

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2002
5 Year Plan Update: 2003-2007

Schulenburg Housing Authority
P. O. Box 207
Schulenburg, Texas 78956-0207

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

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Schulenburg, Texas

PHA Number: Tx 296-1

PHA Fiscal Year Beginning: (mm/yyyy) 01/2002

PHA Plan Contact Information:

Name: **Mrs. Lunda Veselka**

Phone: **(979) 743-3776**

TDD:

Email (if available): **shaphall@cvtv.net**

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

PHA Programs Administered:

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

Annual PHA Plan
Fiscal Year 20
[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	<u>Page #</u>
Annual Plan	
i. Executive Summary (optional)	2
ii. Annual Plan Information	
iii. Table of Contents	1
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	3
2. Capital Improvement Needs	3
3. Demolition and Disposition	3
4. Homeownership: Voucher Homeownership Program	4
5. Crime and Safety: PHDEP Plan	5
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	6
Attachments	
<input checked="" type="checkbox"/> Attachment A : Supporting Documents Available for Review	7-9
<input checked="" type="checkbox"/> Attachment B: Capital Fund Program Annual Statement	10-14
<input checked="" type="checkbox"/> Attachment C: Capital Fund Program 5 Year Action Plan	15-17
<input type="checkbox"/> Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement	
<input type="checkbox"/> Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan	
<input checked="" type="checkbox"/> Attachment D : Resident Membership on PHA Board or Governing Body	25
<input checked="" type="checkbox"/> Attachment E: Membership of Resident Advisory Board or Boards	26
<input type="checkbox"/> Attachment __: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
Attachment F: Statement of Progress in Meeting 5 yr. Plan in Meeting Mission and Goals	27
Attachment G : Community Service Requirments	28
Attachment H : Pet Policy	29
Attachment J : Deconcentration Plan	30
Attachment K : Voluntary Conversion Plan	31

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

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

Strategy Statement: The Housing Authority of the City of Schulenburg, Texas (the Housing Authority) currently has \$ 452,000.00 in un-funded overall physical needs. This represents a slight decrease from previous assessments as a result of utilization of new technology for improved safety, superior procurement practices, constant review of needs assessments The input of new government criteria as presented by REAC and function as well as the effects of moderate inflation and the tight construction market may cause the reduction to be overcome during next four years. The vast majority of these needs are a result of normal deterioration and obsolescence at the 28-year old project consisting of 36 dwelling units.

Pursuant to current guidelines and policies, items affecting health and safety are given the highest priority. These include items related to specified initiatives such as accessibility to the physically challenged. Priorities with respect to physical needs are based on assessed actual conditions.

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

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

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

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

The Housing Authority of the City of Schulenburg, in an effort to comply with ALL the requirements of the Dept. of HUD has adopted a policy change in regards to Volunteer and Community Service for the applicable residents of the public housing units as noted in the Executive Summary. At the present time no other changes are contemplated, but the PHA reserves the right to change policies as required to be fully in compliance with Dept. of HUD and other governmental agencies.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

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

B. What is the amount of the PHA’s estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 65,625.00

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

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

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

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

<p>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</p>

1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

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

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

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

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

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

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

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

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

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

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

6. Other Information

[24 CFR Part 903.7 9 (r)]

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

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

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

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

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

Yes No: below or

Yes No: at the end of the RAB Comments in Attachment _____.

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

Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **State of Texas**

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

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

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

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5-year Plan:

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

B. Significant Amendment or Modification to the Annual Plan:

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

Attachment A

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
XXX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XXX	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
XXX	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
XXX	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
XXX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
XXX	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
XXX	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XXX	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XXX	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XXX	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
XXX	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations

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

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Schulenburg, Texas		Grant Type and Number Capital Fund Program: TX59P29650102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 8,340.00			
3	1408 Management Improvements				
4	1410 Administration	\$ 5,160.00			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$ 6,885.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 2,500.00			
10	1460 Dwelling Structures	\$ 42,740.00			
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)	\$ 65,625.00			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	\$ 2,500.00			
23	Amount of line 20 Related to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	\$ 4,000.00			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Schulenburg, Texas		Grant Type and Number Capital Fund Program #: TX59P29650102 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	
	<u>Operations</u>	<u>1406</u>		<u>\$ 8,340.00</u>				
TX 296-1	<u>Administrative Salaries</u>	1406		\$ 8,340.00				
	Funding for additional administrative salaries							
	<u>Administration</u>	<u>1410</u>		<u>\$ 6,560.00</u>				
TX 269-1	<u>Technical Salaries</u>	1410		\$ 5,160.00				
	The PHA is required to utilize staff time associated with procurement, resources management, and construction							
TX 269-1	<u>Travel Costs</u>	1410		\$ 1,000.00				
	The PHA requires funds for travel associated with the program							
TX 269-1	<u>Sundry Costs</u>	1410		\$ 400.00				
	Funds needed for advertising, and associated other costs							
	<u>Fees and Costs</u>	<u>1430</u>		<u>\$ 6,885.00</u>				
TX 269-1	<u>A/E Fees</u>	1430		\$ 3,102.00				
	Design and construction services are required due to the scope of improvements							
TX 269-1	<u>Modernization Coordinator</u>	1430		\$ 2,585.00				
	Services required to assist PHA in fulfillment of program							
TX 269-1	<u>Fee Accountant</u>	1430		\$ 1,200.00				
	Monthly accounting							
	<u>Site Improvements</u>	<u>1450</u>		<u>\$ 2,500.00</u>				

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

PHA Name: Housing Authority of the City of Schulenburg, Texas		Grant Type and Number Capital Fund Program #: TX59P29650102 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	
TX 269-1	<u>Sidewalk Replacement</u>	1450		\$ 2,500.00				
	Replace damaged sidewalks from normal deterioration							
	<u>Dwelling Structures Improvements</u>	<u>1460</u>		<u>\$ 41,350.00</u>				
Tx296-1	<u>Kitchen Cabinet Renovations</u>	1460		\$ 11,165.00				
	Repair or replace cabinet doors, hinges, pulls, counter tops and backsplashes							
Tx296-1	<u>Shower Improvements @ Family</u>	1460		\$ 14,235.00				
	Install showers in family units complete with scald guard valves and shower accessories							
Tx296-1	<u>Ceiling & Wall Repairs</u>	1460		\$ 15,950.00				
	Repair deterioration to walls and ceilings due to normal deterioration							

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

PHA Name		Housing Authority of the City of Schulenburg, Texas		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 2007
	Annual Statement				
TX 296-001		\$ 36,925.00	\$ 39,125.00	\$ 39,125.00	\$ 35,125.00
PHA Wide		\$ 28,700.00	\$ 26,500.00	\$ 26,500.00	\$ 30,500.00
Total CFP Funds (Est.)		\$ 65,625.00	\$ 65,625.00	\$ 65,625.00	\$ 65,625.00

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

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2003 PHA FY: 2004			Activities for Year: <u>3</u> FFY Grant: 2004 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
SEE	TX 296-001	Replace Gas Distribution Lines	\$ 16,500.00	TX 296-001	Replace Sidewalks	\$ 4,000.00
ANNUAL		Replace Sidewalks	\$ 2,000.00		Repair Kitchen Cabinets	\$ 24,000.00
STATEMENT		Repair Kitchen Cabinets	\$ 14,425.00		Replace Bath Fixtures	\$ 7,125.00
		Contingency	\$ 4,000.00		Contingency	\$ 4,000.00
		SUBTOTAL	\$ 36,925.00		SUBTOTAL	\$ 39,125.00
	PHA Wide	Operations	\$ 13,138.00	PHA Wide	Operations	\$ 13,138.00
		Administration	\$ 6,562.00		Administration	\$ 6,562.00
		A/E Services	\$ 5,600.00		A/E Services	\$ 5,600.00
		Fee Accountant	\$ 1,200.00		Fee Accountant	\$ 1,200.00
		Riding Lawnmower	\$ 2,200.00		SUBTOTAL	\$ 26,500.00
		SUBTOTAL	\$ 28,700.00			
	Total CFP Estimated Cost		\$ 65,625.00			\$ 65,625.00

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Schulenburg, Texas		Grant Type and Number Capital Fund Program: TX59P296501001 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies			<input type="checkbox"/> Revised Annual Statement (revision no: ONE (1)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/01		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 4,000.00	\$21,005.00	\$ 21,005.00	0
3	1408 Management Improvements				
4	1410 Administration	\$ 17,005.00	\$0.00	\$.00	0
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$ 6,885.00	\$ 6,885.00	\$ 6,885.00	0
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 4,000.00	\$ 4,000.00	0	0
10	1460 Dwelling Structures	\$ 33,735.00	\$ 33,735.00	\$ 18,250.00	0
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)	\$ 65,625.00	\$ 65,625.00	\$ 46,140.00	0
21	Amount of line 20 Related to LBP Activities	0	0		
22	Amount of line 20 Related to Section 504 Compliance	0	0		
23	Amount of line 20 Related to Security	\$ 4,000.00	\$ 4,000.00		
24	Amount of line 20 Related to Energy Conservation Measures	0	0		

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

PHA Name: Housing Authority of the City of Schulenburg, Texas		Grant Type and Number Capital Fund Program #: TX59P296501001 Replacement Housing Factor #:			Federal FY of Grant: 2001			
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	
	<u>Operations</u>	1406		\$ 21,005.00				
Tx296-1	Administrative	1406		\$ 4,000.00				
Tx296-1	Non Technical Salaries	1406		\$ 6,720.00				
Tx296-1	Technical Salaries	1406		\$ 4,320.00				
Tx296-1	Employee Benefit Contributions	1406		\$ 3,865.00				
Tx296-1	Travel Costs	1406		\$ 1,200.00				
Tx296-1	Sundry Costs	1406		\$ 900.00				
	<u>Fees and Costs</u>	1430		\$ 6,885.00				
Tx296-1	A/E Fees	1430		\$ 3,100.00				
Tx296-1	Modernization Coordinator	1430		\$ 2,585.00				
Tx296-1	Fee Accountant	1430		\$ 1,200.00				
	<u>Site Improvements</u>	1450		\$ 4,000.00				
Tx296-1	Restructure Sidewalks	1450		\$ 4,000.00				
	<u>Dwelling Units</u>	1460		\$ 33,735.00				
Tx296-1	Kitchen Cabinet Renovations	1460		\$ 14,400.00				
Tx296-1	Shower Improvements @ Family	1460		\$ 8,835.00				
Tx296-1	Ceiling & Wall Repairs	1460		\$ 10,500.00				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Schulenburg, Texas		Grant Type and Number Capital Fund Program: TX59P296501000 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies			<input type="checkbox"/> Revised Annual Statement (revision no:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2001		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$ 13,764.00		\$ 11,664.00	\$ 4,248.00
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$ 6,887.00		\$ 6,887.00	\$ 1,423 .00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 4,020.00		\$.00	\$ 0.00
10	1460 Dwelling Structures	\$ 39,649.00		\$ 39,649.00	\$ 14,858.00
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	\$ 64,320.00		\$ 58,200.00	\$ 20,529.00
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)				
21	Amount of line 20 Related to LBP Activities	\$ 1,100.00		\$.00	\$ 0.00
22	Amount of line 20 Related to Section 504 Compliance	\$ 29,469.00		\$ 29,469.00	\$ 5,452.00
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name : Housing Authority of the City of Schulenburg, Texas			Grant Type and Number Capital Fund Program #: TX59P296501000 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	
Tx296-001	<u>Administration</u>	1410		\$13,764.00		\$ 13,764.00	\$ 4,248.00	On Going
M-00-1	Non-Technical Salaries	1410		\$5,400.00		\$ 5,400.00	\$ 1,797.96	On Going
M-00-2	Technical Salaries	1410		\$4,320.00		\$ 4,320.00	\$ 2,675.70	On Going
M-00-3	Employee Benefit Contributions	1410		\$1,944.00		\$ 1,944.00	\$ 285.81	On Going
M-00-4	Travel Costs	1410		\$1,200.00		\$ 1,200.00	\$ 0.00	On Going
M-00-5	Sundry Costs	1410		\$ 900.00		\$ 900.00	\$ 0.00	On Going
	<u>Fees and Costs</u>	1430		\$6,887.00		\$6,887.00	\$ 1,423.00	On Going
M-006	A/E Fees	1430		\$3,102.00		\$3,102.00	\$ 776.00	On Going
M-00-7	Modernization Coordinator	1430		\$2,585.00		\$2,585.00	\$ 647.00	On Going
M-00-8	Fee Accountant	1430		\$1,200.00		\$1,200.00	\$ 0.00	On Going
	<u>Site Improvements</u>	1450		\$4,020.00		\$ 4,020.00	\$ 0.00	On Going
M-00-9	Site Lighting	1450		\$1,100.00		\$ 1,100.00	\$ 0.00	On Going
M-00-10	Restructure Sidewalks	1450		\$1,820.00		\$ 1,820.00	\$ 0.00	On Going
M-00-11	Sewer Lines	1450		\$1,100.00		\$ 1,100.00	\$ 0.00	On Going
	<u>Dwelling Units</u>	1460		\$39,649.00		\$39,649.00	\$ 14,858.00	On Going
M-00-12	Porch Hand Rails	1460		\$ 10,180.00		\$ 10,180.00	\$ 0.00	On Going
M-00-13	Air Conditioning of Family Units	1460		\$29,469.00		\$29,469.00	\$ 14,585.00	On Going

Required Attachment D Resident Member on the PHA Governing Board

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

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

Miss Elva Kaehler

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

Elected

Appointed

C. The term of appointment is (include the date term expires): **06/2002**

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: **06/2002**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **Mrs. Connie Koopmann -- Mayor**

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

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

Ms. Helen Ehler

Mr. Jack Beebe

Mr. Lark Thomas

Miss Annette Pieczonka

Mr. Timothy Christ

Mr. Mark Janacek

Miss Rea Hanson

Required Attachment F: Statement of Progress in Meeting the 5 Year Plan

Mission and Goals

The Housing Authority of the City of Schulenburg, Texas is actively prusing a program to improve the physical conditions at all of their properties. This program has been developed with the input of the Resident Councils and is proceeding in accordance with the progress schedule.

The Housing Authority has established a proceedure to review the physical needs and will admend the work priorities due to emergency conditions and the input of the Residents Council .

Currently the Housing Authority has revised some of the priorities for the 2000 Capital Grant Program and ammended its 5 year plan to denote these changes.

(see the included 5 year plan and the Annual Statement / Performance and Evaluation Report HUD 50075)

Required Attachment G : Community Service Requirments

The Housing Authority of the City of Sdhulenburg, Texas is currently in the process of implementing a policy that will address the Community Service / Self Sufficiency portion of the Quality Housing and Work Responsibility Act of 1998.

A brief summary of the policy follows:

A. Background

A summary of the reasons for the requirment and how QHWRA requires this program

B. Definitions

Community Service, Self Sufficiency, Exemptions are explained

C. Requirments of the Program

- 1. Eight Hours per Month in Volunteer work or Job Training**
- 2. Must be EACH month. MayNOT skip a month then try and catch up**
- 3. Activities are to be performed within the community**
- 4. Family Obligations**
 - a At lease execution and re- eximination**
 - b Each quarter tenant must provide documentation of activities**
 - c Agreement to correct non compliance with in the next quarter**
 - d Change in exempt atatus**
- 5. PHA Obligations**

Required Attachment H : PHA Pet Policy

The Housing Authority of the City of Schulenburg, Texas has established a policy regarding the Ownership of Pets by residents of Public Housing in accordance with the Final Rule published in the Federal Register on July 10, 2000.

A brief summary of the Pet Policy follows:

- 1 Type of animals domesticated dogs, cats, birds and fish**
- 2 Number per household One**
- 3 Size of animal less than 20 pounds, and 16 inches in height**
- 4 License requirments with the City of San Marcos / Inoculations**
- 5 Maintenance of pets with State and local Health ordinances**
- 6 Spayed or nutered only**
- 7 No outside structures for animals**
- 8 No Commerical rasing or training of animals**
- 9 No vicious or intimidating pets on property**
- 10 Disturbances caused by pets**
- 11 Feeding and care of dogs and cats and waste**
- 12 Pets orders**
- 13 No Pet Doors**
- 14 Pet Deposit Of \$ 375.00**
- 15 Probition of feeding stray animals**
- 16 Breach of this policy is grounds for Lease Termination**

Required Attachment J : Deconcentration of Poverty and Income Mixing Policy

The Housing Authority of the City of Schulenburg, Texas is constantly striving to increase the income of its residents. The properties which it maintains are of mixed income and are in compliance with the guidelines of the program.

The high area income parameters and the goal to accomidate *tennants of moderate means* are at times in conflict.

Required Attachment **K: Voluntary Conversion Inital Assessment**

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA’s developments are subject to the Required Initial Assessments? **ONE (1)**
- 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? **NONE Complete**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **NONE**

Development Name	Number of Units

- d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: **In the initial phase of information gathering**

Blank On Purpose