

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 2004

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Waco

PHA Number: TX 010

PHA Fiscal Year Beginning: (mm/yyyy) 10/01/2003

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 Web site
- Other (list below)

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[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: Making Homes Happen for Families and to be the City of Waco's main provider of affordable housing choices.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
.
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:

- Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- Increase landlord participation in assisted housing program

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

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

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

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Five Year Plan

Goals

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

Goal One: Increase the affordable housing stock available to low-income persons in Waco – and to increase the landlord participation in the Waco and Hill County assisted housing programs. The goal is 5 – 7% per year for 5 years.

Objectives:

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

Goal One Update:

1. Marketing of Section 8 programs was initiated to increase the number of landlords participating in Section 8. Marketing was done in the spring and in the fall. The forms for marketing were our own newsletter, followed up on all initial new landlord calls with our landlord packet and at speaking engagements inviting interested parties to our annual landlords meeting. Our annual landlord meeting goes over changes in requirements, questions, legal issues and inspection codes as a way to analyze participation. Over 75 new

and previous landlords attended this training. In addition, they have the opportunity to speak with landlords already on the program and hear from them what they like about participating in the program. Our marketing has increased the number of landlords participating by 12 in Waco and 3 in Hill County.

2. We have entered into several Memorandums of Understanding agreements with community organizations involved in revitalizing neighborhoods in Waco. These included Habitat for Humanity, Rebuilding Together and Neighborhood Housing Services both for credit repair, homeownership training and down payment assistance. In addition, our FSS program enables participants to use escrow funds towards home ownership.
3. Began operating a Section 8 home ownership program in Waco that allowed for the use of HAP to aid in their mortgage assistance. Our YTD total for home ownership is 16 using the Section 8 rental assistance program. Total of 19 homeowners since program inception.
4. To maintain existing public housing stock the following tasks were done to maintain our units to a high quality standard. They include: GFI replacement, disbursement of energy efficient shower heads and faucet filtration systems given to us by EOAC, landscaping and the completion of HVAC units installed. In addition, we operate a cooperative agreement with local law enforcement that allows for a sub—station at each site. We also hire off-duty police personnel as our security to enable the flow of information. Occupancy rates for our public housing complexes has increased from 91% to 97% average for the past year. Average occupancy has risen from 97% to 98%

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

Objectives:

1. Market more heavily in sectors of our community not represented on our waiting list, such as communities where language may be a barrier, or to organizations serving the elderly or disabled, or through periodicals that reach rural adjacent counties where persons may be moving to Waco or Hill County. Marketing efforts will be performed quarterly and monitored & evaluated semi-annually.
2. Initiate opportunities for Waco Housing Authority and Hill County Housing Authority representatives to speak on the behalf of our programs at functions throughout the community. Initiate at least four speaking opportunities per year.

Goal Two Update:

1. Marketing was done for all Section 8 and Public Housing programs on our waiting lists for both Hill county and Waco. We advertised in the Thrifty Nickel, Tiempo, both local paper in Hill County and Waco. We posted flyers at government agencies and colleges in both Spanish and English in both counties to effectively let people know about our programs. This has proved especially effective as we receive referrals from these places of people who should be eligible for the programs. The number of persons on our Waiting Lists increased by 14% for Public Housing and 17% for Section 8 Programs. Section 8 waiting list was closed as we achieved 110% utilization funding.
2. The opportunities to speak were extensive. Representatives from both public housing and Section 8 spoke at Junior League, Providence Hospital's Networking program, Rotary club, Salvation Army, City of Waco representatives, Job training programs sponsored by Workforce Development and at all local colleges, TSTC, McLennan Community College, Hill Junior College at their community services day for students. This includes the local school district counselor's workshop at Region 12 where they are told about our program in the hopes of additional referrals. In addition, our Section 8 homeownership program representatives have spoken in at state and national conferences to give other agencies insight into starting their own programs.

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.

EXECUTIVE SUMMARY

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

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

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

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

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

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.

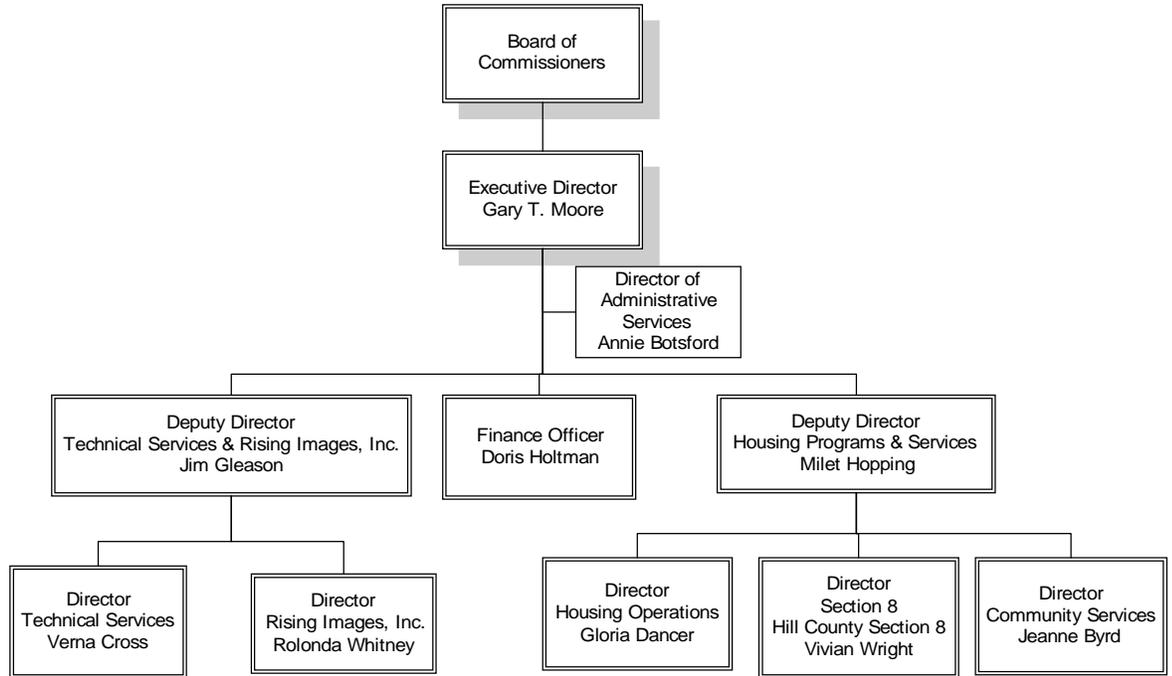
Required Attachments:

- Admissions Policy for Deconcentration (Contained within Admissions and Continued Occpancy Policy [ACOP])
- FY 2003 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart

The Housing Authority of the City of Waco



- FY 2000 Fund Program Final Report
- FY 2001 Capital Fund Performance and Evaluation Report
- FY 2002 CFP Performance and Evaluation Report
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - Admissions and Continued Occupancy Policy (ACOP) - file attached and submitted via Internet **tx010a01.pdf**
 - Section 8 Administrative Plan (Admin Plan) – file attached and submitted via Internet **tx010b01.pdf**

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 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies Submitted in file attachment tx010a01.pdf and tx010b01.pdf
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	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	eradication of pest infestation (including cockroach infestation)	
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input 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
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	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
	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
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	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 Administrative Plan	Annual Plan: Homeownership
X	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
X	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)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(list individually; use as many lines as necessary)	

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	9687	5	2	4	4	1	1
Income >30% but <=50% of AMI	3741	5	2	4	4	1	1
Income >50% but <80% of AMI	1496	5	1	4	4	1	1
Elderly	26,351	5	3	4	4	1	1
Families with Disabilities	40,554	5	4	5	5	1	1
White	38,008	5	2	4	4	1	1
Black	32,428	5	2	4	4	1	1
Hispanic	38,233	5	2	4	4	1	1
Asian, Indian	2,854	5	2	4	4	1	1

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: 2000
- 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			
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	1823		
Extremely low income <=30% AMI	1388	76%	
Very low income (>30% but <=50% AMI)	383	21%	
Low income (>50% but <80% AMI)	45	3%	
Families with children	1301	71.36%	
Elderly families	69	3.78%	
Families with Disabilities	144	7.89%	
White	487	28%	
Black	977	54%	
Hispanic	349	17%	
Other	10	0.33%	
Characteristics by Bedroom Size			

Housing Needs of Families on the Waiting List			
(Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 1 year			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" 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	392		
Extremely low income <=30% AMI	328	83.67%	
Very low income (>30% but <=50% AMI)	56	14.28%	
Low income (>50% but <80% AMI)	7	1.78%	
Families with children	217	55.37%	
Elderly families	14	3.57%	
Families with Disabilities	92	23.47%	
White	209	53.31%	
Black	88	22.44%	
Hispanic	3	.7653%	

Housing Needs of Families on the Waiting List			
Other	6	0.33%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR	236	60.05%	
3 BR	97	24.68%	
4 BR	49	12.46%	
5 BR	11	2.79%	
5+ BR			
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			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

- 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)

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	2,149,471	
b) Public Housing Capital Fund	1,541,717	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	8,109,126	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	32,692	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Family Self-Sufficiency Program	28,005	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP – 2002	943,100	Public Housing Capital Improvement
3. Public Housing Dwelling Rental Income	1,440,132	Public Housing Operating
Other Income	100,000	Public Housing Operating
Interest on Investments	22,168	Public Housing Operating
4. Other income (list below)		
4. Non-federal sources (list below)		
Excess Utility Receipts	150,000	
Total resources	14,516,411	

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)
Upon Application

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity

- Rental history
- Housekeeping
- Other (describe)

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

- b. Where may interested persons apply for admission to public housing?

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

- c. If the PHA 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?

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

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists

- At the development to which they would like to apply
- Other (list below)

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

In what circumstances will 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)

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.

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in 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)

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?

All covered developments are within Established Income Range (EIR)

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

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

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

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

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

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

B. Section 8

Exemptions: 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)
- 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)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
 - Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(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)

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.

1 Date and Time

Former Federal preferences

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

1 Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with 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)

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 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:

Refer to Admissions and Continued Occupancy Plan (ACOP)

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

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

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

	0 BDRM	1 BDRM	2 BDRM	3 BDRM	4 BDRM
Kate Ross		250.00	281.00	346.00	394.00
Estella Maxey	230.00	239.00	281.00	319.00	358.00
South Terrace		250.00	301.00	352.00	394.00

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

- For specified general occupancy developments
 - For certain parts of developments; e.g., the high-rise portion
 - For certain size units; e.g., larger bedroom sizes
 - Other (list below)
3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 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)
Only in the event of family composition change
Family Option

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

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
95th Percentile

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

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

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(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	888	45
Section 8 Vouchers	1670	500
Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)	na	na
Public Housing Drug Elimination Program (PHDEP)	na	na
Other Federal	na	na

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)
 - Admissions and Continued Occupancy Plan (ACOP)
 - Waco Housing Authority (WHA) Grievance Policy
 - Safety and Crime Prevention Plan
 - General Agency Contingency Plan
 - WHA Personnel Policy
 - WHA Safety Manual
 - Facility Use Policy
 - Pest control Policy
 - Maintenance Policy
 - Pet Policy
 - Elderly Pet Policy

- (2) Section 8 Management: (list below)
 - WHA Administrative Plan
 - WHA Grievance Policy
 - WHA Personnel Policy
 - WHA Safety Manual

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)

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)
Copies of CFP 2003 Annual Plan are attached to the end of this form along with P&E Reports for active grants.

(2) Optional 5-Year Action Plan

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

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name
- or-
- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert 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:
- Kate Ross, Estella Maxey
- 10-1,3&7, 10-4&5

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:

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

8. Demolition and Disposition

[24 CFR Part 903.7 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: Kate Ross
1b. Development (project) number: TX010-007
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Former central office facility (1001 Washington Avenue) is now excess inventory with no expected use. Commercial office space only. Will sell through public bid process.
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(18/07/03)</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 18/07/2003 b. Projected end date of activity: 31/10/2003

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: (DD/MM/YY)	
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.

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)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[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)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> 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)

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	100	100
Section 8	200	200

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

WHA QWARHA Implementation Plan

The City of Waco Housing Authority will Follow and Implement all guidelines for the Quality Work and Housing Rehabilitation Act according to 24 CFR 960 Subpart F. In accordance with this policy the following schedule is already in place:

- **Media Packet of flyers and posters placed in managers offices and community centers and central office-5/30/03**

- Resident council meetings cover the regulation and facilitate questions and answers about the QWAHRA –6/30/03
- Resident meetings were held at each site with the identified residents invited to attend to discuss hours, placement and answer any questions- 7/31/03
- Memorandum of Understandings between identified community agencies willing to have volunteers work at their sites completed by 8/30/03
- Update and referral forms to management offices for tenant files by 10/1/03

(This policy will not be formally adopted by the commissioners into WHA’s annual plan until 2004 as the final rule for this act did not come out until after the 2003 annual plan had already been adopted and submitted to HUD. However, per policy WHA will always follow and adhere to all current HUD policies in its day to day operations.)

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)

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

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)

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

C. Coordination between PHA and the police

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

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: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Pet Policy is contained within Admissions and Continued Occupancy Policy (ACOP). This policy is included in Attachment tx010a01.pdf.

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)
- Provided below:

Waco Housing Authority
Resident Advisory Council Meeting
April 14th 2003 2:00 p.m.
Minutes

In attendance:

Residents

Ruby Bridgewater
103 Kennedy Circle
South Terrace Development

Vivian Stern
116 Kennedy Circle
South Terrace Development

Glenda Christor
1005 S. 11th

Kate Ross Development

Vernon Monroe
801 S. 11th
Kate Ross Development

Willie Ammons
121 Kennedy
South Terrace Development

Mary Hickey
1125 Delano
Estella Maxey Development

Toni James
1004 Delano
Estella Maxey Development

Staff

Gary Moore
Executive Director

Annie Botsford
Director of Administrative Services

Milet Hopping
Deputy Director of Housing Programs and Services

Jim Gleason
Deputy Director of Technical Services & Rising Images, Inc.

Gloria Dancer
Director of Housing Operations

Vivian Wright
Director of Section 8

Verna Cross
Director of Technical Services

Janie Yanez
Assistant Director of Public Housing

Cindy McCasland
Modernization Coordinator

- I. Welcome – Gary Moore
Executive Director Gary Moore welcomed the Committee and thanked them for coming to the meeting.
- II. Landscaping

Director of Technical Services, Verna Cross, explained to the Committee that the landscaping contract that was discussed at last year's meeting has met with problems in the process of acquiring bids. Bids were solicited on three different occasions with no viable responses. The project will be divided up into smaller sections and bids will be solicited for the different sections in hope of attracting qualified bidders. At this time, it will be determined to what extent the residents will be involved in the project. Mr. Moore pointed out at this time that it is always appreciated when residents take the initiative to landscape their own units. Mr. Vernon Monroe, resident, suggested that fliers be sent out to all residents requesting that they not walk on the yards of the units in order to not disturb the landscaping done by individual residents.

III. Section 8 Admin Plan Changes

Milet Hopping, Deputy Director of Housing Programs and Services and Vivian Wright, Director of Section 8, explained to the Committee the changes to the Section 8 Administrative Plan being submitted to the Board of Commissioners for approval. They explained that a number of the changes are corrections to typographical errors. Other changes discussed were:

- A family must now give written 30 days notice to move out of a unit.
- Noncitizen students on student visas are eligible to be on the Section 8 program
- Waco Housing Authority now only issues vouchers, not certificates
- Gross rent was added as a way of determining the maximum subsidy for a family
- Waco Housing Authority has set the minimum rent at \$50.00
- Participants who own a manufactured home may receive assistance for space only
- The entire section concerning claims for damages, unpaid rent and vacancy loss has been deleted.
- Landlords/owners must notify Waco Housing Authority 60 days in advance of any change in rent

IV. Public Housing Admissions and Continued Occupancy Policy (ACOP)

Milet Hopping, Deputy Director of Housing Programs and Services and Gloria Dancer, Director of Public Housing, explained to the Committee the changes to the Admissions and Continued Occupancy Plan (ACOP) being submitted to the Board of Commissioners for approval. Changes discussed were:

- The chart showing the guidelines which will determine each family's unit size
- An adult and a child, two years old or younger, may be required to share a bedroom
- A family will now have only one business day to accept or reject a unit
- If an applicant rejects a unit, that applicant will go back to the bottom of the waiting list
- The Quality Housing and Work Responsibility Act (QHWRA) has been reenacted by HUD and will go into effect October 1st of 2003. The chart describing the Verification Requirements for Individual Items was explained
- The immediate family (involving a death in the family) was more distinctly defined as father, mother, daughter, son, spouse, grandparents
- The fact that rent and all other charges due are due on the 5th of the month. Partial payments will not be applied until full payment is received
- Any resident who has not paid rent and other charges by the 21st day of the month will be filed on in court
- No money will be applied to any resident account once court papers have been filed
- If a resident family fails to respond within five days to the second letter sent for reexamination purposes, Waco Housing Authority will take legal action to terminate the family's occupancy
- Failure to recertify annual information and failure to show proof of all school age children being enrolled in school can result in termination from the program.

V. Comments

There were no further comments. Executive Director Gary Moore once again thanked the Committee for attending this meeting.

3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided 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.)

Pursuant to Texas Local Government Code, Chapter 392 Section 031, Board of Commissioners members are appointed by the presiding member of the local municipality (the Mayor in most cases). Also, pursuant to Section 0331 of the same chapter, boards with five members must contain one member, which is a resident of a public housing development. Ms. Ruby Bridgewater, resident of South Terrace Apartments, currently holds the resident position for Board of Commissioners for the Housing Authority of the City of Waco.

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)
- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)
- b. Eligible candidates: (select one)
- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)
- c. Eligible voters: (select all that apply)
- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

 - Other: (list below)

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

D. Other Information Required by HUD

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

Performance and Evaluation Reports for Waco Housing Authority
(TX010)
Capital Fund Program 2000 Final Report
Capital Fund Program 2001 P&E Report
Capital Fund Program 2002 P&E Report
Capital Fund Program 2003 Annual Plan

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF WACO	Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	160,425.00	160,425.00	160,425.00	160,425.00
3	1408 Management Improvements Soft Costs	317,193.37	313,891.52	313,891.52	313,891.52
	Management Improvements Hard Costs	0.00	0.00	0.00	0.00
4	1410 Administration	103,145.14	103,041.39	103,041.39	103,041.39
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	48,652.78	48,652.78	48,652.78	48,652.78
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	102,852.72	102,542.71	102,542.71	102,542.71
10	1460 Dwelling Structures	510,279.62	637,032.60	637,032.60	637,032.60
11	1465.1 Dwelling Equipment—Non-expendable	55,777.49	55,777.49	55,777.49	55,777.49
12	1470 Non-dwelling Structures	900.00	900.00	900.00	900.00
13	1475 Non-dwelling Equipment	298,768.88	175,731.51	175,731.51	175,731.51
14	1485 Demolition	5,950.00	5,950.00	5,950.00	5,950.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	340.00	340.00	340.00	340.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
	Amount of Annual Grant: (sum of lines 2-15)	1,604,285.00	1,604,285.00	1,604,285.00	1,604,285.00
	Amount of line 17 Related to LBP Activities	0.00	0.00	0.00	0.00
	Amount of line 17 Related to Section 504 compliance	0.00	0.00	0.00	0.00
	Amount of line 17 Related to Security –Soft Costs	0.00	0.00	0.00	0.00
	Amount of Line 17 related to Security-- Hard Costs	0.00	0.00	0.00	0.00
	Amount of line 17 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
	Collateralization Expenses or Debt Service	0.00	0.00	0.00	0.00

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised (1)	Funds Obligated(2)	Funds Expended(2)	
PHA WIDE	OPERATIONS	01	1406		160,425.00	160,425.00	160,425.00	160,425.00	Completed
	ADMINISTRATIVE SUPPORT SALARIES	01	1408		48,752.53	48,752.53	48,752.53	48,752.53	Completed
	FINANCE DEPARTMENT SUPPORT	02	1408		43,924.70	43,924.70	43,924.70	43,924.70	Completed
	MIS DEPARTMENT SUPPORT	03	1408		18,717.54	17,217.54	17,217.54	17,217.54	Completed
	SOCIAL SERVICES SALARIES	08	1408	3	68,954.86	68,954.86	68,954.86	68,954.86	Completed
	STAFF TRAINING	20	1408		26,719.19	24,917.34	24,917.34	24,917.34	Completed
	USER SOFTWARE UPGRADES	30	1408		48,375.95	48,375.95	48,375.95	48,375.95	Completed
	TENANT TRACKER CONTRACT	40	1408	1	0.00	0.00	0.00	0.00	Deleted
	SECURITY	50	1408		61,610.80	61,610.80	61,610.80	61,610.80	Completed
	ENERGY AUDIT (CONSULTANT FEES)	60	1408		137.80	137.80	137.80	137.80	Completed
	MOD SALARIES & BENEFITS	07	1410	3	91,975.12	91,975.12	91,975.12	91,975.12	Completed
	MOD TRAINING	20	1410		4,569.75	5,076.75	5,076.75	5,076.75	Completed
	PUBLICATIONS	30	141012		4,110.75	3,500.00	3,500.00	3,500.00	Completed
	SUNDRY	40	141019		2,489.52	2,489.52	2,489.52	2,489.52	Completed
	A & E SERVICES	01	1430		47,775.03	47,775.03	47,775.03	47,775.03	Completed
	GAS PIPELINE, ANNUAL CONTRACT	01	1450	1	12,475.00	10,175.00	10,175.00	10,175.00	Completed
	GAS REPAIRS TO PIPELINE	02	1450		2,948.00	2,948.00	2,948.00	2,948.00	Completed
	LANDSCAPING	03	1450		0.00	1,989.99	1,989.99	1,989.99	Completed
	PEST CONTROL	01	1460		12,828.00	12,828.00	12,828.00	12,828.00	Completed
	RANGES, REFRIG, BOILERS, PUMPS	01	146501		42,139.61	42,139.61	42,139.61	42,139.61	Completed
	APPLIANCES	02	146501		13,637.88	13,637.88	13,637.88	13,637.88	Completed
	OFFICE FURNITURE & EQUIPMENT	20	147501		190,987.68	67,950.31	67,950.31	67,950.31	Completed
	NON-DWELLING COMM UNITY SPACE	01	147503		9,681.99	9,681.99	9,681.99	9,681.99	Completed
	WORKSTATION UPGRADES	30	147504	10	44,268.57	44,268.57	44,268.57	44,268.57	Completed
	VEHICLE, MOD SPECIFIC	40	147507	1	53,830.64	53,830.64	53,830.64	53,830.64	Completed
	DEMOLITION	01	1485		5,950.00	5,950.00	5,950.00	5,950.00	Completed
	TOTALS:				1,017,285.91	890,532.93	890,532.93	890,532.93	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised (1)	Funds Obligated(2)	Funds Expended(2)	
TX010-003	A & E SERVICES	01	1430		778.75	778.75	778.75	778.75	Completed
KATE ROSS	SITE IMPROVEMENTS-REPAIR GAS LEAK	01	1450		1,068.75	1,068.75	1,068.75	1,068.75	Completed
	HV A/C INSTALLATION	01	1460		5,551.69	5,551.69	5,551.69	5,551.69	Completed
	DWELLING STRUCTURES-GFI REPLACEMENTS	04	1460		0.00	24,239.80	24,239.80	24,239.80	Completed
TOTALS:					7,399.19	31,638.99	31,638.99	31,638.99	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised (1)	Funds Obligated(2)	Funds Expended(2)	
TX010-007	A & E SERVICES		1430		99.00	99.00	99.00	99.00	Completed
KATE ROSS	SITE IMPROVEMENTS-GAS PIPELINE	01	1450		2,300.00	2,300.00	2,300.00	2,300.00	Completed
	DWELLING STRUCTURES	01	1460		0.00	0.00	0.00	0.00	Deleted
	DWELLING STRUCTURES-GFI REPLACEMENTS	04	1460		0.00	5,593.79	5,593.79	5,593.79	Completed
TOTALS:					2,399.00	7,992.79	7,992.79	7,992.79	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF WACO	Grant Type and Number Capital Fund Program No: TX-21-P-010-501-00 Replacement Housing Factor No:	Federal FY of Grant: 2000
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE	09/30/02	01/31/02	01/31/02	09/30/03	09/30/02	09/30/02	CONTRACTS SIGNED
TX010-001 KATE ROSS	09/30/02	01/31/02	01/31/02	09/30/03	09/30/02	09/30/02	CONTRACTS SIGNED
TX010-003 KATE ROSS	09/30/02	01/31/02	01/31/02	09/30/03	09/30/02	09/30/02	CONTRACTS SIGNED
TX010-004 ESTELLA MAXEY	09/30/02	01/31/02	01/31/02	09/30/03	09/30/02	09/30/02	CONTRACTS SIGNED
TX010-005 ESTELLA MAXEY	09/30/02	01/31/02	01/31/02	09/30/03	09/30/02	09/30/02	CONTRACTS SIGNED
TX010-07 KATE ROSS – E. A. FLOWERS	09/30/02	01/31/02	01/31/02	09/30/03	09/30/02	09/30/02	CONTRACTS SIGNED
TX010-008 SOUTH TERRACE	09/30/02	01/31/02	01/31/02	09/30/03	09/30/02	09/30/02	CONTRACTS SIGNED
TX010-009 SOUTH TERRACE	09/30/02	01/31/02	01/31/02	09/30/03	09/30/02	09/30/02	CONTRACTS SIGNED

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Waco	Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501-01 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: 1)
 Performance and Evaluation Report for Period Ending: 03-31-03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	163,697.00	163,697.00	163,697.00	163,697.00
3	1408 Management Improvements Soft Costs	320,857.00	320,857.00	320,857.00	320,857.00
	Management Improvements Hard Costs				
4	1410 Administration	140,000.00	140,000.00	140,000.00	121,857.75
5	1411 Audit	5,000.00	5,000.00	5,000.00	0.00
6	1415 Liquidated Damages	-	-	-	0.00
7	1430 Fees and Costs	93,403.00	83,403.00	83,403.00	17,892.53
8	1440 Site Acquisition	-	-	-	0.00
9	1450 Site Improvement	213,100.00	213,100.00	71,172.00	7,897.43
10	1460 Dwelling Structures	558,500.00	558,500.00	30,000.00	42,255.65
11	1465.1 Dwelling Equipment—Non-expendable	60,000.00	60,000.00	60,000.00	55,777.00
12	1470 Non-dwelling Structures	2,000.00	22,500.00	22,500.00	23,477.80
13	1475 Non-dwelling Equipment	67,418.00	67,418.00	67,418.00	65,281.88
14	1485 Demolition	1,500.00	1,500.00	1,500.00	0.00
15	1490 Replacement Reserve	-	-	-	0.00
16	1492 Moving to Work Demonstration	-	-	-	0.00
17	1495.1 Relocation Costs	11,500.00	1,000.00	1,000.00	0.00
18	1499 Development Activities	-	-	-	0.00
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-19)	\$1,636,975.00	\$1,636,975.00	\$966,547.00	\$818,994.04
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-502/2001 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA WIDE	Operations		1406		163,697.00	163,697.00	163,697.00	163,697.00	Complete
	Staff Training		1408		20,000.00	19,323.52	27,000.00	19,323.52	Complete
	Finance Department Support		1408		67,000.00	47,046.47	67,000.00	47,046.47	Complete
	User Software Upgrades		1408		25,000.00	32,709.76	25,000.00	32,709.76	Complete
	MIS Department Support		1408		20,000.00	26,595.65	20,000.00	26,595.65	Complete
	Tenant Tracker Contract		1408	1	5,000.00	0.00	0.00	0.00	Complete
	Social Services Salaries		1408	3	80,857.00	58,439.82	74,353.70	58,439.82	Complete
	Security		1408		18,000.00	33,754.95	28,503.30	33,754.95	Complete
	Administrative Support Salaries		1408		50,000.00	91,912.02	50,000.00	91,912.02	Complete
	Agency Plan		1408		35,000.00	11,074.81	29,000.00	11,074.81	Complete
	Mod Salaries & Benefits		1410	3	125,000.00	125,000.00	125,000.00	100,536.79	Ongoing
	Mod Training		1410		5,000.00	5,000.00	5,000.00	4,790.54	Ongoing
	Publications		141012		5,000.00	5,000.00	5,000.00	11,494.72	Ongoing
	Sundry		141019		5,000.00	5,000.00	5,000.00	5,035.70	Ongoing
	Audit		1411		5,000.00	5,000.00	5,000.00	0.00	Ongoing
	A&E Services		1430		93,403.00	83,403.00	83,403.00	17,892.53	Ongoing
	Gas Pipeline, Annual Contract		1450	1	10,600.00	10,600.00	8,672.00	4,452.48	Ongoing
	Pest Control		1460		10,000.00	10,000.00	10,000.00	7,650.00	Ongoing
	Ranges, Stoves, Boilers, Heat Pump		1465.1		60,000.00	60,000.00	60,000.00	55,777.00	Ongoing
	Office Renovations		1470		2,000.00	2,000.00	2,000.00	2,667.75	Ongoing
	Community Spaces or Buildinggs		1470			20,500.00	20,500.00	20,810.05	Ongoing
	Office Furniture & Equipment		147501		2,000.00	2,000.00	2,000.00	15,953.20	Ongoing
	Workstation Upgrades		147504		36,000.00	36,000.00	36,000.00	28,914.99	Ongoing
	Vehicles		147507		29,418.00	29,418.00	29,418.00	20,413.69	Ongoing
	Demolition		1485		1,500.00	1,500.00	1,500.00	0.00	Ongoing
	Relocation		1495		11,500.00	1,000.00	1,000.00	0.00	Ongoing
	TOTAL				\$885,975.00	\$885,975.00	\$884,047.00	780,943.44	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-502/2001 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
TX010-001	Site Improvements				27,500.00	26,664.80	27,500.00		
KATE ROSS	Dumpster Demolition	01	1450			835.20		835.20	Complete
	Landscaping	02	1450						
	Parking Lot Resurface	03	1450						
	Outdoor Lighting Repair	04	1450						
	Bus Shelter								
	Dwelling Structures				34,500.00	34,471.21			
	Roof Replacements	01	1460						
	Electrical System Upgrades	02	1460			28.79		28.79	Ongoing
	Health & Safety	03	1460						
	Miscellaneous Interior Repairs	04	1460						
	Water Heater Upgrades	05	1460						
	Bath								
	Kitchen								
	Doors								
	Windows								
	TOTAL:				\$62,000.00	\$62,000.00	27,500.00	863.99	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-502/2001 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
TX010-005	Site Improvements		1450		30,750.00	30,743.98		
ESTELLA	Dumpster Demolition	01	1450					
MAXEY	Landscaping	02	1450			6.02	6.02	Ongoing
	Parking Lot Resurface	03	1450					
	Outdoor Lighting Repair	04	1450					
	Bus Shelters							
	Dwelling Structures		1460		155,500.00	155,365.09		
	Roof Replacements	01	1460					
	Electrical System Upgrades	02	1460			47.41	47.41	Ongoing
	Health & Safety	03	1460			87.50	87.50	Ongoing
	Miscellaneous Interior Repairs	04	1460					
	Water Heater Upgrades	05	1460					
	Floors							
	Kitchens							
	Baths							
	Unit Remodel							
	TOTAL:				186,250.00	186,250.00	140.93	

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program No: TX-21-P-010-502/2001 Replacement Housing Factor No:					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA WIDE	09/30/03	09/30/03		09/30/05	09/30/05			
TX010-001 KATE ROSS	09/30/03	09/30/03		09/30/05	09/30/05			
TX010-003 KATE ROSS	09/30/03	09/30/03		09/30/05	09/30/05			
TX010-004 ESTELLA MAXEY	09/30/03	09/30/03		09/30/05	09/30/05			
TX010-005 ESTELLA MAXEY	09/30/03	09/30/03		09/30/05	09/30/05			
TX010-007 KATE ROSS	09/30/03	09/30/03		09/30/05	09/30/05			
TX010-008 SOUTH TERRACE	09/30/03	09/30/03		09/30/05	09/30/05			
TX010-009 SOUTH TERRACE	09/30/03	09/30/03		09/30/05	09/30/05			

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Waco	Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/2002 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	154,171.20			
3	1408 Management Improvements Soft Costs	300,000.00			
	Management Improvements Hard Costs				
4	1410 Administration	140,000.00			
5	1411 Audit	5,000.00			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	93,403.00			
8	1440 Site Acquisition	-			
9	1450 Site Improvement	213,100.00			
10	1460 Dwelling Structures	493,624.80			
11	1465.1 Dwelling Equipment—Non-expendable	60,000.00			
12	1470 Non-dwelling Structures	2,000.00			
13	1475 Non-dwelling Equipment	67,418.00			
14	1485 Demolition	1,500.00			
15	1490 Replacement Reserve	-			
16	1492 Moving to Work Demonstration	-			
17	1495.1 Relocation Costs	11,500.00			
18	1499 Development Activities	-			
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-19)	\$1,541,717.00			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/2002 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
PHA WIDE	Operations		1406		154,171.20			
	Staff Training		1408		20,000.00			
	Finance Department Support		1408		67,000.00			
	User Software Upgrades		1408		25,000.00			
	MIS Department Support		1408		20,000.00			
	Tenant Tracker Contract		1408	1	5,000.00			
	Social Services Salaries		1408	3	60,000.00			
	Security		1408		18,000.00			
	Administrative Support Salaries		1408		50,000.00			
	Agency Plan		1408		35,000.00			
	Mod Salaries & Benefits		1410	3	125,000.00			
	Mod Training		1410		5,000.00			
	Publications		141012		5,000.00			
	Sundry		141019		5,000.00			
	Audit		1411		5,000.00			
	A&E Services		1430		93,403.00			
	Gas Pipeline, Annual Contract		1450	1	10,600.00			
	Pest Control		1460		10,000.00			
	Ranges, Stoves, Boilers, Heat Pump		1465.1		60,000.00			
	Office Renovations		1470		2,000.00			
	Office Furniture & Equipment		147501		2,000.00			
	Workstation Upgrades		147504		36,000.00			
	Vehicles		147507		29,418.00			
	Demolition		1485		1,500.00			
	Relocation		1495		11,500.00			
	TOTAL				\$855,592.20			

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/2002 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
TX010-001	Site Improvements		1450		27,500.00			
KATE ROSS	Parking Lot Resurface							
	Bus Shelters							
	Dwelling Structures		1460		34,500.00			
	Roof Replacements							
	Doors							
	Windows							
	Floors							
	Bath							
	Kitchen							
	Water Heater Upgrades							
	TOTAL:				\$62,000.00			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/2002 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
TX010-003	Site Improvements		1450		35,250.00			
KATE ROSS	Exterior Furnishings							
	Bus Shelters							
	Parking Lot Resurface							
	Dwelling Structures		1460		34,500.00			
	Plumbing System Upgrade							
	Electrical System Upgrade							
	Roof Replacements							
	Doors							
	Windows							
	Bath							
	Kitchen							
	Water Heater Upgrades							
	TOTAL:				\$69,750.00			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/2002 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
TX010-005	Site Improvements		1450		30,750.00			
ESTELLA	Plumbing System Cutoffs							
MAXEY	Sidewalk Replacement							
	Parking Resurface							
	Dwelling Structures		1460		90,624.80			
	Unit Remodel							
	Roofs							
	Doors							
	Windows							
	Floors							
	Kitchens							
	Baths							
	Water Heater Replacement							
	TOTAL:				121,374.80			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/2002 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
TX010-009	Site Improvements		1450		27,000.00			
SOUTH	Sidewalk Replacement							
TERRACE	Parking Lot Resurface							
	Dwelling Structures		1460		142,500.00			
	Exterior Repair and Repainting							
	Foundation Leveling of Buildings							
	Roofs							
	Doors							
	Windows							
	Kitchens							
	Baths							
	Water Heater Upgrades							
	TOTAL:				169,500.00			

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program No: TX-21-P-010-501/2002 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE	09/30/04			09/30/06			
TX010-001 KATE ROSS	09/30/04			09/30/06			
TX010-003 KATE ROSS	09/30/04			09/30/06			
TX010-004 ESTELLA MAXEY	09/30/04			09/30/06			
TX010-005 ESTELLA MAXEY	09/30/04			09/30/06			
TX010-007 KATE ROSS	09/30/04			09/30/06			
TX010-008 SOUTH TERRACE	09/30/04			09/30/06			
TX010-009 SOUTH TERRACE	09/30/04			09/30/06			

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

PHA Name: Housing Authority of the City of Waco	Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501/03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	129,687.30			
3	1408 Management Improvements Soft Costs	268,900.00			
	Management Improvements Hard Costs				
4	1410 Administration	129,687.30			
5	1411 Audit	5,000.00			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	93,403.00			
8	1440 Site Acquisition	-			
9	1450 Site Improvement	213,100.00			
10	1460 Dwelling Structures	314,677.40			
11	1465.1 Dwelling Equipment—Non-expendable	60,000.00			
12	1470 Non-dwelling Structures	2,000.00			
13	1475 Non-dwelling Equipment	67,418.00			
14	1485 Demolition	1,500.00			
15	1490 Replacement Reserve	-			
16	1492 Moving to Work Demonstration	-			
17	1495.1 Relocation Costs	11,500.00			
18	1499 Development Activities	-			
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-19)	1,296,873.00			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
PHA WIDE	Operations	1406		129,687.30				
	Staff Training	1408		5,000.00				
	Finance Department Support	1408		65,000.00				
	User Software Upgrades	1408		15,000.00				
	MIS Department Support	1408		13,650.00				
	Tenant Tracker Contract	1408	1	0.00				
	Social Services Salaries	1408	3	63,850.00				
	Security	1408		18,000.00				
	Administrative Support Salaries	1408		88,400.00				
	Agency Plan	1408		0.00				
	Mod Salaries & Benefits	1410	3	114,687.30				
	Mod Training	1410		5,000.00				
	Publications	141012		5,000.00				
	Sundry	141019		5,000.00				
	Audit	1411		5,000.00				
	A&E Services	1430		93,403.00				
	Gas Pipeline, Annual Contract	1450	1	10,600.00				
	Pest Control	1460		10,000.00				
	Ranges, Stoves, Boilers, Heat Pump	1465.1		60,000.00				
	Office Renovations	1470		2,000.00				
	Office Furniture & Equipment	147501		2,000.00				
	Workstation Upgrades	147504		36,000.00				
	Vehicles	147507		29,418.00				
	Demolition	1485		1,500.00				
	Relocation	1495		11,500.00				
	TOTAL			\$789,695.60				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
TX010-005	Site Improvements		1450		30,750.00			
ESTELLA	Plumbing System Cutoffs							
MAXEY	Sidewalk Replacement							
	Parking Resurface							
	Dwelling Structures		1460		34,177.40			
	Unit Remodel							
	Roofs							
	Doors							
	Windows							
	Floors							
	Kitchens							
	Baths							
	Water Heater Replacement							
	TOTAL:				64,927.40			

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF WACO		Grant Type and Number Capital Fund Program Grant No: TX-21-P-010-501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
TX010-009	Site Improvements		1450		27,000.00			
	SOUTH							
	TERRACE							
	Dwelling Structures		1460		112,500.00			
	Exterior Repair and Repainting							
	Foundation Leveling of Buildings							
	Roofs							
	Doors							
	Windows							
	Kitchens							
	Baths							
	Water Heater Upgrades							
	TOTAL:				139,500.00			

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF WACO	Grant Type and Number Capital Fund Program No: TX-21-P-010-501-03 Replacement Housing Factor No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE	09/30/05			09/30/07			
TX010-001 KATE ROSS	09/30/05			09/30/07			
TX010-003 KATE ROSS	09/30/05			09/30/07			
TX010-004 ESTELLA MAXEY	09/30/05			09/30/07			
TX010-005 ESTELLA MAXEY	09/30/05			09/30/07			
TX010-007 KATE ROSS	09/30/05			09/30/07			
TX010-008 SOUTH TERRACE	09/30/05			09/30/07			
TX010-009 SOUTH TERRACE	09/30/05			09/30/07			

Capital Fund Program Five Year Action Plan
Part I: Summary

PHA Name HOUSING AUTHORITY OF THE CITY OF WACO		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 3			
Development Number/Name/HA- Wide	2003	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY:2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY:2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY:2007
TX21P-010-001 Kate Ross		62,000.00	50,000.00	62,000.00	62,000.00
TX21P-010-003 Kate Ross		69,750.00	90,500.00	69,750.00	69,750.00
TX21P-010-004 Estella Maxey		62,000.00	50,000.00	62,000.00	62,000.00
TX21P-010-005 Estella Maxey		121,374.80	186,250.00	186,250.00	121,374.80
TX21P-010-007 Kate Ross		32,000.00	20,000.00	32,000.00	32,000.00
TX21P-010-008 South Terrace		169,500.00	278,500.00	169,500.00	169,500.00
TX21P-010-009 South Terrace		169,500.00	40,000.00	169,500.00	169,500.00
PHA Wide			34,600.00	32,100.00	32,100.00
Management Improvements		303,900.00	406,010.00	419,260.00	419,260.00
HA-Wide Non-dwelling Structures & Equipment		75,000.00	70,000.00	70,918.00	70,918.00
Administration		140,000.00	158,000.00	140,000.00	140,000.00
Other			60,000.00	60,000.00	60,000.00
Operations		154,171.20	160,425.00	163,697.00	154,171.20
Total CFP Funds (Est.)		1,541,717.00	\$1,604,285.00	\$1,636,975.00	\$1,541,717.00
Total Replacement Housing Factor Funds					

Capital Fund Program Five Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :2003 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 2003 FFY Grant: 2005 PHA FY: 2005		
SEE	TX21P-010-001 Kate Ross			TX21P-010-001 Kate Ross		
ANNUAL	Sidewalk Repairs	1000 ft	15,000.00	Dwelling Units		50,000.00
STATEMENT	Brick & Mortar Repair and Seal	6 buildings	20,000.00			
	TX21P-010-003 Kate Ross			TX21P-010-003 Kate Ross		
	Sidewalk Repairs	1000 ft	10,000.00	Dwelling Units		90,500.00
	Brick & Mortar Repair and Seal	6 buildings	20,000.00			
	TX21P-010-004 Estella Maxey			TX21P-010-004 Estella Maxey		
	Sidewalk Repairs	1000 ft	15,000.00	Fence Repairs	15 units	21,000.00
	Brick & Mortar Repair and Seal	5 buildings	15,000.00	Install Gutter System	38 buildings	29,000.00
	TX21P-010-005 Estella Maxey			TX21P-010-005 Estella Maxey		
	Sidewalk Repairs	865 ft	10,750.00	Replace Water Valve Cut-Off		30,750.00
	Brick & Mortar Repair and Seal	5 buildings	15,000.00	Dwelling Structures		155,500.00
	SUBTOTAL OF	ESTIMATED COST:	\$120,750.00	SUBTOTAL OF	ESTIMATED COST:	\$376,750.00

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

Activities for Year 1	Activities for Year :2003 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 2003 FFY Grant: 2005 PHA FY: 2005		
SEE	TX21P-010-007 Kate Ross			TX21P-010-007 Kate Ross		
ANNUAL	Sidewalk Repairs	334 ft	5,000.00	Parking Lot Repairs		10,000.00
STATEMENT	Brick & Mortar Repair and Seal	2 buildings	5,000.00	Brick & Mortar Repair and Seal	2 buildings	10,000.00
	TX21P-010-008 South Terrace					
	Sidewalk Repairs	500 ft	7,500.00	TX21P-010-008 South Terrace		
	Exterior Repairs (Roofs, Doors, Windows)	72 buildings	225,000.00	Repair & Repaint Eaves	5 buildings	15,000.00
				Roof Repairs		263,500.00
	TX21P-010-009 South Terrace					
	Sidewalk Repairs	334 ft	5,000.00	TX21P-010-009 South Terrace		
	Install Dryer Vents	57 buildings	25,000.00	Repair & Repaint Eaves	5 buildings	15,000.00
	Repair & Repaint Eaves	40 buildings	200,000.00	Roof Repairs		25,000.00
	PHA Wide Physical Improvements			PHA Wide Physical Improvements		
	Pest Control	Contract	15,000.00	Pest Control	Contract	15,000.00
	Relocation Expenses	70 units	50,000.00	Relocation Expenses	70 units	10,000.00
	Gas Pipeline Services	Annual	10,000.00	Gas Pipeline Services	Annual	9,600.00
	Landscaping	Contract	75,000.00			
	SUBTOTAL OF	ESTIMATED COST:	\$622,500.00	SUBTOTAL OF	ESTIMATED COST:	\$373,100.00

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

Activities for Year 1	Activities for Year :2003 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 2003 FFY Grant: 2005 PHA FY: 2005		
SEE	PHA Wide - Operations		5,300.00	PHA Wide - Operations		160,425.00
ANNUAL	Modernization Department Salaries	3	105,000.00	Modernization Department Salaries	3	135,000.00
STATEMENT	Modernization Training		7,687.00	Modernization Training		23,000.00
	Social Services		82,000.00	Social Services		78,000.00
	Staff Training		10,000.00	Staff Training		30,000.00
	Security and Support Salaries		93,710.00	Security and Support Salaries		164,510.00
	Tenant Trackers	contract	12,000.00	Tenant Trackers	contract	10,000.00
	Architectural Services		40,000.00	Architectural Services		90,000.00
	Agency Plan software, update	1	5,000.00			
				Agency Plan software, update	1	33,500.00
	A&E Services		55,000.00			
				Ranges & Refrigerators	100	60,000.00
	Ranges & Refrigerators	100	35,000.00			
				Workstation Upgrades		18,000.00
	Network Server Upgrade		35,000.00	Maintenance Equipment		2,000.00
	Maintenance Equipment		4,000.00			
	Computer Equipment		21,500.00	Vehicle	1	50,000.00
	Vehicle	1	14,500.00			
	SUBTOTAL OF	ESTIMATED COST:	\$525,697.00	SUBTOTAL OF	ESTIMATED COST:	\$854,435.00

Capital Fund Program Five Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :2003 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2003 FFY Grant: 2007 PHA FY: 2007		
SEE	TX21P-010-001 Kate Ross			TX21P-010-001 Kate Ross		
ANNUAL	Site Improvements		27,500.00	Site Improvements		27,500.00
STATEMENT	Dwelling Units		34,500.00	Dwelling Units		34,500.00
	TX21P-010-003 Kate Ross			TX21P-010-003 Kate Ross		
	Site Improvements		35,250.00	Site Improvements		35,250.00
	Dwelling Units		34,500.00	Dwelling Units		34,500.00
	TX21P-010-004 Estella Maxey			TX21P-010-004 Estella Maxey		
	Site Improvements		33,000.00	Site Improvements		33,000.00
	Dwelling Units		29,000.00	Dwelling Units		29,000.00
	TX21P-010-005 Estella Maxey			TX21P-010-005 Estella Maxey		
	Site Improvements		30,750.00	Site Improvements		30,750.00
	Dwelling Units		155,500.00	Dwelling Units		90,624.80
	SUBTOTAL OF	ESTIMATED COST:	\$380,000.00	SUBTOTAL OF	ESTIMATED COST:	\$315,124.80

Capital Fund Program Five Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :2003 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2003 FFY Grant: 2007 PHA FY: 2007		
SEE	TX21P-010-007 Kate Ross			TX21P-010-007 Kate Ross		
ANNUAL	Site Improvements		22,000.00	Site Improvements		22,000.00
STATEMENT	Dwelling Structures		10,000.00	Dwelling Structures		10,000.00
	TX21P-010-008 South Terrace			TX21P-010-008 South Terrace		
	Site Improvements		27,000.00	Site Improvements		27,000.00
	Dwelling Structures		142,500.00	Dwelling Structures		142,500.00
	TX21P-010-009 South Terrace			TX21P-010-009 South Terrace		
	Site Improvements	5 buildings	27,000.00	Site Improvements	5 buildings	27,000.00
	Dwelling Structures		142,500.00	Dwelling Structures		142,500.00
	PHA Wide Physical Improvements			PHA Wide Physical Improvements		
	Pest Control	contract	10,000.00	Pest Control	contract	10,000.00
	Relocation Expenses	70 units	11,500.00	Relocation Expenses	70 units	11,500.00
	Gas Pipeline Services	annual	10,600.00	Gas Pipeline Services	annual	10,600.00
	SUBTOTAL OF	ESTIMATED COST:	\$403,100.00	SUBTOTAL OF	ESTIMATED COST:	\$403,100.00

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

Activities for Year 1	Activities for Year :2003 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2003 FFY Grant: 2007 PHA FY: 2007		
SEE	PHA Wide - Operations		163,697.00	PHA Wide - Operations		154,171.20
ANNUAL	Modernization Department Salaries	3	125,000.00	Modernization Department Salaries	3	125,000.00
STATEMENT	Modernization Training		15,000.00	Modernization Training		15,000.00
	Social Services		80,857.00	Social Services		60,000.00
	Staff Training		30,000.00	Staff Training		20,000.00
	Security and Support Salaries		155,000.00	Security and Support Salaries		155,000.00
	Tenant Trackers	contract	5,000.00	Tenant Trackers	contract	5,000.00
	Architectural Services		93,403.00	Architectural Services		93,403.00
	Audit		5,000.00	Audit		5,000.00
	Agency Plan software, update	1	50,000.00	Agency Plan software, update	1	60,000.00
	Ranges & Refrigerators	100	60,000.00	Ranges & Refrigerators	100	60,000.00
	Workstation Upgrades		36,000.00	Workstation Upgrades		36,000.00
	Office Renovations		2,000.00	Office Renovations		2,000.00
	Office Furniture & Equipment		2,000.00	Office Furniture & Equipment		2,000.00
	Vehicles		29,418.00	Vehicles		29,418.00
	Demolition	1	1,500.00	Demolition	1	1,500.00
				Relocation		11,500.00
				Gas Pipeline Annual Contract		10,600.00
				Pest Control Contract		10,000.00
	SUBTOTAL OF	ESTIMATED COST:	\$853,875.00	SUBTOTAL OF	ESTIMATED COST:	\$855,592.20

Capital Fund Program Five Year Action Plan

Part I: Summary

PHA Name HOUSING AUTHORITY OF THE CITY OF WACO						<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 3
Development Number/Name/HA- Wide	2003	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY:2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY:2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY:2007	
TX21P-010-001 Kate Ross		62,000.00	50,000.00	62,000.00	62,000.00	
TX21P-010-003 Kate Ross		69,750.00	90,500.00	69,750.00	69,750.00	
TX21P-010-004 Estella Maxey		62,000.00	50,000.00	62,000.00	62,000.00	
TX21P-010-005 Estella Maxey		121,374.80	186,250.00	186,250.00	121,374.80	
TX21P-010-007 Kate Ross		32,000.00	20,000.00	32,000.00	32,000.00	
TX21P-010-008 South Terrace		169,500.00	278,500.00	169,500.00	169,500.00	
TX21P-010-009 South Terrace		169,500.00	40,000.00	169,500.00	169,500.00	
PHA Wide			34,600.00	32,100.00	32,100.00	
Management Improvements		303,900.00	406,010.00	419,260.00	419,260.00	
HA-Wide Non-dwelling Structures & Equipment		75,000.00	70,000.00	70,918.00	70,918.00	
Administration		140,000.00	158,000.00	140,000.00	140,000.00	
Other			60,000.00	60,000.00	60,000.00	
Operations		154,171.20	160,425.00	163,697.00	154,171.20	
Total CFP Funds (Est.)		1,541,717.00	\$1,604,285.00	\$1,636,975.00	\$1,541,717.00	
Total Replacement Housing Factor Funds						

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

Activities for Year 1	Activities for Year :2003 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 2003 FFY Grant: 2005 PHA FY: 2005		
SEE	TX21P-010-001 Kate Ross			TX21P-010-001 Kate Ross		
ANNUAL	Sidewalk Repairs	1000 ft	15,000.00	Dwelling Units		50,000.00
STATEMENT	Brick & Mortar Repair and Seal	6 buildings	20,000.00			
	TX21P-010-003 Kate Ross			TX21P-010-003 Kate Ross		
	Sidewalk Repairs	1000 ft	10,000.00	Dwelling Units		90,500.00
	Brick & Mortar Repair and Seal	6 buildings	20,000.00			
	TX21P-010-004 Estella Maxey			TX21P-010-004 Estella Maxey		
	Sidewalk Repairs	1000 ft	15,000.00	Fence Repairs	15 units	21,000.00
	Brick & Mortar Repair and Seal	5 buildings	15,000.00	Install Gutter System	38 buildings	29,000.00
	TX21P-010-005 Estella Maxey			TX21P-010-005 Estella Maxey		
	Sidewalk Repairs	865 ft	10,750.00	Replace Water Valve Cut-Off		30,750.00
	Brick & Mortar Repair and Seal	5 buildings	15,000.00	Dwelling Structures		155,500.00
	SUBTOTAL OF	ESTIMATED COST:	\$120,750.00	SUBTOTAL OF	ESTIMATED COST:	\$376,750.00

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

Activities for Year 1	Activities for Year :2003 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 2003 FFY Grant: 2005 PHA FY: 2005		
SEE	TX21P-010-007 Kate Ross			TX21P-010-007 Kate Ross		
ANNUAL	Sidewalk Repairs	334 ft	5,000.00	Parking Lot Repairs		10,000.00
STATEMENT	Brick & Mortar Repair and Seal	2 buildings	5,000.00	Brick & Mortar Repair and Seal	2 buildings	10,000.00
	TX21P-010-008 South Terrace					
	Sidewalk Repairs	500 ft	7,500.00	TX21P-010-008 South Terrace		
	Exterior Repairs (Roofs, Doors, Windows)	72 buildings	225,000.00	Repair & Repaint Eaves	5 buildings	15,000.00
				Roof Repairs		263,500.00
	TX21P-010-009 South Terrace					
	Sidewalk Repairs	334 ft	5,000.00	TX21P-010-009 South Terrace		
	Install Dryer Vents	57 buildings	25,000.00	Repair & Repaint Eaves	5 buildings	15,000.00
	Repair & Repaint Eaves	40 buildings	200,000.00	Roof Repairs		25,000.00
	PHA Wide Physical Improvements			PHA Wide Physical Improvements		
	Pest Control	Contract	15,000.00	Pest Control	Contract	15,000.00
	Relocation Expenses	70 units	50,000.00	Relocation Expenses	70 units	10,000.00
	Gas Pipeline Services	Annual	10,000.00	Gas Pipeline Services	Annual	9,600.00
	Landscaping	Contract	75,000.00			
	SUBTOTAL OF	ESTIMATED COST:	\$622,500.00	SUBTOTAL OF	ESTIMATED COST:	\$373,100.00

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

Activities for Year 1	Activities for Year :2003 FFY Grant: 2004 PHA FY: 2004			Activities for Year: 2003 FFY Grant: 2005 PHA FY: 2005		
SEE	PHA Wide - Operations		5,300.00	PHA Wide - Operations		160,425.00
ANNUAL	Modernization Department Salaries	3	105,000.00	Modernization Department Salaries	3	135,000.00
STATEMENT	Modernization Training		7,687.00	Modernization Training		23,000.00
	Social Services		82,000.00	Social Services		78,000.00
	Staff Training		10,000.00	Staff Training		30,000.00
	Security and Support Salaries		93,710.00	Security and Support Salaries		164,510.00
	Tenant Trackers	contract	12,000.00	Tenant Trackers	contract	10,000.00
	Architectural Services		40,000.00	Architectural Services		90,000.00
	Agency Plan software, update	1	5,000.00			
				Agency Plan software, update	1	33,500.00
	A&E Services		55,000.00			
				Ranges & Refrigerators	100	60,000.00
	Ranges & Refrigerators	100	35,000.00			
				Workstation Upgrades		18,000.00
	Network Server Upgrade		35,000.00	Maintenance Equipment		2,000.00
	Maintenance Equipment		4,000.00			
	Computer Equipment		21,500.00	Vehicle	1	50,000.00
	Vehicle	1	14,500.00			
	SUBTOTAL OF	ESTIMATED COST:	\$525,697.00	SUBTOTAL OF	ESTIMATED COST:	\$854,435.00

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

Activities for Year 1	Activities for Year :2003 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2003 FFY Grant: 2007 PHA FY: 2007		
SEE	TX21P-010-001 Kate Ross			TX21P-010-001 Kate Ross		
ANNUAL	Site Improvements		27,500.00	Site Improvements		27,500.00
STATEMENT	Dwelling Units		34,500.00	Dwelling Units		34,500.00
	TX21P-010-003 Kate Ross			TX21P-010-003 Kate Ross		
	Site Improvements		35,250.00	Site Improvements		35,250.00
	Dwelling Units		34,500.00	Dwelling Units		34,500.00
	TX21P-010-004 Estella Maxey			TX21P-010-004 Estella Maxey		
	Site Improvements		33,000.00	Site Improvements		33,000.00
	Dwelling Units		29,000.00	Dwelling Units		29,000.00
	TX21P-010-005 Estella Maxey			TX21P-010-005 Estella Maxey		
	Site Improvements		30,750.00	Site Improvements		30,750.00
	Dwelling Units		155,500.00	Dwelling Units		90,624.80
	SUBTOTAL OF	ESTIMATED COST:	\$380,000.00	SUBTOTAL OF	ESTIMATED COST:	\$315,124.80

Capital Fund Program Five Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :2003 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2003 FFY Grant: 2007 PHA FY: 2007		
SEE	TX21P-010-007 Kate Ross			TX21P-010-007 Kate Ross		
ANNUAL	Site Improvements		22,000.00	Site Improvements		22,000.00
STATEMENT	Dwelling Structures		10,000.00	Dwelling Structures		10,000.00
	TX21P-010-008 South Terrace			TX21P-010-008 South Terrace		
	Site Improvements		27,000.00	Site Improvements		27,000.00
	Dwelling Structures		142,500.00	Dwelling Structures		142,500.00
	TX21P-010-009 South Terrace			TX21P-010-009 South Terrace		
	Site Improvements	5 buildings	27,000.00	Site Improvements	5 buildings	27,000.00
	Dwelling Structures		142,500.00	Dwelling Structures		142,500.00
	PHA Wide Physical Improvements			PHA Wide Physical Improvements		
	Pest Control	contract	10,000.00	Pest Control	contract	10,000.00
	Relocation Expenses	70 units	11,500.00	Relocation Expenses	70 units	11,500.00
	Gas Pipeline Services	annual	10,600.00	Gas Pipeline Services	annual	10,600.00
	SUBTOTAL OF	ESTIMATED COST:	\$403,100.00	SUBTOTAL OF	ESTIMATED COST:	\$403,100.00

Capital Fund Program Five Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :2003 FFY Grant: 2006			Activities for Year: 2003 FFY Grant: 2007		
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	PHA FY: 2006			PHA FY: 2007		
SEE	PHA Wide - Operations		163,697.00	PHA Wide - Operations		154,171.20
ANNUAL	Modernization Department Salaries	3	125,000.00	Modernization Department Salaries	3	125,000.00
STATEMENT	Modernization Training		15,000.00	Modernization Training		15,000.00
	Social Services		80,857.00	Social Services		60,000.00
	Staff Training		30,000.00	Staff Training		20,000.00
	Security and Support Salaries		155,000.00	Security and Support Salaries		155,000.00
	Tenant Trackers	contract	5,000.00	Tenant Trackers	contract	5,000.00
	Architectural Services		93,403.00	Architectural Services		93,403.00
	Audit		5,000.00	Audit		5,000.00
	Agency Plan software, update	1	50,000.00	Agency Plan software, update	1	60,000.00
	Ranges & Refrigerators	100	60,000.00	Ranges & Refrigerators	100	60,000.00
	Workstation Upgrades		36,000.00	Workstation Upgrades		36,000.00
	Office Renovations		2,000.00	Office Renovations		2,000.00
	Office Furniture & Equipment		2,000.00	Office Furniture & Equipment		2,000.00
	Vehicles		29,418.00	Vehicles		29,418.00
	Demolition	1	1,500.00	Demolition	1	1,500.00
				Relocation		11,500.00
				Gas Pipeline Annual Contract		10,600.00
				Pest Control Contract		10,000.00
	SUBTOTAL OF	ESTIMATED COST:	\$853,875.00	SUBTOTAL OF	ESTIMATED COST:	\$855,592.20

Attachments

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

Admissions and Continued Occupancy Plan
Section 8 Administrative Plan

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 2003 FFY of Grant Approval:

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	0.00
2	1406 Operations	129,687.30
3	1408 Management Improvements	268,900.00
4	1410 Administration	129,687.30
5	1411 Audit	5,000.00
6	1415 Liquidated Damages	0.00
7	1430 Fees and Costs	93,403.00
8	1440 Site Acquisition	0.00
9	1450 Site Improvement	213,100.00
10	1460 Dwelling Structures	314,677.40
11	1465.1 Dwelling Equipment-Non-expendable	60,000.00
12	1470 Non-dwelling Structures	2,000.00
13	1475 Non-dwelling Equipment	67,418.00
14	1485 Demolition	1,500.00
15	1490 Replacement Reserve	0.00
16	1492 Moving to Work Demonstration	0.00
17	1495.1 Relocation Costs	11,500.00
18	1498 Mod Used for Development	0.00
19	1502 Contingency	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	1,296,873.00
21	Amount of line 20 Related to LBP Activities	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00
23	Amount of line 20 Related to Security	0.00
24	Amount of line 20 Related to Energy Conservation Measures	0.00

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
PHA Wide	Operations	1406	129,687.30
	Staff Training	1408	5,000.00
	Finance Department Support	1408	65,000.00
	User Software Upgrades	1408	15,000.00
	MIS Department Support	1408	13,650.00
	Tenant Tracker Contract	1408	0.00
	Social Services Salaries	1408	63,850.00
	Security	1408	18,000.00
	Administrative Support Salaries	1408	88,400.00
	Agency Plan	1408	0.00
	Mod Salaries & Benefits	1410	114,687.30
	Mod Training	1410	5,000.00
	Publications	141012	5,000.00
	Sundry	141019	5,000.00
	Audit	1411	5,000.00
	A & E Services	1430	93,403.00
	Gas Pipeline, Annual Contract	1450	10,600.00
	Pest Control	1460	10,000.00
	Ranges, Stoves, Boiler, Heat Pumps	1465.1	60,000.00
	Office Renovations	1470	2,000.00
	Office Furniture & Equipment	147501	2,000.00
	Workstation Upgrades	147504	36,000.00
	Vehicles	147507	29,418.00
Demolition	1485	1,500.00	
Relocation	1495	11,500.00	
TOTALS:			\$789,695.60

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
TX010-01 Kate Ross	Site Improvements Parking Lot Resurface Bus Shelters	1450	27,500.00
	Dwelling Structures Roof Replacements Doors Windows Floors Bath Kitchen Water Heater Upgrades	1460	24,500.00
TOTAL:			\$52,000.00

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
TX010-03 Kate Ross	Site Improvements Exterior Furnishings Bus Shelters Parking Lot Resurface	1450	35,250.00
	Dwelling Structures Plumbing System Upgrade Electrical System Upgrade Roof Replacements Doors Windows Bath Kitchen Water Heater Upgrades	1460	24,500.00
TOTAL:			\$59,750.00

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
TX010-04 Estella Maxey	Site Improvements Plumbing System Shutoffs Parking Lot Resurface	1450	33,000.00
	Dwelling Structures Electrical System Upgrades Bathroom Remodels Floors Doors Bath Kitchen Water Heater Upgrades	1460	19,000.00
TOTAL:			\$52,000.00

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
TX010-05 Estella Maxey	Site Improvements Plumbing System Shutoffs Sidewalk Replacement Parking Lot Resurface	1450	30,750.00
	Dwelling Structures Unit Remodel Roofs Doors Windows Floors Kitchens Baths Water Heater Replacement	1460	34,177.40
TOTAL:			\$64,927.40

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
TX010-07 E. A. Flowers (Kate Ross)	Site Improvements Sidewalk Repairs Parking Lot Resurface	1450	22,000.00
	Dwelling Structures Bath Remodel Kitchen Remodel Roofs Doors Windows Bedrooms Water Heater Upgrades	1460	10,000.00
TOTAL:			\$32,000.00

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
TX010-08 South Terrace	Site Improvements Sidewalk Replacement Parking Lot Resurface	1450	27,000.00
	Dwelling Structures Exterior Repair and Repainting Roofs Doors Baths Kitchens Floors Water Heater Upgrades	1460	80,000.00
TOTAL:			\$107,000.00

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
TX010-09 South Terrace	Site Improvements Sidewalk Replacement Parking Lot Resurface	1450	27,000.00
	Dwelling Structures Exterior Repair and Repainting Foundation Leveling of Buildings Roofs Doors Windows Kitchens Baths Water Heater Upgrades	1460	112,500.00
TOTAL:			\$139,500.00

**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)
PHA WIDE	09-30-2005	09-30-2007
TX010-001 KATE		
ROSS	09-30-2005	09-30-2007
TX010-003 KATE		
ROSS	09-30-2005	09-30-2007
TX010-004		
ESTELLA MAXEY	09-30-2005	09-30-2007
TX010-005		
ESTELLA MAXEY	09-30-2005	09-30-2007
TX010-007 KATE		
ROSS	09-30-2005	09-30-2007
TX010-008 SOUTH		
TERRACE	09-30-2005	09-30-2007
TX010-008 SOUTH		
TERRACE	09-30-2005	09-30-2007

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				

