

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

PHA Plans

5-Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2003

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

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR 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:
The Housing Authority of the City of Fort Worth is committed to providing adequate affordable housing in a suitable living environment to low and moderate income individuals and families, without discrimination; and to creating economic opportunities for our customers to become self-sufficient.

In order to achieve this mission we will:

- Expand housing opportunities in the Fort Worth area.
- Provide information and referral services.
- Manage our resources efficiently and effectively.
- Network with other groups and organizations that share our goals to improve the quality of life for individuals and families.
- Educate the community about who we are and what we do.

B. Goals

The following are goals and objectives that have been established by the Fort Worth Housing Authority for the five-year agency plan:

Goal One: Expand the role of the Fort Worth Housing Authority as provider of low and moderate income housing in the Fort Worth area.

Objectives:

- Increase the availability of housing to meet the needs and markets identified in the Agency Plan Needs Assessment.

Status: Applied for the maximum number of housing vouchers permitted under the Fair Share NOFA (710 units) to expand the Section 8 tenant based program. In 2000, FWHA received 317 Fair Share units.

Status: In 2001, FWHA applied for the maximum number of housing vouchers permitted under the Fair Share NOFA (710). Received notification from HUD that FWHA has been awarded 800 Fair Share housing choice vouchers. Awaiting Annual Contributions Contract (ACC).

2. By June 30, 2000, create a Master Strategic Plan for development of new rental housing and redevelopment of existing housing.

Status: FWHA completed the Redevelopment Master Plan in the Spring of 2000 for three developments.

Status: A Redevelopment Plan for disposition has been approved by HUD for the Ripley Arnold Apartments. FWHA has sold the 268 unit public housing complex and in the process of replacing units through purchase by acquisition or new construction. Residents are currently being relocated. The property is scheduled to be vacated by October 30, 2002.

3. Develop partnerships to enhance the ability of FWHA to increase the supply of affordable housing.

Status: Shelter Plus Care Program added thirty-eight (38) new vendors in 2000.

Status: FWHA partnered with MHMR, Salvation Army and AIDS Outreach and applied for 2 additional Shelter Plus Care Grants for 25 units each. Awarded both grants in 2001.

Status: Extended the existing Shelter Plus Care grant to 6/30/2002 for 208 units which expired 4/1/01.

Status: Partnered with Samaritan Housing Inc. and applied for 20 additional single room occupancy (SRO) project based facility dedicated to homeless HIV/AIDS individuals. FWHA received notification of application approval in 8/2001.

Status: The grant for 117 Shelter Plus Care units expired on 4/30/2000. FWHA applied and received renewal funding for an additional 5 years effective 5/1/2000.

4. Collaborate with public and private entities to identify alternative uses of existing properties.

Status: In 2000, FWHA received eight (8) tenant based housing vouchers to

assist families living in project based assisted units where the owner has opted out of the project based program.

Status: FWHA received sixty-eight (68) tenant based housing vouchers to administer for families living in Spanish Gate Apartments under a project based assistance agreement that was cancelled by HUD.

Status:Received one hundred forty (14) Enhanced Tenant based Housing Vouchers to assist families living in a 236 project where the owner has opted to prepay the mortgage.

Goal Two: Maximize the rental value and marketability of all assets owned by the Authority.

Objectives:

1. Develop Comprehensive Physical Needs Assessment and an Improvement Plan.

Status: FWHA completed the physical needs assessment and improvements that is incorporated in the 5-Year Capital Plan.

2. Implement priorities identified in Assessment and Improvement Plan by 2004.

Status: FWHA has identified and implemented priorities in the Capital Fund 2002 budget.

3. Improve resident and community perception of the public housing environment.

Status: FWHA participates in the Annual City Clean Up Campaigns.

Status: The Agricultural Extension Agency partners with FWHA to provide Community Beautification programs.

Status: FWHA publishes Annual Reports each year and distribute to over 200 community and collaborative partners.

4. Implement outreach program targeting markets identified in Needs Assessment.

Status: The Admissions and Continued Occupancy Policy and Administrative Plan contain a complete marketing plan for the Public Housing and Section 8 Programs.

Goal Three: Complete Butler Replacement Housing acquisitions (37) units by December 2001. *

The date of this goal has been changed to allow FWHA to Purchase houses with Capital Fund allocation.

* *Complete Butler Replacement Housing acquisitions (7) by December 2002.*

Objectives:

1. Purchase an additional 21 units in FY 1999.

Status: Seventeen (17) units were purchased.

2. Purchase six units using capital funds in FY 2000.

Status: Six (6) units were purchased in 2000.

3. Purchase six units using capital funds in FY 2001.

Status: Purchased five (5) to date.

Goal Four: Enhance the image of public housing in the Fort Worth community.

Objectives:

1. Develop and implement a Public Relations Plan to promote FWHA operations and community awareness by March 2000. *

This objective was altered to address the more immediate needs of community and resident awareness for the proposed sale of Ripley Arnold. The objective has been changed to the following:

* Develop and implement a public relations plan to provide information to the community and residents regarding the proposed sale of Ripley Arnold Apartments.

Status: Hired a Public Relations firm to develop a strategy to disseminate information on FWHA goals and objectives for the proposed sale of Ripley Arnold.

Status: The firm has prepared a media video for use at community and resident meetings.

Status: An information brochure has also been developed and distributed.

- Develop and implement a Speakers Bureau composed of commissioners and staff to speak to civic, religious and community groups to explain FWHA programs, services and importance to the community on an ongoing basis.

Status: The Executive Director has made presentations at the following organizations.

Tarrant County Builders Assoc., Women's Policy Forum of Tarrant Co., Historic Fort Worth, Fort Worth League of Neighbors, Fort Worth Chamber of Commerce, Southeast Fort Worth, Inc., KLUV Community Corner, KERA Television, Fort Worth Star Telegram Editorial Board, Downtown Fort Worth, Inc., Fort Worth South, Inc., League of Women's Voters – Arlington, Senior Political Action Committee, Southeast Lions Club

Status: FWHA presentation was made to the Tarrant County Homeless Coalition regarding all programs.

Status: Participated in the Homeless Fair sponsored by the Homeless Coalition.

Status: Staff has made presentations to Meals on Wheels, United Way Senior Citizen Services, and Day Resource Center regarding housing programs and services.

Status: Section 8 presentations have been made to the Horizon Rotary Club of Fort Worth.

Status: Shelter Plus Care made presentations at Tarrant County National Association for the Mentally Ill, Community Advisory Committee of the Neighborhood Police Department and the Downtown Lions Club.

- Implement an outreach program to inform the community of the results of the agency plan needs assessment and solicit support for housing and services for the extremely low-income by January 2000.

Status: Participated in development of the City of Fort Worth FY 2000 Comprehensive Plan and the Consolidated Plan to disseminate information. Presentations have been made in public hearings and with community groups. Dialogue with service providers is ongoing.

- Increase positive media coverage with at least three positive stories in the year 2000.

Status: FWHA has received a minimum of ten (10) positive newspaper articles to date.

Goal Five: Improve access of public and assisted housing residents to services that enhance quality of life through employment, training and economic development.

Objectives:

- Assess current recruitment and outreach methods for implementation of more effective methods by January 2000.

Status: FWHA participated in the Tarrant County Homeless Coalition Fair and the Fort Worth African American and Hispanic Health Fairs, Tarrant County Advocate Program Service Fair

Status: FWHA has revised and implemented additional methods of outreach and recruitment.

Status: FWHA has developed quarterly newsletters that contain general housing authority information as well as information that is specific to each site. The newsletters are used to address resident concerns, inform them of upcoming activities and services available to them. FWHA also conducts quarterly resident meetings as a forum to disseminate and receive information. Additionally, FWHA continues to use traditional methods of outreach.

Status: FWHA has conducted six (6) quarterly meetings and (3) Service Provider Fairs. We continue to distribute an average of 1,300 informational flyers per month.

Status: FWHA provided supportive services, training, employment and educational services to 1,152 residents to date.

Status: FWHA continues to provide preferences to families that are working or in training. (164) currently employed.

Status: Family Self-Sufficiency is a five year program that provides supportive services and assistance to those housing residents that are either unemployed or under-employed. As an incentive to the participants, an escrow account is established and at the completion of the program, the escrow money is released to the family. During the period of 9/01 through present, 18 families have completed the program, 7 purchased homes and the average escrow check was for \$6,000.00.

Status: FWHA continues to work closely with the Resident Advisory Board on all policies and procedures.

Status: FWHA continues to work with and provide technical assistance to the Resident Associations. FWHA conducted (3) Resident Association Trainings on Tenant Participation Funds, By-Laws and Board Development.

- Implement policies and procedures that encourage families to work in fiscal year ending 2000.

Status: FWHA public housing program has established an eligibility preference for families who work or in job training.

Status: The Family Self Sufficiency program has an Escrow Fund that encourages financial independence and homeownership.

Status: Shelter Plus Care had 85 new admissions enter the program with zero income. 34% (29) of the new admissions became employed within 9 months of program entry. An additional 38% were assisted in attaining SSI and/or social security benefits.

- Utilize the Resident Advisory Board to provide input on developing effective recruitment, outreach and resident relations strategies in fiscal year 2000.

Status: A Resident Advisory Board has been developed to include public and section 8 residents.

Status: Five (5) of six (6) public housing communities have established active Resident Associations.

Goal Six: Develop a variety of housing options for the elderly and disabled.

Objectives:

- Partner with providers of assisted living/personal care housing to meet the needs of the extremely low income elderly and disabled by 2001.

Status: Shelter Plus Care renewed FY 2000 contract with Tarrant County Housing to allow a limited number of SPC participants to reside in Tarrant County areas where the children are in school or where family and support systems are located.

Status: FWHA added a Shared Housing Component to its Section 8 Administrative Plan to permit one or more social service agencies who provide

case management and assistance to the disabled to partner with FWHA in providing rental assistance under a “buddy” system.

- Advocate for adequate supportive services that allow the elderly and disabled to maintain an independent lifestyle in fiscal year 2000.

Status: In FY 2000, applied for additional 100 housing vouchers under the Mainstream program (Housing for persons with disabilities and/or a handicap). FWHA was not funded due to limited funding available.

Status: Applied for seventy-five (75) housing vouchers in FY 2001 under the mainstream program. Funding will be determined by a lottery drawing from eligible applicants.

The plans, statements, budget summary, policies, etc. set forth in the FY 2002 Agency Plan for the Fort Worth Housing Authority (FWHA) outline a comprehensive approach towards achieving FWHA goals and objectives and are consistent with the City of Fort Worth’s Consolidated Plan.

PHA Plan Agency Identification

PHA Name: FORT WORTH HOUSING AUTHORITY

PHA Number: TX004

PHA Fiscal Year Beginning: (mm/yyyy) 01/2003

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)

City of Fort Worth Main Public Library
PHA Maintenance/Planning and Development Office

Annual PHA Plan
PHA Fiscal Year 2003
[24 CFR 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

[24 CFR Part 903.7 9 (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.

The 2003 Annual Agency Plan for the Fort Worth Housing Authority (FWHA) includes policies for implementing the provisions of the Quality Housing and Work Responsibility Act of 1998 and any subsequent amendments to the Act.

The Public Housing Admissions and Continued Occupancy Policy and/or Section 8 Administrative Plan provide supporting documents for the following:

- Policies on Eligibility, Selection, and Admissions
 - Preferences
 - Deconcentration/Income Targeting
 - Drug abuse and other activity screening policy
- Rent Determination Policies
 - Minimum Rent exceptions
 - Disallowance of Earned Income
 - Family Choice
- Grievance Procedures
- Section 8 Homeownership
- Community Service and Family Self-Sufficiency
- Pet Ownership in Family Developments
- Voluntary Conversion

FWHA will continue to evaluate its goals, objectives and procedures in FY 2003 to ensure that the PHA continues to operate in an efficient manner.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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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 file name in parentheses in the space to the right of the title.

Required Attachments:

- A. Admissions Policy for Deconcentration
- B. FY 2001 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)
- C. FY 2001 Capital Fund Program 5 Year Action Plan
- D. Public Housing Drug Elimination Program (PHDEP) Plan
- E. Section 8 Homeownership Capacity Statement
- F. Implementation of Public Housing Resident Community Service Requirements
- G. Pet Policy
- H. Progress In Meeting The Five-Year Plan Mission and Goals
- I. Resident Membership of the PHA Governing Board
- J. Membership of the Resident Advisory Board
- K. Most Recent PHAS Score

Optional Attachments:

- PHA Management Organizational Chart
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - Voluntary Conversion Assessment Certification
 - Deconcentration and Income Mixing

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
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: 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	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes 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
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), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<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	
X	Public housing rent determination policies, including the methodology 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
X	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
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> 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	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> 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 the active grant year	Annual Plan: Capital Needs
X	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
X	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
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	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
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Administrative Plan	
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	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
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	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
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Screening & Eviction Policy (Included in A & O Policy and Personnel Policy / Code of Conduct	
X	Maintenance Policy	
X	Section 3 Policy	
X	Community Space Policy	
X	Scattered Site Management Plan	
X	Safety & Crime Management / Criminal Records	
X	Community Service and FSS Action Plan	
X	Investment Policy	
X	Procurement & Disposition Policy	
X	Schedule of Resident Charges	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	16,753	5	5	5	3	3	3
Income >30% but <=50% of AMI	12,863	5	5	4	3	2	2
Income >50% but <80% of AMI	17,551	3	4	3	3	2	2
Elderly	7,771	5	4	4	4	1	3
Families with Disabilities	30,564	5	5	5		5	5
Race/Ethnicity	44,180	5	5	5	5	5	5
Race/Ethnicity	17,262	5	5	5	5	5	5
Race/Ethnicity	11,573	5	4	3	3	2	4
Race/Ethnicity	1,949	5	4	3	3	2	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1995
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Housing Needs of Families on the Waiting List

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	1124		1918
Extremely low income <=30% AMI	1023	91.01%	
Very low income (>30% but <=50% AMI)	87	7.74%	
Low income (>50% but <80% AMI)	14	1.25%	
Families with children	701	62.37%	
Elderly families	48	4.27%	
Families with Disabilities	227	20.20%	
White/Hispanic	324	28.83%	
Black	776	69.04%	
Indian	6	0.53%	
Asian	11	0.98%	
Hispanic	148	13.17%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	457	40.65%	194
2 BR	329	29.27%	220
3 BR	263	23.40%	270
4 BR	75	6.67%	257
5 BR	7	0.62%	182
5+ BR	1	0.09%	1

Housing Needs of Families on the Waiting List	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)?	
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes	

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	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	4213		3913
Extremely low income <=30% AMI	3512	83.367%	
Very low income (>30% but <=50% AMI)	623	14.79%	
Low income (>50% but <80% AMI)	78	1.85%	
Families with children	2944	69.88%	
Elderly families	730	17.33%	
Families with Disabilities	913	21.67%	
White/Hispanic	1753	41.61%	
Black	3426	81.32%	
Indian	23	0.55%	
Asian	45	1.07%	
Hispanic	791	18.7%	

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 in public housing 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

- Employ 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 vouchers 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 vouchers 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)
FWHA sponsors an Annual Fair Housing Seminar that is conducted by HUD Fair Housing staff or the City of Fort Worth Human Relations Commission.

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

[24 CFR Part 903.7 9 (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 supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	3,300,052	
b) Public Housing Capital Fund	2,510,716	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	26,986,586	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	233,698	
h) Community Development Block Grant	30,000	
i) HOME		
Other Federal Grants (list below)SRO	128,184	Supportive services for elderly & disabled
Shelter Plus Care	2,666,197	Supportive services for elderly & disabled
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	2,178,116	P/H Supportive Services
4. Other income (list below)		
Resident Charges	62,982	P/H Operations
Commercial Rent	22,200	P/H Operations
Investments	25,411	P/H Operations
4. Non-federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	38,114,142	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs 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)

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)
City Sponsored Community Centers

c. If the PHA plans 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? 5
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? All mixed-income communities
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? All mixed-income communities
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 transfers 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 **(5) Occupancy**)

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)
Involuntarily Displaced

3. If the PHA will employ admissions 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 point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time 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?

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 developments 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:

J.A. Cavile Place

B. Section 8

Exemptions: PHAs 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)
Sex offender registration/prior public housing/Section 8 tenancy/current debt owed to any assisted housing agency

- 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)
Past landlord names and phone numbers

(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)
- | | |
|-------------------------|-------------------------|
| Social service agencies | Senior citizen agencies |
| Community centers | Homeless shelters |

(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:

Families that are unable to secure units due to circumstances beyond their control.

(4) Admissions Preferences

- a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to 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 purpose 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)
Involuntarily displaced

3. If the PHA will employ admissions 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 point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

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

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

- Households that contribute to meeting income goals (broad range of incomes)
- 1 Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
Involuntarily Displaced

4. Among applicants on the waiting list with 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 admissions 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)
Landlord Handbook

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)
Flyers, notices to specific social service agencies serving the special population for the new allocation.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (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:

FWHA will notify all families of the right to request a minimum rent hardship exemption and that determination is subject to the Grievance Procedure. If the family requests a hardship exemption, the FWHA will immediately suspend the minimum rent for the family until the Housing Authority can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature.

A hardship exists in the following circumstances:

1. When the family has lost eligibility for or is waiting on eligibility determination for a Federal, State or local assistance program;
2. When the family would be evicted as a result of the imposition of the minimum rent requirement.
3. When the income of the family has decreased because of changed circumstances, including loss of employment;
4. When a death has occurred in the family.

No hardship: If FWHA determines there is no qualifying hardship, the minimum rent will be reinstated and back payment of minimum rent for the time of suspension will be required.

Temporary hardship: If the FWHA determines that the hardship is temporary, the minimum rent will be imposed and include back payment for the minimum rent from the time of the suspension. If the family is unable to repay the entire new rent due, the family can not be evicted for non-payment during the 90-day period commencing on the date of the family's request for exemption. A reasonable repayment agreement must be offered for any such rent not paid during that period. If the family thereafter demonstrates that the financial hardship is of long-term duration, the FWHA shall retroactively exempt the family from the minimum rent requirement.

Appeals: The family may use the grievance procedure to appeal FWHA's determination regarding the hardship. No escrow deposit will be required to access the grievance procedure.

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:
- 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)
- 95th 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. Rent re-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)
Any income change if rent is determined using the formula method.

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)
Public Housing operating costs

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)

(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

[24 CFR Part 903.7 9 (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.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		

Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

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)
- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (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 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office 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 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office 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

[24 CFR Part 903.7 9 (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)4 B

-or-

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

(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)4C
- 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 here)

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 HOPE VI 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 HOPE VI 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 HOPE VI 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 HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Butler Place/Addition

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

Ripley Arnold & Ripley Arnold Addition

An application for disposition has been approved by HUD . The property has been sold and the sale proceeds is being used to pay for construction of replacement units in mixed financed developments.

- 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:

Ripley Arnold & Ripley Arnold Addition

Replacement units will be constructed in mixed-income, mixed-finance developments that will include public housing, tax credit and market rate units.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (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.)

Demolition/Disposition Activity Description
--

1a. Development name: Ripley Arnold Place/Addition
1b. Development (project) number: TX004-001 / TX004-004A
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (03/03/01)
5. Number of units affected: 268
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 07/01/2000 b. Projected end date of activity: 04/31/2004

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

[24 CFR Part 903.7 9 (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; PHAs 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.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	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 <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
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 903.7 9 (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.

* * * * *

FWHA has completed and submitted to HUD the initial assessment for the Voluntary Conversion of Developments from Public Housing Stock as required in the FR June 22, 2001, Final Rule. The Voluntary Conversion Assessment Certification is included in “L” of the Supporting Documents.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> 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)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> 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)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> 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

[24 CFR Part 903.7 9 (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 HOPE I 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 HOPE I 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.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/>	HOPE I
<input type="checkbox"/>	5(h)
<input type="checkbox"/>	Turnkey III
<input type="checkbox"/>	Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	
<input type="checkbox"/>	Approved; included in the PHA’s Homeownership Plan/Program
<input type="checkbox"/>	Submitted, pending approval
<input type="checkbox"/>	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

[24 CFR Part 903.7 9 (l)]

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 supportive 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 homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

If no, list 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 903.7 9 (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 areas 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 levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used 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 anticrime/anti drug programs
- Other (describe below)

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

Butler Place/Butler Addition

J.A. Cavile Place

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

1. List the crime prevention activities the PHA has undertaken or plans 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)

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

Butler Place/Butler Addition

J.A. Cavile Place

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases

- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

Butler Place/Butler Addition
J.A. Cavile Place

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 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 FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: D)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (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

[24 CFR Part 903.7 9 (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 **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (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 (File name) 6
 - Provided below:

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)
FWHA developed a comprehensive list of public/resident comments and addressed each comment with a response.

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

1. Yes No: Does the PHA meet the exemption criteria provided 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 the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

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: City of Fort Worth, 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 the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

Certification of Consistency

D. Other Information Required by HUD

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

The Fort Worth Housing Authority defines substantial deviation as any change in its mission statement or goals and changes in its objectives that are inconsistent with achievement of the Agency's mission or goals.

Significant Amendment or Modification Definition

A significant amendment or modification to either the Five-Year Plan or Annual Plan is a change in policy, rules, regulations or other aspect of the plan that is inconsistent with the FWHA mission statement, goals or objectives.

Attachments

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

- Required HUD Attachments are located in TAB 4
- Supporting documents are located in TAB 7

PHA Plan Table Library

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

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

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
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)	
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	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work 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: PHAs 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 Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

FORT WORTH HOUSING AUTHORITY PUBLIC HOUSING DECONCENTRATION POLICY

It is the Fort Worth Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Fort Worth Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine what marketing strategies and deconcentration incentives are needed to implement the deconcentration policy.

DECONCENTRATION INCENTIVES

The Fort Worth Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

OFFER OF A UNIT

When the Fort Worth Housing Authority discovers that a unit will become available, we will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help meet the deconcentration goal and/or the income targeting goal.

The Fort Worth Housing Authority will contact the family first by telephone to make the unit offer. If the family cannot be reached by telephone, the family will be notified of a unit offer via first class mail. The family will be given five (5) business days from the date the letter is mailed to contact the Fort Worth Housing Authority regarding the offer.

The family will be offered the opportunity to view the unit. After the opportunity to view the unit, the family will have two (2) business days to accept or reject the unit. This verbal offer and the family's decision must be documented in the tenant file. If the

family rejects the offer of the unit, the Fort Worth Housing Authority will send the family a letter documenting the offer and the rejection.

REJECTION OF UNIT

If in making the offer to the family the Fort Worth Housing Authority skipped over other families on the waiting list in order to meet their deconcentration goal and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the Fort Worth Housing Authority did not skip over other families on the waiting list to reach this family, did not offer any other deconcentration incentive, and the family rejects the unit without good cause, the family will forfeit their application's date and time. The family will keep their preferences, but the date and time of application will be changed to the date and time the unit was rejected.

If the family rejects with good cause any unit offered, they will not lose their place on the waiting list. Good cause includes reasons related to health, proximity to work, school, and childcare (for those working or going to school). The family will be offered the right to an informal hearing of the decision to alter their application status.

ACCEPTANCE OF UNIT

The family will be required to sign a lease that will become effective no later than three (3) business days after the date of acceptance or the business day after the day the unit becomes available, whichever is later.

Prior to signing the lease the head of household and all other adult family members will be required to attend the Lease and Occupancy Orientation when they are initially accepted for occupancy. The family will not be housed if they have not attended the orientation. Applicants who provide prior notice of an inability to attend the orientation will be rescheduled. Failure of an applicant to attend the orientation, without good cause, may result in the cancellation of the occupancy process.

The applicant will be provided a copy of the lease, the grievance procedure, utility allowances, utility charges, the current schedule of routine maintenance charges, and a request for reasonable accommodation form. These documents will be explained in detail. The applicant will sign a certification that they have received these documents and that they have reviewed them with the Housing Authority personnel. The certification will be filed in the tenant's file.

The signing of the lease and the review of financial information are to be privately handled. The head of household and all adult family members will be required to execute the lease prior to admission. One executed copy of the lease will be furnished to the head of household and the Fort Worth Housing Authority will retain the original executed

lease in the tenant's file. A copy of the grievance procedure will be attached to the resident's copy of the lease.

The family will pay a security deposit at the time of lease signing. The security deposit will be a set amount determined by the Housing Authority based on statistical data of move out repair costs.

In exceptional situations, the Fort Worth Housing Authority reserves the right to allow a new resident to pay their security deposit in up to three (3) installment payments. One third shall be paid in advance; one third with their second rent payment, and one-third with their third rent payment. This shall be at the sole discretion of the Housing Authority.

Annual Statement/Performance and Evaluation Report

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

PHA Name: Fort Worth Housing Authority	Grant Type and Number	
	Capital Fund Grant No.:	TX21P00450202
	Replacement Housing Factor Grant No.:	

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 Co Obligated
		Original	Revised	
1	Total Non-CGP Funds			
2	1406 Operations (May not exceed 20% of line 20)	500,827		
3	1408 Management Improvements	265,445		
4	1410 Administration	165,645		
5	1411 Audit	0		
6	1415 Liquidated Damages	0		
7	1430 Fees and Costs	113,719		
8	1440 Site Acquisition	0		
9	1450 Site Improvements	60,000		
10	1460 Dwelling Structures	1,187,000		
11	1465.1 Dwelling Equipment-Nonexpendable	21,500		
12	1470 Nondwelling Structures	15,000		
13	1475 Nondwelling Equipment	105,000		
14	1485 Demolition	0		
15	1490 Replacement Reserve	0		
16	1492 Moving to Work Demonstration	0		

17	1495.1 Relocation Cost	0		
18	1499 Development Activities	70,000		
19	1502 Contingency (may not exceed 8% of line 20)	0		
20	Amount of Annual Grant (Sum of lines 2 - 20)	2,504,136		
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			

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Program Administrator and Date

X _____

X _____

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

PHA Name: Fort Worth Housing Authority			Grant Type and Number		
			Capital Fund Grant No.: TX21P00450201		
			Replacement Housing Factor Grant No.:		
Development Number/Name HA-Wide Activities Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost	Revised (1)	Funds Obligated (2)
TX4-1Ripley Arnold Apts.	A. Repair Interiors	1460	40,000.00		
	B. Repair Exteriors	1460	30,000.00		
	C. Repair or Replace Combustion Air Grills	1460	10,000.00		
	D. Window Repairs	1460	15,000.00		

	E. Electrical Repairs	1460	15,000.00
	F. Replace Kitchen Cabinets	1460	10,000.00
	G. Inspect, Test, Repair Gas Lines	1450	7,500.00
	H. PHAS Repairs	1460	5,000.00
TX4-2 Butler Place Apts.	A. Bathroom Renovations	1460	40,000.00
	B. Repaint Interiors	1460	37,500.00
	C. PHAS Repairs	1460	9,000.00
	D. Inspect, Test, Repair Gas Lines	1450	7,500.00
	E. Repair or Replace Combustion Air Grills	1460	10,000.00
Scattered Sites	F. Appliance Replacement	1465.1	7,000.00
	G. Interior Repairs	1460	8,000.00
	H. Exterior Repairs	1450	8,000.00
TX4-3 Cavile Place Apts.	A. Repair Interiors	1460	120,000.00
	B. Renovate Bathrooms	1460	110,000.00
	C. PHAS Repairs	1460	10,000.00
	D. Inspect, Test, Repair Gas Lines	1450	3,000.00
	E. Repair or Replace Combustion Air Grills	1450	5,000.00
TX4-4B Butler Place Addition Apts.	A. Repair Interiors	1460	50,000.00
	B. Renovate Bathrooms	1460	50,000.00
	C. PHA's Repairs	1460	20,000.00
	D. Interior Painting	1460	60,000.00
	C. Repair or Replace Combustion Air Grills	1460	25,000.00
	F. Inspect, Test, Repair Gas Lines	1450	7,500.00
Scattered Sites	G. Carpet Replacement	1460	3,000.00

H. Appliance Replacement	1465.1	1,500.00
I. Interior Repairs	1460	2,500.00
J. Exterior Repairs	1450	1,000.00
k. Repair Laundry	1470	5,000.00

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

PHA Name: Fort Worth Housing Authority			Grant Type and Number		
			Capital Fund Grant No.: TX21P00450201		
			Replacement Housing Factor Grant No.:		
Development Number/Name HA-Wide Activities Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost	Revised (1)	Funds Obligated (2)
TX4-5 Hunter Plaza Apts.	A. Renovate Kitchens	1460	107,000.00		
	B. Repair Exterior	1460	120,000.00		
	C. Replace 11 Boilers and Motors	1460	25,000.00		
	D. Repair Plumbing	1460	90,000.00		
	E. Replace Ranges	1460	50,000.00		
	F. Repair Electrical	1460	10,000.00		

TX4-6 Fair Oaks Apts.	A. Renovate Bathrooms & Kitchens	1460	20,000.00
	B. Interior Paint	1460	25,000.00
	C. Replace Hallway Carpet	1460	30,000.00
	D. Install Door Hold Opens	1460	2,500.00
TX4-12 Fair Park Apts.	A. Install Additional Playground Equip.	1450	8,000.00
	B. Refinish Kitchen Cabinets	1460	10,000.00
	C. Complete Fence	1450	5,000.00
	D. Replace Appliances	1465.1	5,000.00
	E. Paint Interior	1460	2,000.00
TX4-16 Scattered Sites	A. Carpet Replacement	1460	7,500.00
	B. Appliance Replacement	1465.1	3,000.00
	C. Interior Repairs	1460	8,000.00
	D. Exterior Repairs	1450	7,500.00
PHA-Wide Activities Physical Improvements	A. Development	1499	40,000.00
	B. Purchase Vehicles	1475	50,000.00
	C. Purchase Computer Equipment	1475	50,000.00
	D. Purchase Appliances	1465.1	5,000.00
	E. Purchase Maintenance Equipment	1475	5,000.00
	F. Renovations to Non-Dwelling Bldg.	1470	10,000.00
PHA-Wide Activities Management Improvements	A. Resident Services Dept. Salaries	1408	217,445.00
	B. Resident Services Training	1408	3,000.00
	C. Modernization Training	1408	5,000.00

	D. Admin. Building Security	1408	40,000.00
	E. Home Ownership Assistance	1499	30,000.00
	F. Operations	1406	500,827.00
PHA-Wide Activities	A. Admin. Staff Salaries Benefits	1410	165,645.00
Administration Costs	(Subject To 10% Limitation)		
	B. A&E Dept. Salaries & Benefits	1430	113,719.00
	(Excluded from 10% Limitation)		

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: PHAs 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
TX4-1	Ripley Arnold	7	2.5%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Replace Bathroom Valve Stops		37,800	2003
B. Install Curb Cut at Office with Ramp		1,500	2003
C. Install Concrete Paths for Carts		20,000	2003
D. Replace Hose Bibs		7,500	2003
E. Resurface Baseball Field		10,000	2004
F. Install New Cleanouts		50,000	2004
G. Perimeter Fence		250,000	2005
H. Replace All Gas Lines		300,000	2005
I. Install Weatherstripping		60,000	2006
J. Replace Tube Waste, Overflow and Shoe		50,000	2006
K. Install Bathroom Exhaust Fan		2,000	2006
L. Office Carpet		5,000	2006
Total estimated cost over next 5 years		\$793,800.0	

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: PHAs 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
TX4-2	Butler Place Apartments	5	2%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Replace Meter Room Doors		2,000	2003
B. Install Double Cleanouts		44,500	2003
C. Replace Gas Lines		300,000	2003
D. Pressure Wash Buildings		9,000	2004
E. Install Bathroom Heaters		27,000	2004
F. Install Gable Roofs over Flat Roofs		190,000	2005
G. Replace Hot Water Heaters		45,000	2006
H. Replace Tub Overflows and Shower Valves		40,000	2006
I. Replace 50% Kitchen Cabinets		90,000	2006
Total estimated cost over next 5 years		\$747,500.0	

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: PHAs 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
TX4-3	Cavile Place Apartments	11	4%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
Planned Start Date (HA Fiscal Year)			
A. Replace All Exterior Hose Bibs			7,500
B. Purchase Management Golf Cart			8,000
C. Replace Garage Door at Maintenance Shop			1,000
D. Roofing Replacement			240,000
E. Parking Lot Replacement			175,000
F. Replace Tub Overflows, Shower Valves and Shoe			60,000
G. Replace Kitchen Cabinets			100,000
H. Repair Exterior Brick			90,000
I. Weatherstrip Exterior Doors			30,000
J. Replace Washer Boxes			45,000
Total estimated cost over next 5 years			\$756,500.0
			0

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: PHAs 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
TX4-4B	Butler Place Addition Apartments	5	2%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Replace Maintenance Shop Overhead Door		1,000	2003
B. Install HVAC System in Shop		3,500	2003
C. Install Back Doors & Sidewalks		50,000	2003
D. Install Computer/Printer in Shop		2,000	2003
E. Replace Meter Room Doors Hardware		2,000	2003
F. Resurface Bathtubs		10,000	2004
G. Remove Porch Grilles		35,000	2004
H. Replace Cove Base in All Units		100,000	2004
I. Pressure Wash Buildings		25,000	2004
J. Replace Shop Gate and Fence		3,000	2004
K. Replace All Unit Roofing		245,000	2005
L. Replace Appliances		185,000	2005
M. Replace Interior Plumbing		50,000	2006
N. Replace Weatherstripping		60,000	2006
O. Install Exterior Cleanouts		24000	2006
Total estimated cost over next 5 years		\$795,500.00	

HUD 50075

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

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: PHAs 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	
TX4-5	Hunter Plaza Apartments	10	4%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Additional Restrooms in Community Room			20,000	2003
B. Landscape Garden Area			10,000	2004
C. Appliance Replacement			100,000	2005
D. Enlarge Laundry Rooms			25,000	2006
E. Replace Cooktops			100,000	2006
F. Recarpet Units			75,000	2006
G. Renovate First Floor Office Space			30,000	2006
H. Renovate 11 th Floor			200,000	2006
Total estimated cost over next 5 years			\$560,000.00	

HUD 50075

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

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: PHAs 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	
TX4-6	Fair Oaks Apartments	1	1%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Build Boiler Enclosures			1,000	2003
B. Replace Window Stool in All Apartments			8,000	2003
C. Renovate Elevators			15,000	2003
D. Paint Common Areas			15,000	2004
E. Replace Kitchen & Bath Floors			50,000	2004
F. Replace Roofing			60,000	2005
G. Appliance Replacement			40,000	2005
H. Install Hold Opens On Fire Doors			5,000	2006
I. Repair Exhaust System			5,000	2006
J. Paint Occupied Units			20,000	2006
Total estimated cost over next 5 years			\$219,000.0 0	

HUD 50075

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

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: PHAs 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	
TX4-12	Fair Park Apartments	1	2%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Replace Porch Lights			4,800	2003
B. Replace Valve Stops			1,200	2003
C. Replace Tub Tile			12,000	2003
D. Replace Kitchen Cabinets and Countertops			20,000	2004
E. Clean and Replace All Drains			15,000	2004
F. Roofing/Decking Replacement			125,000	2005
G. Appliance Replacement			60,000	2005
H. Replace Tub/Shower Valves and Overflow			15,000	2006
I. Paint Occupied Unit			5,000	2006
J. Install Access Panels			9,600	2006
K. Renovate Boiler			5,000	2006
L. Replace 2 Boilers			4,000	2006

Total estimated cost over next 5 years	\$276,600.0 0	
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HUD 50075

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

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: PHAs 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
TX4-16	Scattered Sites	0	0%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Carpet Replacement		20,000	2003
B. Appliance Replacement		15,000	2003
C. Interior Repairs		25,000	2003
D. Exterior Repairs		10,000	2003
E. Carpet Replacement		20,000	2004
F. Appliance Replacement		15,000	2004
G. Interior Repairs		25,000	2004
H. Exterior Repairs		10,000	2004
I. Carpet Replacement		20,000	2005
J. Appliance Replacement		15,000	2005
K. Interior Repairs		25,000	2005
L. Exterior Repairs		10,000	2005
M. Carpet Replacement		20,000	2006
N. Appliance Replacement		15,000	2006
O. Interior Repairs		25,000	2006
P. Exterior Repairs		10,000	2006
Total estimated cost over next 5 years		\$280,000.0	

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: PHAs 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
PHA-Wide	Physical Improvements		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Purchase Maintenance Equipment		10,000	2003
B. Purchase Vehicles		50,000	2003
C. Purchase Maintenance Equipment		10,000	2004
D. Purchase Vehicles		50,000	2004
E. Purchase Maintenance Equipment		10,000	2005
F. Purchase Vehicles		50,000	2005
G. Purchase Appliances		20,000	2006
H. Purchase Maintenance Equipment		10,000	2006
I. Purchase Vehicles		50,000	2006
J. Computer Upgrade		10,000	2006

Total estimated cost over next 5 years	\$270,000.00	

HUD 50075

OMB Approval No: 2577-0226

Expires: 03/31/2002

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: PHAs 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
PHA-Wide	Management Improvements		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Resident Services Department Salaries		211,323	2003
B. Resident Services Training		3,000	2003
C. Modernization Training		5,000	2003
D. Administrative Building Security		40,000	2003
E. Resident Services Department Salaries		221,889	2004
F. Resident Services Training		3,000	2004
G. Modernization Training		5,000	2004
H. Administrative Building Security		40,000	2004
I. Resident Services Department Salaries		232,983	2005
J. Resident Services Training		3,000	2005
K. Modernization Training		5,000	2005
L. Administrative Building Security		40,000	2005
M. Computer Software		20,000	2006
N. Resident Services Department Salaries		244,000	2006
O. Resident Services Training		3,000	2006
P. Modernization Training		6,000	2006
Q. Administrative Building Security		50,000	2006

Total estimated cost over next 5 years	\$1,133,195. 00	

HUD 50075

OMB Approval No: 2577-0226

Expires: 03/31/2002

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: PHAs 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
PHA-Wide	Administration Cost		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
R. Administrative Staff Salaries		165,645	2003
S. A & E Department Salaries		113,085	2003
T. Administrative Staff Salaries		172,270	2004
U. A & E Department Salaries		117,068	2004
V. Administrative Staff Salaries		179,161	2005
W. A & E Department Salaries		122,312	2005
X. Administrative Staff Salaries		186,328	2006
Y. A & E Department Salaries		127,205	2006
Total estimated cost over next 5 years		\$1,183,074	

HUD 50075

OMB Approval No: 2577-0226

Expires: 03/31/2002

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)
TX4-1 Ringley Arnold	03/30/2004	09/30/2005
TX4-2 Butler Place	03/30/2004	09/30/2005
TX4-3 Cavile Place	03/30/2004	09/30/2005
TX4-4B Butler Place/ Addition	03/30/2004	09/30/2005
TX4-5 Hunter Plaza	03/30/2004	09/30/2005
TX4-6 Fair Oaks	03/30/2004	09/30/2005
TX4-12 Fair Park	03/30/2004	09/30/2005
TX4-16 Scattered Sites	03/30/2004	09/30/2005
PHA-Wide Physical Improvements	03/30/2004	09/30/2005
PHA-Wide Management Improvements	03/30/2004	09/30/2005
PHA-Wide Administrative Costs	03/30/2004	09/30/2005

Annual Statement/Performance and Evaluation Report

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

PHA Name: Fort Worth Housing Authority	Grant Type and Number Capital Fund Grant No.: TX21P00450201 Replacement Housing Factor Grant No.:	Federal FY of Grant: 2001
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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-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	500,000			
3	1408 Management Improvements	239,676			
4	1410 Administration	292,516			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvements	170,000			
10	1460 Dwelling Structures	783,000			
11	1465.1 Dwelling Equipment-Nonexpendable	80,000			
12	1470 Nondwelling Structures	266,000			
13	1475 Nondwelling Equipment	60,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Cost	0			
18	1499 Development Activities	112,944			

19	1502 Contingency (may not exceed 8% of line 20)	0		
20	Amount of Annual Grant (Sum of lines 2 - 20)	2,504,136		
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			

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Program Administrator and Date

X

X

Planning & Development

04/24/2001

2001cfp4.wk4

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Fort Worth Housing Authority

Grant Type and Number

Federal FY of Grant:

2001

Capital Fund Grant No.: TX21P00450201

Replacement Housing Factor Grant No.:

Development Number/Name HA-Wide Activities Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost	Revised (1)	Funds Obligated (2)	Funds Expended (2)	Status of Proposed Work (2)
TX4-1 Ripley Arnold Apts.	A. Dwelling Unit Plumbing Repairs	1460	10,000.00				
	B. Dwelling Unit Mechanical Repairs	1460	10,000.00				
	C. Dwelling Unit Exterior Renovations	1460	30,000.00				
	D. Misc. Site Work	1450	25,000.00				
	E. Management Office Renovations	1470	6,000.00				
TX4-2 Butler Place Apts.	A. Dwelling Unit Plumbing Repairs	1460	155,000.00				
	B. Dwelling Unit Exterior Repairs	1460	20,000.00				
	C. Misc. Site Work	1450	30,000.00				

TX4-3 Cavile Place Apts.	A. Dwelling Unit Plumbing Repairs	1460	140,000.00			
	B. Dwelling Unit Mechanical Repairs	1460	18,000.00			
	C. Dwelling Unit Interior Repairs	1460	60,000.00			
	D. Management Office Renovations	1470	5,000.00			
TX4-4B Butler Place Addition Apts.	A. Dwelling Unit Plumbing Repairs	1460	135,000.00			
	B. Dwelling Unit Exterior Repairs	1460	20,000.00			
	C. Misc. Site Work	1450	25,000.00			
TX4-5 Hunter Plaza Apts.	A. Dwelling Unit Plumbing Repairs	1460	60,000.00			
	B. Replace Elevators	1470	215,000.00			
	C. Misc. Site Improvements	1450	10,000.00			
	D. Appliance Replacement	1465.1	75,000.00			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Fort Worth Housing Authority	Grant Type and Number			Federal FY of Grant:		
	Capital Fund Grant No.: TX21P00450201			2001		
	Replacement Housing Factor Grant No.:					

Development Number/Name HA-Wide Activities Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost	Revised (1)	Funds Obligated (2)	Funds Expended (2)	Status of Proposed Work (2)
TX4-6 Fair Oaks Apts.	A. Electrical Repairs	1460	3,000.00				
	B. Dwelling Unit Exterior Repairs	1460	40,000.00				
	C. Dwelling Unit Interior Repairs	1460	7,000.00				

	D. Misc. Site Improvements	1450	15,000.00				
TX4-12 Fair Park Apts.	A. Misc. Site Work	1450	40,000.00				
	B. Site Plumbing Repairs	1450	5,000.00				
	C. Dwelling Unit Interior Repairs	1460	20,000.00				
TX4-16 Scattered Sites	A. Exterior Repairs	1460	20,000.00				
	B. Interior Repairs	1460	35,000.00				
	C. Appliance Replacement	1465.1	5,000.00				
	D. Site Improvements	1450	20,000.00				
PHA-Wide Activities Physical Improvements	A. Purchase Scattered Site Units	1499	82,944.00				
	B. Purchase Maintenance Equipment	1475	10,000.00				
	C. Purchase Vehicles	1475	50,000.00				
	D. Central Maint.-Interior Repairs	1470	40,000.00				
	E. Home Ownership Assistance	1499	30,000.00				
PHA-Wide Activities Management Improvements	A. Resident Services Dept. Salaries	1408	191,676.00				
	B. Resident Services Training	1408	3,000.00				
	C. Modernization Training	1408	5,000.00				
	D. Admin. Building Security	1408	40,000.00				
	E. Operations	1406	500,000.00				
PHA-Wide Activities Administration Costs	A. Admin. Staff Salaries Benefits (Subject To 10% Limitation)	1410	183,954.00				
	B. A&E Dept. Salaries & Benefits (Excluded from 10% Limitation)	1410	108,562.00				

Annual Statement/Performance and Evaluation Report

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

PHA Name: Fort Worth Housing Authority	Grant Type and Number	Federal FY of Grant:
	Capital Fund Grant No.: TX21P00450200	2000
	Replacement Housing Factor Grant 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 (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	465,300	465,300	465,300	465,300
3	1408 Management Improvements	280,125	282,975	2,850	2,850
4	1410 Administration	277,465	277,465	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvements	23,000	23,000	0	0
10	1460 Dwelling Structures	756,772	759,630	105,408	105,408
11	1465.1 Dwelling Equipment-Nonexpendable	9,000	9,000	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	10,000	10,000	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Cost	0	0	0	0
18	1499 Mod Used for Development	632,268	626,560	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant (Sum of lines 2 - 19)	2,453,930	2,453,930	573,558	573,558
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				
23	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director and Date

X

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total		Total Actual Cost		Status of Proposed
			Estimated Cost		Funds Obligated (2)	Funds Expended (2)	
			Original	Revised (1)			
TX4-1 Ripley Arnold	A. Weatherstripping B. Cabinet Replacement (50%) C. Repaint 63 of Occupied Units D. Install Computer/Printer In Maintenance Shop	1460 1460 1460 1460	0 0 31,250 2,000	0 0 31,250 2,000			Moved to 2002 Moved to 2002
TX4-2 Butler Place	A. Replace Weatherstripping B. Replace 50% of Kitchen Cabinets and Countertops C. Repair Pole Lights D. Repaint 62 of Occupied Units E. Install HVAC	1460 1460 1450 1460 1460	25,000 89,000 5,000 31,250 27,672	25,000 89,000 5,000 31,250 27,672	27672	27672	Complete
TX4-3 Cavile Place	A. Replace Kitchen Cabinets (50%) B. Replace Maintenance Driveway C. Repaint 50 Occupied Apartments D. Replace All Exterior Dryer Vents E. Weatherstrip Exterior Doors F. Install HVAC	1460 1450 1460 1460 1460 1460	141,899 3,000 25,000 0 30,000 38,500	141,899 3,000 25,000 0 30,000 38,500	38,500	38,500	Delete Complete
TX4-4B Butler Place Addition	A. Replace Bathroom Floors (100%) B. Replace Weatherstripping C. Replace All Exterior Dryer Vents D. Replace 50% of Kitchen Counter- tops and Cabinets E. Install HVAC	1460 1460 1460 1460 1460	20,000 60,000 0 81,900 36,378	20,000 60,000 0 81,900 36,378	36,378	36,378	Delete Complete
TX4-5 Hunter Plaza	A. Paint Stairwell Interiors B. Install Wainscot On All Common Area Hall Walls C. Repair Freight Elevator	1460 1460 1460	13,000 5,000 0	13,000 5,000 2,858	2858	2858	Obligated

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
TX4-6 Fair Oaks	A. Paint Exterior Stairs/Trim	1460	12,000	12,000	2,850	2,850	Complete
	B. Paint Common Areas	1460	5,000	5,000			
	C. Repair Exhaust System	1460	2,823	2,823			
	D. Test Air Quality	1408	0	2,850			
	E. Install New Pitched Roof Over 1st Floor Units	1460	12,000	12,000			
TX4-12 Fair Park	A. Replace Tub/Shower Valves And Waste Overflows	1460	15,000	15,000			
	B. Paint 5 Occupied Units	1460	2,500	2,500			
	C. Install Bathroom Access Panels	1460	9,600	9,600			
	D. Renovate Hydronic Boiler	1460	5,000	5,000			
	E. Replace 2 Boilers	1465.1	4,000	4,000			
TX4-16 Butler Replace- Ment Units Scattered Sites	A. Repaint Exteriors	1460	10,000	10,000			
	B. Install New Fences	1450	15,000	15,000			
	C. Recarpet	1460	25,000	25,000			
	D. Appliance Replacement 1. Stoves 2. Refrigerators 3. Dishwashers 4. Hot Water Heaters	1465.1	5,000	5,000			
PHA- Wide Activities	A. Development: Purchase 6 Additional Butler Replacement Housing Units	1499	632,268	626,560		140,222	

Physical Improve- ments	B. Contingency (8%)	1502	0	0			
	C. Purchase Maint. Equipment	1475	10,000	10,000			
	D. Operations	1406	465,300	465,300	465,300	465,300	Obligated

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed
			Original	Revised (1)	Funds	Funds	
					Obligated (2)	Expended (2)	
PHA- Wide Activities Manage- ment Improve- ments PHA- Wide Activities Manage- ment Improve- ments (con't)	A. Salaries & Benefits of Resident Services Department: 1. Resident Services Administrator (50%) 2. Resident Services Admin. Assistant (50%) 3. Grant Writer (100%) 4. Fund Developer (100%)	1408	233,125	233,125			
	5. MIS Manager (40%) 6. Homeownership Coordinator (100%) 7. PHAS Quality Control (100%)						
	B. Resident Services/FSS Training and Travel.	1408	2,000	2,000			
	C. Modernization Training and Travel.	1408	5,000	5,000			
	D. Admin. Building Security	1408	40,000	40,000			
	A. Salaries & Benefits Of Planning	1410	174,073	174,073			

Wide Activities Administration Costs	& Development Administration: (Subject to 10% limitation)					
	1. P&D Director (100%) 2. Admin. Assistant (100%) 3. Admin. Svcs. Director (10%) 4. Senior Accountant (50%) 5. Purchasing/Materials Mgr. (10%)					
	B. Salary & Benefits of A&E Department: (Excluded from 10% limitation)	1410	103,392	103,392		
	1. Staff Architect 2. Field Inspector					

Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP)

Part I: Summary

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

OMB

HA Name FORT WORTH HOUSING AUTHORITY	(TIN) 756001818	Comprehe TX21P004
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number_4__ Performance and Evaluation Report for Program Year Ending ____
Final Performance and Evaluation Report

Line No.		Total Estimated Cost	
		Original	Revised (1)
1	Total Non-CGP Funds		
2	1406 Operations (May not exceed 10% of line 19)	214,000.00	214,000.00
3	1408 Management Improvements	290,125.00	239,930.73
4	1410 Administration	277,465.00	277,465.00
5	1411 Audit	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00
7	1430 Fees and Costs	0.00	0.00
8	1440 Site Acquisition	0.00	0.00
9	1450 Site Improvements	79,552.95	78,466.91
10	1460 Dwelling Structures	538,963.00	692,652.49
11	1465.1 Dwelling Equipment-Nonexpendable	80,000.00	74,859.75

12	1470	Nondwelling Structures	0.00	0.00
13	1475	Nondwelling Equipment	52,646.00	113,524.50
14	1485	Demolition	0.00	0.00
15	1490	Replacement Reserve	0.00	0.00
16	1495.1	Relocation Cost	0.00	0.00
17	1498	Mod Used for Development	616,910.05	458,762.62
18	1502	Contingency (may not exceed 8% of line 19)	0.00	0.00
19	Amount of Annual Grant (Sum of lines 2 - 18)		2,149,662.00	2,149,662.00
20	Amount of line 19 Related to LBP Activities			
21	Amount of line 19 Related to Section 504 Compliance			
22	Amount of line 19 Related to Security			
23	Amount of line 19 Related to Energy Conservation Measures			

Signature of Executive Director and Date

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Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP)

Part II: Supporting Pages

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

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
TX4-1 Ripley Arnold	A. Remove and Replace 25% of Kitchen Cabinets and Countertops.	1460	67	0	0			Moved to 2002
	B. Pressure Test/Inspect Gas Piping and Gas Venting.	1460	268	0	7,695.39	7,695.39		Moved to 2002 Emergency Gas Obligated
	C. Replace Dryer Vents	1460	268	0	0			Moved to 2002

D. Replace Missing Roof Vents	1460	200	0	0			Moved to 2002
E. Inspect Repair Electrical Wiring Under Building.	1460	268	35,000	7,643.94	7,643.94	2,066.08	Obligated
F. Replace Bathroom Floors.	1460	268	80,000	47,410	47,410		Obligated
G. Misc. Electrical-Inspect For Faulty Wiring in Crawl Spaces and In Primary/Secondary Distribution Systems and Perform Repairs (Moved From 1998 CGP)	1450		12,254	4,133.94	4133.94	4133.94	Obligated
H. Paint Interiors	1460		0	8,782	8,782		Obligated
I. Stripe Parking	1450		0	2,644	2,644		Obligated

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Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
TX4-2	A. Replace Dryer Vents.	1460	178	0	0			Moved to 2002
Butler Place	B. Pressure Test/Inspect Gas Lines Under Buildings.	1460	178	0	550	550		Moved to 2002 Emergency Gas Obligated

C. Inspect/Repair All Electrical Under Buildings.	1460	178	0	0				Moved to 2002
D. Replace Bathroom Floors.	1460	178	53,400	33,820		33,820		Obligated
E. Misc. Electrical-Inspect For Faulty Wiring in Crawl Spaces and In Primary/Secondary Distribution Systems and Perform Repairs (Moved From 1998 CGP)	1450	178	0	0				Moved to 2002
F. Seal, Stripe Parking Area (COMPLETED FROM 1998 CGP WORK ITEM)	1450		0	25,897.02		25,897.02	25,897.02	Completed
G. Recarpet (Scattered Site)	1460		0	2462.02		2462.02	865.51	Obligated
H. Building Exterior	1450		0	9,325.00		9,325.00	9,325.00	Obligated
I. Painter Interior	1460		0	4,811.94		4,811.94	3,433.70	Obligated

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Comprehensive Grant Program (CGP)

Part II: Supporting Pages

U.S. Department of Housing

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Office of Public and Indian Housing

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	

TX4-3 Cavile Place	A. Inspect Draft Test Gas Vents Inside Apartments.	1460	300	0	2,565.15	2,565.15		Moved to 2002 Emergency Gas Obligated
	B. Replace Bathroom Floors.	1460	300	90,000	57,000	57,000.00		Obligated
	C. Regrade Poor Drainage Areas and Resod Where Necessary.	1450		10,000	650	650		Obligated
	D. Emergency Roof Replacement	1460		1,400	1,400	1,400.00	1,400.00	Complete
	E. Emergency Voltage	1460		0	2542.41	2542.41	2542.41	Complete
	F. Paint Interiors (Moved from 5-Year Plan)	1460		0	8,998	8,998	8,242	Obligated
	G. Remove/Replace 50% of all Kitchen Cabinets and Countertops	1460	150	0	135,600	135,600		Obligated

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Comprehensive Grant Program (CGP)

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U.S. Department of Housing

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
TX4-4B Butler Place Addition	A. Remove/Replace 100% Of All Kitchen Cabinets and Countertops.	1460	234	90,000	208,359	208,359		Obligated
	B. Inspect, Test and Pressure Check Gas Lines and Venting Systems In Apartments.	1460	234	0	650	650		Moved to 2002 Emergency Gas Obligated
	C. Inspect/Repair All Electrical Wiring Under Building.	1460	234	25,000	1,815.81	1,815.81		
	D. Replace 150 Missing Roof Vents.	1460	150	0	0			Moved to 2002
	E. Washer Boxes.	1460	234	50,000	0			Moved to 2000
	F. Misc. Plumbing-Pressure Test, Inspect and Perform Emergency Repairs.	1450	234	10,000	0			
	G. Paint Interior (Moved from 5-Year Plan)	1460			6,301.06	6,301.06	4,496.30	Obligated
	H. Replace Bathroom Floors (Moved from 5-Year Plan)	1460	234		44,460	44,460		Obligated

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Comprehensive Grant Program (CGP)

Part II: Supporting Pages

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

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
TX4-5 Hunter Plaza	A. Replace 20% of Ranges With Free Standing Units.	1465.1	50	75,000	67,821.15	67,821.15	67,821.15	Obligated
	B. Replace Valves	1460			3,050	3,050	3,050	Complete
	C. Caulk Clean Exterior (Completed from 1998 CGP Work Item)	1460			8028.73	8028.73	6528.73	Complete

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Annual Statement / Performance and Evaluation Report**Comprehensive Grant Program (CGP)****Part II: Supporting Pages**

U.S. Department of Housing

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
TX4-6	A. Re-route Sewer Main.	1450	1	10,000	11,150	11,150	11,150	Complete
	B. Install Concrete Pad For Trash Dumpster.	1450	1	2,298.95	2,298.95	2,298.95	2,298.95	Complete
	C. Wire For Cable TV.	1460	76	0	0			Moved to 2002
	D. Replace Lobby Furniture.	1475	3	1,500				Moved to 2000
	E. Exterior Site Improvements 1. Exterior Lights 2. Trim Trees 3. Land Scaping (Moved from 1998 CGP)	1450	4	3,000				Moved to 2000
	F. Repair, Seal and Repaint Exterior Stucco (Moved From 1998 CGP)	1460	42,784	54,763	68,000	68,000	0	Obligated
	G. Install VCT Flooring	1460		15,000	14,681.04	14681.04	14681.04	Complete
	H. Paint Interior (Move from 5-Year Plan)	1460			1,276	1,276	1,160	Obligated

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Comprehensive Grant Program (CGP)

Part II: Supporting Pages

U.S. Department of Housing

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Office of Public and Indian Housing

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
TX4-12 Fair Park	A. Replace All Bathroom Floors.	1460	48	14,400	14,400	14,400	116.06	Obligated
	B. Complete Fence on Southside of Property. Install Card Reader System on Entrance Gate. (Moved From 1998 CGP)	1450	500 ft.	0	0			Moved to 2002
	C. Paint Interiors (Moved from 5-Year Plan)	1450		0	1,300	1,300		Obligated

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Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP)

Part II: Supporting Pages

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

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
TX4-16 Butler Replace- ment Units and Scattered Sited	A. Repaint Exteriors.	1460	10	10,000	0			Moved to 2000
	B. Install New Fences.	1450	15	15,000	0			Moved to 2000
	C. Recarpet.	1460	15	20,000	350	350	350	Obligated
	D. Appliance Replacement. 1. Stoves 2. Refrigerators 3. Dishwashers 4. Hot Water Heaters	1465.1		5,000	7,038.60	7,038.60	7,038.60	Obligated

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Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP)

Part II: Supporting Pages

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

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-Wide Activities	A. Development: Purchase 6 Additional Butler Replacement Housing Units.	1498	6	616,910.05	458,762.62	458,762.62	458,762.62	Obligated
Physical Improvements	B. Contingency (8%)	1502	1	0	0			Deleted
	C. Replace Maintenance Vehicles. 1. Two Pickup Trucks 2. Two Maintenance Carts	1475	4	47,860	47,860	47,860	47,860	Complete
	D. Purchase Maint. Equipment.	1475	1	3,286	3,991	3,991	3,991	Complete

	1. Plumbing Equipment 2. Radios 3. Leak Locator 4. Cathodic Locator 5. Airless Spray Rig 6. Storage Boxes 7. Vise 8. Hole Saw Kit							
E. Exterior Security Lighting Improvements at All Sights. (Moved From 1998 CGP)		1450	20	1,000	1,000	1,000	1,000	Complete
F. PHAs Repairs		1450		16,000	20,068	20,068		

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Annual Statement / Performance and Evaluation Report

Comprehensive Grant Program (CGP)

Part II: Supporting Pages

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

OM

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-Wide Management Improve-	A. Salaries & Benefits of Resident Services Department: 1. Resident Services Administrator (50%) 2. Resident Services Admin. Assistant (50%) 3. Grant Writer (100%)	1408	1	233,125	173,329	173,329	122,353.82	Obligated

ments	4. Fund Developer (100%) 5. MIS Manager (40%) 6. Homeownership Coordinator (100%) 7. PHAS Quality Control (100%)							
	B. Resident Services/FSS Training and Travel.	1408	1	2,000	2,000	2,000	1,517.49	Obligated
	C. Modernization Training and Travel.	1408	1	5,000	6,798.56	6,798.56	6,798.56	Obligated
	D. Admin. Building Security	1408	1	40,000	54,003.17	54,003.17	50,212.01	Obligated
	E. Energy Audit (Moved From 1997 CGP)	1408	1	10,000	3,800	3,800	0	Obligated
	F. Operations	1406	1	214,000	214,000	214,000	214,000	Complete
	G. Computer System	1475			61,673.50	61,673.50		Obligated

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Annual Statement / Performance and Evaluation Report

Comprehensive Grant Program (CGP)

Part II: Supporting Pages

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-Wide Activities	A. Salaries & Benefits Of Planning & Development Administration: (Subject to 10% limitation)	1410	1	174,073	174,073	174,073	143,192.82	Obligated

Administration Costs	1. P&D Director (100%) 2. Admin. Assistant (100%) 3. Admin. Svcs. Director (10%) 4. Senior Accountant (50%) 5. Purchasing/Materials Mgr. (10%) B. Salary & Benefits of A&E Department: (Excluded from 10% limitation) 1. Staff Architect 2. Field Inspector	1410	1	103,392	103,392	103,392	114,036.79	Obligated
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Annual Agency Plan
Fort Worth Housing Authority
PHA Fiscal Year 2003

(D) Section 8 Homeownership Program Capacity
Statement

The homeownership policy, Appendix G of the Fort Worth Housing Authority's Section 8 Administrative Plan that is located in TAB 7, includes the following statements:

"The applicant must establish a minimum equity in the home by providing a minimum of 1% of the sales price for a down payment from personal resources; and

"The down payment required on the home will be a minimum of 3% of the approved sales price (with 1% coming from personal resources.)"

The inclusion of this language in the FWHA's Homeownership Policy establishes the capacity of FWHA to administer an acceptable program under the requirements of the Section 8 Homeownership Program Final Regulations, dated September 12, 2000.

Annual Agency Plan
Fort Worth Housing Authority
PHA Fiscal Year 2003

(E) Pet Policy

It is the policy of the Fort Worth Housing Authority (FWHA) to permit public housing requirements to own one (1) common household pet, in accordance with 24CFR960.703 and the FWHA Pet Policy that is Addendum IV of the Admissions and Continued Policy TAB 7.

The FWHA Pet Policy includes but it not limited to, the following provisions:

1. The resident must maintain pets
 - a. Reasonably;
 - b. In accordance with applicable state and local public health, animal control, and anti-cruelty laws and regulations; and
 - c. In accordance with the policies established in the Agency Annual Plan as described in the supporting document-Pet Policy.
2. A refundable pet deposit to cover the operating cost has been established. The deposit will be maintained in an account required under applicable laws.

This policy does not apply to animals that are used to assist persons with disabilities. FWHA does not require resident animals to qualify for an exclusion in accordance with 24CFR Part 5, subpart c, and the established Agency Pet Policy procedures.

Annual Agency Plan
Fort Worth Housing Authority
PHA Fiscal year 2003

(F) Implementation of PHA Resident Community Service Requirements

The Fort Worth Housing Authority (FWHA) will implement, effective January 1, 2001, the Community Service Requirement as described in Section 12 (c) of the U.S. Housing Act of 1937. Under this new section, FWHA will require each adult resident of public housing to participate in eight (8) hours of community service and/or economic self-sufficiency activities per month, unless they meet criteria for an exemption.

The FWHA will follow the steps below in administering the community service requirement according to the revised Admissions and Continued Occupancy Policy-Annual Agency Plan supporting document TAB 7.

1. At Admission and during the annual recertification interview, public housing residents will be informed of the Community Service Requirements. During this process each resident shall receive an in-depth orientation of the HUD mandate.
2. Residents will be given a written notification with general information about what is necessary to fulfill this obligation.
3. Residents will be advised of the process to determine who may be exempted and the consequences of failure to comply with the community service requirements.
4. Residents will be given a list of agencies that have agreed to partner with FWHA to provide activities for the community service requirement.

When the Housing Authority determines that a family member has violated this law, management will inform in writing that FWHA will not renew their lease unless; 1) The resident enters a written agreement to cure such non compliance or, 2) The family provides written proof that the non compliant resident no longer resides in the unit.

All of the regulations pertaining to the Community Service Requirements have been incorporated into the Admissions and Continued Occupancy Policy and Dwelling Lease that were adopted by the Fort Worth Housing Authority's Board of Commissioners on October 19, 2000.

Annual Agency Plan
Fort Worth Housing Authority
PHA Fiscal year 2003

(G) Progress in Meeting the 5-Year Plan Mission and Goals

The 5-year plan is included in the PHA's Fiscal Year 2003 Agency Plan. Progress status statements has been added to the goals and objectives to provide a progress report to the current 5-year plan.

Annual Agency Plan
Fort Worth Housing Authority
PHA Fiscal year 2003

(H) Resident Membership of the PHA Governing Board

Name of Resident Member: Ms. Callie Pollard

Method of Solution: Appointment by city Mayor

Term of Appointment: 2 Years

Annual Agency Plan
Fort Worth Housing Authority
PHA Fiscal Year 2003

(I) Membership of the Resident Advisory Council Board

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Assisted Housing Members

Webb, Alicia
Allen, Barbara

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(J) Most Recent PHAS Score

The PHAS 2000 Advisory Score for the Fort Worth Housing Authority (FWHA) is 95. The PHAS summary report is attached.

Fort Worth Housing Authority
Voluntary Conversion Assessment
Certification

The Fort Worth Housing Authority certifies to the following as required under 24 CFR Part 972, Voluntary Conversion of Developments from Public Housing Stock, Final Rule:

- The Fort Worth Housing Authority has conducted the required initial assessment for each development, except for developments that are the subject of an application for disposition that has not been disapproved by HUD or developments that are designated for occupancy by the elderly and or persons with disabilities.

- The Housing Authority has reviewed each development's operation as public housing and considered the implications of converting the public housing to tenant-based assistance.

- Based on the review, the Housing Authority has concluded that conversion is likely to be inappropriate for two (2) developments and appropriate for one (1) development.

- The Housing Authority's initial assessment determined that the development is appropriate for conversion for the following reasons:

- (1) not more expensive than continuing to operate the development as public housing
- (2) benefits the residents of the public housing development to be converted and the community
- (3) does not adversely affect the availability of affordable housing in the community

- The Housing Authority will address Voluntary Conversion Initial Assessments in component 10(B) of the PHA Plan for FY 2002.

- The Housing Authority will retain documentation of the reasoning for the required initial assessment, include the supporting document in the PHA Plan and make such available for public inspection.

The Housing Authority understands that the assessment is non-binding and does not require a market study or detailed cost calculation. Irrespective of the results of the required initial assessment for particular developments, the Housing Authority retains the discretion to propose any particular development for voluntary conversion at a later time.

Certified By:

The Fort Worth Housing Authority

Barbara Holston, Executive Director

Date

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
J.A. Cavile Place	290	FWHA will continue strategies outlined in Deconcentration Policy as noted in the Agency Plan.	