

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

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

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Runge

PHA Number: TX165

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

PHA Plan Contact Information:

Name: Pablo Nunez

Phone: 830-239-4691

TDD:

Email (if available): rha@karnesec.net

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

PHA Programs Administered:

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

Annual PHA Plan Fiscal Year 2003

[24 CFR Part 903.7]

i. Table of Contents

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

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X Other (List below, providing each attachment name)	
Attachment G: RAS Followup Plan 2002	

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

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

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

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

There have not been, nor are there any anticipated changes in neither policies nor programs originally detailed in the FY2000 5-Year and the FY2002 Annual Plans.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

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

B. What is the amount of the PHA’s estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 98,705

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

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

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

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)	
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:	

4. Voucher Homeownership Program N/A

[24 CFR Part 903.7 9 (k)]

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

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

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

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

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

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

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

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

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

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

6. Other Information

[24 CFR Part 903.7 9 (r)]

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

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

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

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

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

Yes No: below or

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

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

Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: State of Texas

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

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

3. PHA Requests for support from the Consolidated Plan Agency

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

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: *The Consolidated Plan of the jurisdiction does not support the PHA Plan through either direct/specific actions or commitments.*

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5-year Plan:

- Any change to the Mission Statement.
- 50% or more decrease in quantifiable measurement of any individual goal and/or objective.

B. Significant Amendment or Modification to the Annual Plan:

- Any change in a policy or procedure that requires a regulatory 30-day posting period.
- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement.

Attachment A Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input 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 type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	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	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

**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 Runge	Grant Type and Number Capital Fund Program: TX59P165501-03 Capital Fund Program 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:)**
 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	30,000			
3	1408 Management Improvements				
4	1410 Administration	1,200			
5	1411 Audit	2,300			
6	1415 liquidated Damages				
7	1430 Fees and Costs	9,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	53,705			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	2,500			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	98,705			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security	0.00			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHA Name: Housing Authority of the City of Runge	Grant Type and Number Capital Fund Program: TX59P165501-03 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)				
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
24	Amount of line 20 Related to Energy Conservation Measures	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 Runge			Grant Type and Number Capital Fund Program #: TX59P165501-03 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406		30,000				
	Administration	1410		1,200				
	Audit	1411		2,300				
	Fees and Costs	1430		9,000				
	Computer	1475		2,500				
TX165-001	Repair Flat Roofs of Strg Rooms (8)	1460		25,000				
	Replace Washing Machine Faucets (8)	1460		1,000				
TX165-002	Replace Cabinets 14,15,16,17,19	1460		10,000				
	Replace Washing Machine Faucets (18)	1460		1,800				
	Replace Lavatories and Assoc Supply	1460		4,700				
	Lines and faucets							
	Convert Gas System Distribution System from RHA to Entex	1460		8,000				
TX165-004	Install Dryer Hookup in Strg Rooms (12)	1460		3,205				

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 Runge		Grant Type and Number Capital Fund Program: TX59P165501-02 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 1)			
X Performance and Evaluation Report for Period Ending: 9/30/2002		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	28,000	28,000	28,000	28,000
3	1408 Management Improvements				
4	1410 Administration	1,100	1,100	1,100	0.00
5	1411 Audit	2,200	3,200	3,200	0.00
6	1415 liquidated Damages				
7	1430 Fees and Costs	8,700	9,000	9,000	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	6,003	0.00	0.00	0.00
10	1460 Dwelling Structures	57,671	57,405	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	103,674	98,705	41,300	28,000
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance	0			

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 Runge		Grant Type and Number Capital Fund Program: TX59P165501-02 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 1) X Performance and Evaluation Report for Period Ending: 9/30/2002 <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
23	Amount of line 20 Related to Security	0				
24	Amount of line 20 Related to Energy Conservation Measures	0				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Runge		Grant Type and Number Capital Fund Program #: TX59P165501-02 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406		28,000	28,000	28,000	28,000	
	Administration	1410		1,100	1,100	1,100	0.00	
	Audit	1411		2,200	3,200	3,200	0.00	
	Fees and Costs	1430		8,700	9,000	9,000	0.00	
TX165-001	Level Duplex 8/9	1460		6,000	12,000	0.00	0.00	
	Replace bathtubs and assoc plumbing (7 units)	1460		12,835	13,905	0.00	0.00	
TX165-002	Replace in-property water lines	1450		6,339	0.00	0.00	0.00	
	Level Duplex 20/21	1460		6,000	0.00	0.00	0.00	
	Replace bathtubs and assoc plumbing (15 units)	1460		31,500	31,500	0.00	0.00	

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Runge		Grant Type and Number Capital Fund Program: TX59P165501-01 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 1)			
X Performance and Evaluation Report for Period Ending: 9/30/2002		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	30,000	30,000	30,000	30,000
3	1408 Management Improvements				
4	1410 Administration	1,000	1,000	1,000	351
5	1411 Audit	2,200	2,200	2,200	2,200
6	1415 liquidated Damages				
7	1430 Fees and Costs	5,400	9,000	9,000	6,650
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	64,174	60,574	45,022	6,232
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	900	900	900	678
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	103,674	103,674	88,122	46,111
21	Amount of line 20 Related to LBP Activities				

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 Runge		Grant Type and Number Capital Fund Program #: TX59P165501-01 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406		30,000	30,000	30,000	30,000	
	Administration	1410		1,000	1,000	1,000	351	
	Audit	1411		2,200	2,200	2,200	2,200	
	Fees and Costs	1430		5,400	9,000	9,000	6,650	
	Hand Held Radios	1475		900	900	900	678	
	Insulate Water Heaters	1460		5,500	1,500	1,500	1,236	
TX165-001	Replace Ext Doors w/Scty Doors (8)	1460		9,900	9,900	0	0	
	Replace Cabinets (4)	1460		10,000	10,000	10,000	0	
	Replace lavatories & assoc plumb (8)	1460		2,068	2,068	0	0	
TX165-002	Replace w/handicapped w/c (elderly)	1460		2,200	1,500	1,500	190	
	Reroof (12/13) (14/15 (16/17)	1460		3,500	5,000	5,000	4,806	
TX165-004	Replace w/handicapped w/c (elderly)	1460		3,006	2,606	2,022	0	
	Replace cabinets (10)	1460		25,000	25,000	25,000	0	
	Replace vanities (10)	1460		3,000	3,000	0	0	

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.

CFP 5-Year Action Plan		
X Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
TX165-001		
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Interior Doors	\$7,000	2004
Install 4'high chain link security fence	\$15,000	2004
Replace closet doors	\$9,700	2005
Replace refrigerators	\$4,800	2005
Replace sidewalks	\$7,000	2006
Estimated total cost next 5 years	\$43,500	

CFP 5-Year Action Plan	
X Original statement <input type="checkbox"/> Revised statement	
Development Number	Development Name (or indicate PHA wide)

TX165-002		
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Install 4' high chain link security fence (family)	\$10,000	2004
Replace interior doors	\$12,000	2004
Replace floor tile units 12,14,16,18,19	\$6,150	2005
Repair storage rooms	\$30,000	2006
Install privacy fence (elderly) south side of complex	\$3,000	2007
Install 4' high chain link security fence (elderly Level #20/21	\$8,000	2007
Replace entire roof duplex 26/27	\$15,000	2007
Repair replace playground equipment	\$25,000	2007
	\$5,405	2007
Total estimated cost over next 5 years	114,555	

CFP 5-Year Action Plan	
X Original statement <input type="checkbox"/> Revised statement	
Development Number	Development Name (or indicate PHA wide)
TX165-004	

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace interior doors	\$12,405	2004
Repair storage rooms	\$35,755	2005
Install 4' high chain link security fence (family)	\$6,000	2006
Install 4' high chain link security fence (elderly)	\$10,000	2006
Playground equipment	\$3,405	2006
Total estimated cost over next 5 years	\$67,565	

CFP 5-Year Action Plan		
X Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
	PHA Wide	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)

Operations	\$30,000 (next 5 yrs)	2004-2007
Audit	\$2,300 “	2004-2007
Fees and Costs	\$9,000 “	2004-2007
Administration	\$1,000 “	2004-2007
Total estimated cost over next 5 years	\$211,500	

PHA Public Housing Drug Elimination Program Plan

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

Section 1: General Information/History N/A

A. Amount of PHDEP Grant \$ _____

B. Eligibility type (Indicate with an “x”) **N1**_____ **N2**_____ **R**_____

C. FFY in which funding is requested _____

D. Executive Summary of Annual PHDEP Plan

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

E. Target Areas

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

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

F. Duration of Program

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

12 Months_____ **18 Months**_____ **24 Months**_____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

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

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

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

B. PHDEP Budget Summary

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

FFY _____ PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	

9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	

C. PHDEP Plan Goals and Activities

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

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

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

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

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

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

9140 – Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							

2.							
3.							

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

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

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

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

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

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

3.							
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Required Attachment D: Resident Member on the PHA Governing Board

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

A. Name of resident member(s) on the governing board: Sylvia Gutierrez #19

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

- Elected
- X Appointed

C. The term of appointment is (include the date term expires): Sep 2002 thru Sep 2004

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

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

B. Date of next term expiration of a governing board member: 9/14/02 – 09/13/04

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Mayor Jack Roberson; City of Runge, Texas 78151

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

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

Laurie Villaneuva #2
Mary Jane Casarez #4
Noel San Miguel #6
Sylvia Gutierrez #19
Tony Martinez #23
Ruth Lara #32
Anna Mesa #35
Gloria Davis #42

ATTACHMENT F. COMMENTS OF THE RESIDENT BOARD & EXPLANATION OF PHA RESPONSE

On September 20, 2002, a meeting was held in the Administrative Room of the Runge Housing Authority. All members of the Board were issued and invitation with all pertinent information contained. Fifty percent of the members attended the meeting with the Executive Director. The following items were brought up in the meeting. PHA response to each item is in **bold**.

- 1) A Laundromat is needed for the tenants of the Housing Authority. Not all of the tenants can afford a washing machine, and it is difficult to take the laundry to the Laundromat in town since some tenants do not have a means of transportation.

Because of the scattered sites which comprise the whole of the Runge Housing Authority, one Laundromat would be unacceptable. One Laundromat would benefit only one site; therefore, multiple Laundromats would be necessary to equitably service all sites, which is not considered financially feasible. To get the maximum benefits from one Laundromat, the Laundromat would have been centrally located. That, however, does nothing to address or alleviate the transportation problem.

- 2) The tenants asked that if the Laundromat was not feasible, then the next best thing would be to install dryer hookups in the storage rooms (washing machine hookups are already available in the kitchen area).

Installation of dryer hookups for TX165-004 (the requesting project) has been budgeted for FY2003 CFP.

- 3) The children need a playground in TX165-004. The only things available are two round concrete slabs with grass overgrowing the service. More recreational equipment is needed.

The “sandboxes” will be worked on by Maintenance to get them to play status. Any other equipment will be scheduled in the following years’ CFP.

- 4) A basketball court (1/2 of a court) is necessary to keep the older children entertained.

The representative from TX165-004 voiced this request. Historically, older teenagers from outside the Housing Authority have used the basketball courts in existence. These teenagers come in, run the tenant children off, start playing, start cussing and drinking. The two basketball courts in existence had

to have the nets removed because of this. The problem is compounded by the fact that the resident adults will not satisfactorily monitor the situation. Therefore, the priority of this item is considered very low.

- 5) The paint scheme of the outside of the duplexes needs to be changed. As it is, the color is uniform (dark) throughout the Authority, which is comprised of seven sites.

The Board members were informed that since it was time to repaint the seven sites, the buildings (exclusive of the brick) would be painted in accordance with the paint scheme submitted to the Executive Director. The color scheme is to be kept within socially acceptable “taste”. If the results are considered satisfactory, the remainder to the duplexes will be painted different colors, with the stipulation that any color scheme outside the basic brown shade would have to be approved by the Board of Commissioners.

- 6) TX165-004 representatives called for new cabinets in the kitchen.

New cabinets are scheduled to be installed in this project with the current capital funds program money. The new cabinets should be installed by the end of this fiscal year.

- 7) The tenants requested that they be allowed to paint the interior of the units a different color for different rooms.

To allow a different color on the walls, especially a dark color, would be inviting trouble when the time came to repaint the unit when it is vacated. One of the stipulations would be that the room be repainted white (or a shade variation thereof) before the unit was vacated. However, once the unit is vacated, and the inside remains a dark color, Maintenance would be tasked to repaint the walls expending double the time necessary to get it habitable again. The security deposit? This Housing Authority assumes the financial posture that the security deposit would be used for repair/replace of items that were abused or damaged beyond the spectrum of normal wear and tear. In the best of these scenarios, the present amount of the security deposit would be inadequate to cover the expenses associated with getting the unit back to Housing standards. This item is not considered an acceptable option.

- 8) The tenants requested that the parking lot spaces be marked with the appropriate number to avoid any confusion and confrontations.

Maintenance will be applying the appropriate numbers on the curbs of the parking lots.

- 9) The tenants asked that the unit numbers be reattached to the units for identification.

Maintenance will be re-attaching the unit numbers back on the appropriate space on the front walls of the units to facilitate the identification of said units.

- 10) Representatives from all sites requested that chain link fences be installed to keep “kids” roaming the streets out of the Authority area.

The requested fences are currently scheduled for purchase by the CFP of FY 2004. Installation of said fences should be around June 2004.

- 11) The representative from TX165-004 (elderly) requested that the parking lots be repaved as the surfaces of the parking lots has a lot of potholes.

Coordinating efforts will have to be initiated between the City and the Housing Authority since the entrance portion of the driveway comes under the cognizance of the City. If the parking lots were to be paved up to the property lines, the pavement material would wash away in time. If the City would to lay down pavement material at the same time, the seamless application of the pavement material would retard the deterioration of the surface.

ATTACHMENT G: RASS FOLLOWUP PLAN 2002

Item: Bad Lighting

The Executive Director has toured the living areas under the cognizance of the Runge Housing Authority. All security lighting has been stratagically positioned to provide maximum illumination of the areas intended to be serviced. The Management Office has even responded to the request to install additional security lights in two additional locations. The situation will continue to be monitored to ensure maximum service to the tenants.

Item: Broken Locks

All units have been inspected numerous times and no broken locks have been encountered yet. Reported defective locks have been repaired/replaced expeditiously and will continue to be done so.

Item: Resident Screening; contribution to crime

All residents are screened before being admitted into the Runge Housing Authority. No one convicted of a crime (other than minor moving violations) has been admitted. Once admitted, the resident is then responsible for all family members', as well as guests', actions. Therein lies the problem. All tenants will be periodically reminded of their responsibility to adhere to the rules and regulations of conduct in this Housing Authority.

Item: Vacant Units; contribution to crime

This Housing Authority has historically had a mid-90% occupancy rate. Currently, though, the waiting list contains very few prospective tenants. All vacant units, though, are checked several times a week by Maintenance to ensure the security of the unit.

Item: Aware of Crime Prevention Programs Available to Residents

Since the current Executive Director accepted the position, all tenants have been approached to form various groups that can benefit the tenants individually and as a group. Response to the call for volunteers for any kind of tenant group, to include a Tenant Association, Neighborhood Watch, Roving Patrol, etc., has proved fruitless.