.00			
4	1410 Administration	4,092.00			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	31,996.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000.00			
10	1460 Dwelling Structures	18,485.00			
11	1465.1 Dwelling Equipment—Nonexpendable	3,555.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	3,200.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	70,128.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: Teague Housing Authority		**Grant Type and Number** Capital Fund Program #: TX21P27350302 Capital Fund Program Replacement Housing Factor #:				**Federal FY of Grant:** 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX273-001	Provide funds for site improvements; sidewalks, landscaping and tree trimming	1450		5,000.00				
	Complete work item – remove existing kitchen cabinets in their entirety and install new wood cabinets including counter tops, stainless steel sinks and fixtures	1460		11,639.00				
	Install mini blinds	1460	20 du	6,846.00				
	Purchase ranges and refrigerators	1465	3 ea	3,555.00				

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

PHA Name: Teague Housing Authority		**Grant Type and Number** Capital Fund Program #: TX21P27350302 Capital Fund Program Replacement Housing Factor #:				**Federal FY of Grant:** 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX273-HA								
	Provide training for Executive Director and Staff	1408		2,000.00				
	Hire a consultant to assist with Annual Plan	1408		1,800.00				
	Hire part time help	1410		3,092.00				
	Provide funds for sundry items	1410		1,000.00				
	Hire an architect / engineer	1430		8,934.00				
	Hire an on-site inspector	1430		4,062.00				
	Provide funds for reproduction of prints	1430		800.00				
	Test for the presence of lead based paint and asbestos	1430		18,200.00				
	Provide for computer up grade	1475		2,000.00				
	Provide for funds for maintenance equipment	1475		1,200.00				

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

PHA Name: Teague Housing Authority	**Grant Type and Number** Capital Fund Program #: TX21P27350302 Capital Fund Program Replacement Housing Factor #:	**Federal FY of Grant:** 2002

Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX273-001	12/31/04			12/31/05			
TX273-HA	12/31/04			12/31/05			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Teague Housing Authority				☒Original 5-Year Plan ☐Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 2006
	Annual Statement				
TX273-001		44,040.00	44,040.00	44,040.00	44,040.00
TX273-HA		26,088.00	26,088.00	26,088.00	26,088.00
CFP Funds Listed for 5-year planning		70,128.00	70,128.00	70,128.00	70,128.00
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2003 PHA FY: 2003			Activities for Year: 3 FFY Grant: 2004 PHA FY: 2004		
	Development Name/Number	**Major Work Categories**	Estimated Cost	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See						
Annual						
Statement	***TX273-001***	Overlay floor tile with new composition vinyl flooring	19,160.00	***TX273-001***	Replace existing ceramic tile with new in all bathrooms	26,840.00
		Install dryer outlets	9,240.00		Remove existing sewer lines and replace with new PVC lines	17,200.00
		Replace existing lavatories with new	15,640.00			
Total CFP Estimated Cost			$44,040.00			$44,040.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 4 FFY Grant: 2005 PHA FY: 2005			Activities for Year: 5 FFY Grant: 2006 PHA FY: 2006		
	Development Name/Number	**Major Work Categories**	Estimated Cost	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See						
Annual						
Statement	***TX273-001***	Complete Work Item - Remove existing sewer lines and replace with new PVC lines	36,980.00	***TX273-001***	Provide funds for site improvements	5,100.00
		Repair or replace existing sidewalks as needed	7,060.00		Replace or repair a/c units as needed	7,384.00
					Rehab entire unit (electrical, plumbing, painting, doors, cabinets, bathroom fixtures and etc.) and other accouterments	19,456.00
					Replace existing hot waters	12,100.00
Total CFP Estimated Cost			$44,040.00			$44,040.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2003 PHA FY: 2003			Activities for Year: 3 FFY Grant: 2004 PHA FY: 2004		
	Development Name/Number	**Major Work Categories**	Estimated Cost	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See						
Annual						
Statement	***TX273-HA***	Provide training for Executive Director and Staff	2,000.00	***TX273-HA***	Provide training for Executive Director and Staff	2,000.00
		Hire a consultant to assist with Annual Plan	1,800.00		Hire a consultant to assist with Annual Plan	1,800.00
		Hire part time help	3,092.00		Hire part time help	3,092.00
		Provide funds for sundry items	1,000.00		Provide funds for sundry items	1,000.00
		Hire an architect / engineer	8,934.00		Hire an architect / engineer	8,934.00
		Hire an on-site inspector	4,062.00		Hire an on-site inspector	4,062.00
		Provide funds for reproduction of prints	800.00		Provide funds for reproduction of prints	800.00
		Provide funds for office equipment	2,000.00		Provide funds for office equipment	2,000.00
		Provide for funds for maintenance equipment	1,200.00		Provide for funds for maintenance equipment	1,200.00
		Provide filters and maintenance for a/c units	1,200.00		Provide filters and maintenance for a/c units	1,200.00
Total CFP Estimated Cost			$26,088.00			$26,088.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 4 FFY Grant: 2005 PHA FY: 2005			Activities for Year: 5 FFY Grant: 2006 PHA FY: 2006		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See						
Annual						
Statement	***TX273-HA***	Provide training for Executive Director and Staff	2,000.00	***TX273-HA***	Provide training for Executive Director and Staff	2,000.00
		Hire a consultant to assist with Annual Plan	1,800.00		Hire a consultant to assist with Annual Plan	1,800.00
		Hire part time help	3,092.00		Hire part time help	3,092.00
		Provide funds for sundry items	1,000.00		Provide funds for sundry items	1,000.00
		Hire an architect / engineer	8,934.00		Hire an architect / engineer	8,934.00
		Hire an on-site inspector	4,062.00		Hire an on-site inspector	4,062.00
		Provide funds for reproduction of prints	800.00		Provide funds for reproduction of prints	800.00
		Provide funds for office equipment	2,000.00		Provide funds for office equipment	2,000.00
		Provide for funds for maintenance equipment	1,200.00		Provide for funds for maintenance equipment	1,200.00
		Provide filters and maintenance for a/c units	1,200.00		Provide filters and maintenance for a/c units	1,200.00
Total CFP Estimated Cost			$26,088.00			$26,088.00

PHA Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Section 1: General Information/History

A. Amount of PHDEP Grant $_____

B. Eligibility type (Indicate with an "x") N1_____ N2_____ R_____

C. FFY in which funding is requested _____

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

12 Months_____ 18 Months_____ 24 Months_____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of

Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1995						
FY 1996						
FY 1997						
FY1998						
FY 1999						

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FFY _____ PHDEP Budget Summary **Original statement** **Revised statement dated:**	
Budget Line Item	**Total Funding**
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	

9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 – Reimbursement of Law Enforcement							**Total PHDEP Funding: $**
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9115 - Special Initiative							**Total PHDEP Funding: $**
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9116 - Gun Buyback TA Match							Total PHDEP Funding: $
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel							Total PHDEP Funding: $
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9130 – Employment of Investigators							Total PHDEP Funding: $
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 – Voluntary Tenant Patrol		Total PHDEP Funding: $
Goal(s)		

Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					**Total PHDEP Funding: $**		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					**Total PHDEP Funding: $**		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9170 - Drug Intervention	**Total PHDEP Funding: $**
Goal(s)	

Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment						**Total PHDEP Funding: $**	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs						**Total PHDEP Funds: $**	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Required Attachment D: Resident Member on the PHA Governing Board

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

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

Louis Woodard

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

Elected
X Appointed

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

One year term

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

- ☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- ☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- ☐ Other (explain):

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

12/01 till 12/02

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Board of Commissioners

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

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

Stella Barnett	Nicka Evans	Rosa Haynes
Gwen Frazier	Howard Harvey	

Approved the plan as is.

Attachment __F:__EXPLANATION OF PHA RESPONSE TO COMMENTS OF RESIDENT ADVISORY

A meeting was held with the Advisory Board of the Teague Housing Authority on Wednesday, September 12, 2001 at 4:00 p.m. Out of the 5 members of the Board, 2 were present, Stella Barnett and Howard Harvey. The Five Year / Annual Plan was presented FY 2002, and the board was asked for comments in regard to the improvement being planned. Both residents were satisfied with the planned improvements, with Stella Barnett suggesting that new faucets with handicapped handles be installed at the kitchen sink for the elderly. This will be taken into consideration, and presented to the architect. Mr. Harvey suggested we might look into trying to include additional parking areas for the future, as there seems to be a problem with not having enough parking spaces. We will take this into consideration also. The Board appeared to be in agreement with the present plans and improvements.

Handicapped kitchen faucets will be included with the installation of new kitchen cabinets.

ATTACHMENT G: Deconcentration and Income Mixing

In accordance with the final rule 903(2)(b)(2) exempts "public housing developments operated by a PHA with fewer than 100 public housing units".

ATTACHMENT H: VOLUNTARY CONVERSION INITIAL ASSESSMENTS

A. How many of the PHA's developments are subject to the Required Initial Assessments.

All 42 units

B. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

None

C. How many Assessments were conducted for the PHA's covered developments?

One assessment

D. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
Project 273	42

E. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

Conversion at this time would have adverse affect on the availability of affordable housing in our community at this time.

ATTACHMENT I Annual Statement/Performance and Evaluation Report

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

PHA Name: Teague Housing Authority	Grant Type and Number TX21P27350100 Capital Fund Program: CFP Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2000

Original Annual Statement ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:)**
XPerformance and Evaluation Report for Period Ending: 6/30/01 ☐**Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	4,092.00			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	15,096.00		10,734.00	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	49,636.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	68,824.00		10,734.00	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name: Teague Housing Authority	**Grant Type and Number** Capital Fund Program #: TX21P27350100 Capital Fund Program Replacement Housing Factor #:	**Federal FY of Grant:** 2000

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX273-001								
	Install new central heating units with air conditioning. Modify existing units and install new insulated ducts.	1460	16	49,636.00				

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

PHA Name: Teague Housing Authority		**Grant Type and Number** Capital Fund Program #: TX21P27350100 Capital Fund Program Replacement Housing Factor #:				**Federal FY of Grant:** 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
TX273-HA								
	Hire part time help	1410		3,092.00				
	Provide funds for sundry items	1410		1,000.00				
	SUBTOTAL	**1410**		**4,092.00**				
	Hire an on-site inspector	1430		4,062.00		8,934.00		
	Hire an Architect to develop plans and specifications	1430		8,934.00				
	Provide funds for reproduction of prints	1430		300.00				
	Hire a consultant to assist with annual plan	1430		1,800.00		1,800.00		
	SUBTOTAL	**1430**		**15,096.00**		**10,734.00**		

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

PHA Name: Teague Housing Authority	**Grant Type and Number** Capital Fund Program #: TX21P27350100 Capital Fund Program Replacement Housing Factor #:	**Federal FY of Grant:** 2000

Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX273-001	9/30/02			9/30/03			
TX273-HA	9/30/02			9/30/03			

CIAP BUDGET/Progress Report
PART I: Summary
Comprehensive Improvement Assistance Program (CIAP)

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

Public Reporting Burden for this collection of information is estimated to average 12.0 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of information Policies and Systems, U.S. Department of Housing And Urban Development, Washington, D. C. 20410-3600 and the Office of Management and Budget, Paperwork Reduction Project (2577-0044), Washington, D. C. 20503. Do not send this completed form to either of these addresses.

HA Name	Modernization Project Number	FFY of Grant Approval
Teague Housing Authority	TX21P27390599	1999

0 Original CIAP Budget 0 Revised CIAP Budget/Revision Number_____ X Progress Report for Period Ending June 30, 01 O Final Progress Report

Line No.	Summary by Development Account	Total Funds Approved Original	Revised	Obligated	Expended	Total Funds
1	Total Non-CIAP Funds					
2	1408 Management Improvements					
3	1410 Administration	3,180.00		1,231.00		1,231.00
4	1415 Liquidated Damages					
5	1430 Fees and Costs	10,611.00		9,976.00		8,340.00
6	1440 Site Acquisition					
7	1450 Site Improvements			1,679.00		1,679.00
8	1460 Dwelling Structures	50,719.00				
9	1465.1 Dwelling Equipment-Nonexpendable					
10	1470 Nondwelling Structures					
11	1475 Nondwelling Equipment			1,770.0		1,770.00
12	1495.1 Relocation Cost					
13	Amount of CIAP Grant (Sum of lines 2-12)	64,510.00	0.00	14,656.00		13,020.00
14	Amount of line Related to LBP Testing					
15	Amount of line 13 Related to LBP Abatement					
16	Amount of line 13 Related to Section 504 Compliance					

CIAP BUDGET/

Progress Report
PART 11: Supporting Pages
Comprehensive Improvement Assistance Program (CIAP)

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

Teague Housing Authority

Development Number	Description of Work Items	Development Account Number	Funds Approved			Funds Obligated	Funds Expended
			Original	Revised	Difference		
TX273-001	Provide landscaping	1450				777.00	777.00
	SUBTOTAL	**1450**				**777.00**	**777.00**
TX273-001	Install new central heating units with air conditioning in 22 units. Modify existing units and install new insulated ducts.	1460	50,719.00				
	SUBTOTAL		**50,719.00**				
	TX 273-001 TOTAL		**50,719.00**			**777.00**	**777.00**

CIAP BUDGET/

Progress Report
PART 11: Supporting Pages
Comprehensive Improvement Assistance Program (CIAP)

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

Teague Housing Authority

Development Number	Description of Work Items	Development Account Number	Funds Approved			Funds Obligated	Funds Expended
			Original	Revised	Difference		
TX273-HA	Hire part time help	1410	2,180.00			1,150.00	1,150.00
	Provide funds for sundry items	1410	1,000.00			81.00	81.00
	SUBTOTAL	**1410**	**3,180.00**			**1,231.00**	**1,231.00**
	Hire an on-site inspector	1430	1,635.00				
	Hire an architect to develop plans and specifications	1430	8,176.00			8,176.00	6,540.00
	Provide funds for reproduction of prints	1430	800.00				
	Hire a consultant to assist with annual plan	1430				1,800.00	1,800.00
	SUBTOTAL	**1430**	**10,611.00**			**9,9763.00**	**8,340.00**
	Purchase and install project signs	1450				902.00	902.00
	SUBTOTAL	**1450**				**902.00**	**902.00**
	Purchase office furniture	1475				1,770.00	1,770.00
	SUBTOTAL	**1475**				**1,770.00**	**1,770.00**

PART III: Implementation Schedule
Comprehensive Improvement Assistance Program (CIAP)

and Urban Development
Office of Public and Indian Housing

Development Number	First Architect/Engineer Contract Awarded			All Funds Obligated			All Funds Expended		
	Original	Revised (Attach explanation	Actual	Original	Revised (Attach explanation)	Actual	Original	Revised (Attach explanation)	Actual
TX273-001	12/31/99		1/25/00	9/30/01			9/30/02		