

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate

AnnualPlanforFiscalYear: **2003**

5YearPlanUpdate: 2004-2007

**TheHousingAuthorityofTheCityof
LaGrange,Texas**

250NorthwestCircleLa Grange,Texas78945**

GeneJaster -ExecutiveDirector

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: Housing Authority of the City of La Grange, Texas

PHANumber: TX59 -P381

PHAFiscalYearBeginning:(mm/yyyy) 07/2003

PHA Plan Contact Information:

Name: **Gene Jaster -Executive Director**

Phone: **(979)968 -3147**

TDD:

Email(if available): **LGHA@CVTV.net**

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

PHA Programs Administered :

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

Annual PHA Plan
Fiscal Year 2003
 [24CFR 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 filename in parentheses in the space to the right of the title.

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Attachments

- Attachment A: Supporting Documents Available for Review
- Attachment B: Capital Fund Program Annual Statement
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Explanation of PHA Response (must be attached if not included in PHA Plan text)

- Other (List below, providing each attachment name)

ii. Executive Summary

[24CFR Part 903.79(r)]

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

Strategy Statement: The Housing Authority of the City of La Grange, Texas (the Housing Authority) currently has \$1,025,000.00 in unfunded overall physical needs. This represents a slight decrease from previous assessments as a result of utilization of new technology for improved safety, new government criteria as presented by REAC and function as well as the effects of moderate inflation and the tight construction market. The vast majority of these needs are a result of normal deterioration and obsolescence at the River Valley Apts. (Tx -381-1) a 29 year old project consisting of thirty-two (32) dwelling units and at the Northwest Hills Apts. location (Tx -381-2) a 25 year old project consisting of fifty (50) dwelling units. Pursuant to current guidelines and policies, items affecting health and safety are given the highest priority. These include items related to specified initiatives such as accessibility to the physically challenged. Priorities with respect to physical needs are based on assessed actual conditions.

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

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

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

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

The La Grange Housing Authority has no plan to change any of its policies or programs during the Capital Fund year.

2. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions: Section 8 only PHA's are not required to complete this component.

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 154,216.00

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

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5 - Year Action Plan

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

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as **Attachment B**

3.D Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability: Section 8 only PHA's are not required to complete this section.

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

2. Activity Description

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

[24 CFR Part 903.79(k)]

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

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

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

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment 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.SafetyandCrimePrevention:PHDEPPlan

[24CFR Part 903.7(m)]

ExemptionsSection8OnlyPHA'smayskiptothenextcomponentPHA'seligibileforPHDEPfundsmustprovide aPHDEPPlanmeetingspecifiedrequirementspriortoreceiptofPHDEPfunds.

- A. Yes No: IsthePHAeligibletoparticipateinthePHDEPinthefiscalyearcoveredby thisPHAPlan?
- B. WhatistheamountofthePHA'sestimatedoractual(ifknown)PHDEPgrantforthe upcomingyear?\$_____
- C. Yes No DoesthePHAplantoparticipateinthePHDEPintheupcomingyear?If yes,answerquestionD.Ifno,skiptonextcomponent.
- D. Yes No:ThePHDEPPlanisattachedatAttachment_____

6.OtherInformation

[24CFR Part903.79(r)]

A. ResidentAdvisoryBoard(RAB)RecommendationsandPHAResponse

1. Yes No:DidthePHAreceiveanycommentsonthePHAPlanfromtheResident AdvisoryBoard/s?

DuringtheMarch25,2003publicmeetin goftheResidentAdvisoryBoardtheonlyissues raisedwerethoseoftiming,“Whenwouldunitsberenovated”.Thestaffrespondedthat sincefundingisoversixmonthsawaytherewasnowayofgivingaspecificdateastowhen renovationswouldtakeplace.

- 2.Ifyes,thecommentsareAttachedatAttachment(Filename)Attachment““““

- 3.InwhatmannerdidthePHAaddressthosecomments?(selectallthatapply)

- ThePHAchangedportionsofthePHAPlaninresponsetocomments
Alist ofthesechangesisincluded
 Yes No:below
 Yes No:attheendoftheRABCommentsinAttachment_____.
- Consideredcomments,butdeterminedthatnochangesto thePHAPlanwere necessary.AnexplanationofthePHA'sconsiderationisincludedattheendofthe RABCommentsinAttachment_____.
- Other:(listbelow)

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) **State of Texas**

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

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

3. PHA Requests for support from the Consolidated Plan Agency

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

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

While the goals of the State of Texas plan are consistent with the Local Housing Authority's goals, no specific actions or commitments are targeted at Fayette County, the City of La Grange or the Local Housing Authority.

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% deletion from or addition to the goals and objectives as a whole.

50% or more decrease in the quantifiable measurement of any individual goal or objective

B. Significant Amendment or Modification to the Annual Plan:

50% variance in funds projected in the Financial Resources Statement and/or the Capital Fund Program Annual Statement.

Any change in policy or procedure that requires a regulatory 45-day posting

Any submission to HUD that requires a separate notification to residents.

Attachment A

Supporting Documents Available for Review

PHA's 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
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
XX	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 jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
XX	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
XX	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
XX	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
XX	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	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 PHA's participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHA's 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
XX	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy
XX	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
N/A	Troubled PHA's: MOA/Recovery Plan	Troubled PHA's
N/A	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: <i>Housing Authority of the City Of La Grange, Texas</i>	Grant Type and Number Capital Fund Program Grant No: <i>Tx59p38150103</i> 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	\$9,090.00			
3	1408 Management Improvements Soft Costs	\$3,585.00			
	Management Improvements Hard Costs				
4	1410 Administration	\$8,115.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$19,400.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$3,450.00			
10	1460 Dwelling Structures	\$88,351.00			
11	1465.1 Dwelling Equipment — Nonexpendable	\$5,225.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$14,500.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$2,500.00			
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$154,216.00			
	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 11 related to Security --Hard Costs				
	Amount of line 11 Related to Energy Conservation Measures				

Signature of Executive Director	Signature of Public Housing Director/Office Programs Administrator
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the City Of La Grange, Texas		Grant Type and Number Capital Fund Program Grant No: Tx59p38150103 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
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406		\$9,090.00				
PHAWide	<u>Administrative Assistant</u> The PHA has a funded position of Admin. Ass't. This position allows for thirty-two (32) hours per week. While Modernization is being accomplished it is necessary to increase the hours by eight (8) hours per week to a total of forty (40) hours per week.	1406		\$5,650.00				
PHAWide	<u>Part-Time Clerk</u> The PHA has a need for a new position of a part-time clerk. This position would be for four (4) days a month at four (4) hours per day to allow the E.D. and the Admin. Ass't. to perform duties necessary for the completion of Mod. Efforts. 16 hrs per month @ \$950	1406		\$3,440.00				
	Management Improvements	1408		\$3,585.00				
PHAWide	<u>Communication Enhancements</u> The PHA administers two (2) sites separated by approx. eight (8) miles. The PHA has a need to improve the ability to quickly respond to the needs of Residents and to communicate with staff. The use of two (2) cellular phones is most cost effective way to correct this problem.	1408		\$1,450.00				
PHAWide	<u>Training</u> The PHA staff has a need of ongoing training and certification for programs.	1408		\$2,135.00				
	Administration	1410		\$8,115.00				

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

PHAName: Housing Authority of the City Of La Grange, Texas		Grant Type and Number Capital Fund Program Grant No: Tx59p38150103 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
				Original	Revised	Funds Obligated	Funds Expended	
TX381-1&2	<u>Non-Technical Salaries</u>	1410		\$2,800.00				
	The PHA is required to utilize staff time associated with financial management, record keeping and reporting							
TX381-1&2	<u>Technical Salaries</u>	1410		\$3,200.00				
	The PHA is required to utilize staff time associated with procurement, resource management and construction							
TX381-1&2	<u>Employee Benefit Contributions</u>	1410		\$1,140.00				
	Employee benefits associated with above listed salaries are required							
TX381-1&2	<u>Travel Costs</u>	1410		\$325.00				
	The PHA requires funds for travel associated with the program							
TX381-1&2	<u>Sundry Costs</u>	1410		\$650.00				
	Funds are needed for advertising mail and associated other costs							
	<u>Fees and Costs</u>	1430		\$19,400.00				
TX2381-1&2	<u>A/E Fees</u>	1430		\$15,100.00				
	Design and construction services are required due to scope and complexity of improvements							
TX381-1&2	<u>Modernization Coordinator</u>	1430		\$4,300.00				
	Services required to assist PHA in fulfillment of program							
	<u>Site Improvements</u>	1450		\$3,450.00				
Tx381-1	<u>Tree Trimming & Removal</u>	1450		\$3,450.00				

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

PHA Name: <i>Housing Authority of the City Of La Grange, Texas</i>		Grant Type and Number Capital Fund Program Grant No: <i>Tx59p38150103</i> Replacement Housing Factor Grant No:			Federal FY of Grant: <i>2003</i>			
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	Funds Obligated	Funds Expended	
	The PHA needs the service of a professional, tree service to trim and remove several trees							
	<u>Dwelling Structures</u>	<u>1460</u>		<u>\$88,351.00</u>				
Tx381-2	<u>Siding</u>	1460		\$12,560.00				
	The PHA needs to remove deteriorated wood siding at front, rear and windows and replace with a more moisture resistant product							
Tx381-2	<u>Exterior Painting</u>	1460		\$22,950.00				
	The PHA needs to paint the exterior of twenty-five (25) buildings due to normal deterioration and in conjunction with new siding							
Tx381-2	<u>Kitchen Cabinets</u>	1460		\$10,903.00				
	The PHA has a need to replace deteriorated kitchen cabinets in four (4) two-bedroom units. Replacement to include new heavy weight drawer guides, new lifetime door hinges, pulls, countertops & backsplashes							
Tx381-2	<u>Kitchen Sinks</u>	1460		\$1,150.00				
	Replace existing deteriorated and rusty stainless steel kitchen sinks and new faucets, supplies and stops							
Tx381-1	<u>Exterior Entrance Lighting</u>	1460		\$8,645.00				
	The PHA has a need to improve security at thirty-two (32) dwelling units by installing photo electric cell controlled High Pressure Sodium exterior lighting							
Tx381-2	<u>Wall Finishes</u>	1460		\$10,500.00				
	The PHA has a need to improve deteriorated							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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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	Funds Obligated	Funds Expended	
	wall finishes in four (4) dwelling units							
Tx381-2	<u>Flooring</u>	1460		\$8,200.00				
	The PHA has a need to replace deteriorated vinyl flooring in four (4) units							
Tx381-1	<u>Interior Lighting</u>	1460		\$2,943.00				
	The PHA has a need to replace existing incandescent interior lighting with energy efficient fluorescent lighting							
Tx381-1	<u>Replace Fiberglass Tubs and Surrounds</u>	1460		\$10,500.00				
	The PHA has a need to replace eight (8) existing deteriorated fiberglass tubs and surrounds with cast iron and ceramic tile surrounds complete with new valves							
	<u>Dwelling Equipment</u>							
		1465.1		\$5,225.00				
Tx381-1&2	<u>Stoves</u>	1465.1		\$1,925.00				
	The PHA has a program to replace five (5) deteriorated stoves with energy efficient stoves							
Tx381-1&2	<u>Refrigerators</u>	1465.1		\$2,175.00				
	The PHA has a program to replace five (5) deteriorated refrigerators with energy efficient refrigerators							
Tx381-1&2	<u>Water Heaters</u>	1465.1		\$1,125.00				
	The PHA needs to replace five (5) deteriorated water heaters with energy efficient models							
	<u>Non-Dwelling Equipment</u>							
		1475		\$14,500.00				
PHA Wide	<u>Maintenance Vehicle</u>	1475		\$14,500.00				

CapitalFundProgramFive -YearActionPlan
PartI:Summary

PHAName HousingAuthorityof theCityofLaGrange,Texas		<input type="checkbox"/> Original5 -YearPlan <input checked="" type="checkbox"/> RevisionNo: TWO(2)			
Development Number/Name/HA- Wide	Year 1	WorkStatementforYear2 FFYGrant:2004 PHAFY:2005	WorkStatementforYear3 FFYGrant:2005 PHAFY:2006	WorkStatementforYear4 FFYGrant:2006 HAFY:2007	WorkStatementforYear5 FFYGrant:2007 PHAFY:2008
	Annual Statement				
PHAW IDE		\$42,340.00	\$43,440.00	\$51,216.00	\$49,216.00
Tx381-001		\$39,985.00	\$66,711.00	\$10,000.00	\$39,500.00
Tx381-002		\$71,891.00	\$44,065.00	\$93,000.00	\$65,500.00
TotalCFPFunds (Est.)		\$154,216.00	\$154, 216.00	\$154,216.00	\$154,216.00
Total Replacement HousingFactor Funds					

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activities for Year1	ActivitiesforYear: <u>2</u> FFYGrant:2004 PHAFY:2005			ActivitiesforYear: <u>3</u> FFYGrant:2005 PHAFY:2006		
	Development Name/Number	MajorWorkCategories	Estimated Cost	Development Name/Number	MajorWorkCategories	EstimatedCost
SEE	RiverValley	Dryerconnections	\$18,485.00	RiverVall ey	Dryerconnections	\$14,855.00
ANNUAL	Tx381 -001	Flooring	\$11,000.00	Tx381 -001	KitchenRenovations	\$10,400.00
STATEMENT		KitchenRenovations	\$10,500.00		BathRenovations	\$7,800.00
					Flooring	\$11,000.00
		SUBTOTAL	\$39,985.00		SUBTOTAL	\$44,105.00
	NorthWestHills	KitchenRenovations	\$18,450.00	NorthWestHills	KitchenRenovations	\$14,600.00
	Tx381 -002	BathRenovations	\$10,050.00	Tx381 -002	BathRenovations	\$10,800.00
		FluorescentInteriorLighting	\$ 6,041.00		WallRepairs	\$19,000.00
		ExteriorLighting	\$11,050.00		Flooring	\$14,600.00
		WallRepairs	\$18,000.00		Walks&Ramps	\$7,711.00
		Flooring	\$8,300.00		SUBTOTAL	\$66,711.00
		SUBTOTAL	\$71,891.00			
	PHAWide	Operations	\$9,500.00	PHAWide	Operations	\$9,600.00
		Administration	\$8,115.00		Administration	\$9,115.00
		A/EServices	\$19,500.00		A/EServices	\$19,500.00
		Refrigerators/Stoves	\$5,225.00		Refrigerators/Stoves	\$5,225.00
		SUBTOTAL	\$42,340.00		SUBTOTAL	\$43,440.00
	TotalCFPEstimatedCost		\$ 154,216.00			\$ 154,216.00

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

PHA Name: <i>Housing Authority of the City of La Grange, Texas</i>	Grant Type and Number Capital Fund Program Grant No: <i>Tx59p38150102</i> Replacement Housing Factor Grant No:	Federal FY of Grant: <i>10/2002</i>
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: ONE(1))
 Performance and Evaluation Report for Period Ending: 03/30/03
 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	\$9,090.00	\$9,090.00	\$0.00	\$0.00
3	1408 Management Improvements Soft Costs	\$3,585.00	\$3,585.00	\$840.00	\$480.00
	Management Improvements Hard Costs				
4	1410 Administration	\$8,115.00	\$8,115.00	\$980.00	\$ 0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$25,850.00	\$25,850.00	\$25,850.00	\$8,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$16,800.00	\$42,100.00	\$42,100.00	\$0.00
10	1460 Dwelling Structures	\$68,551.00	\$58,751.00	\$29,221.00	\$14,359.00
11	1465.1 Dwelling Equipment -- Nonexpendable	\$5,225.00	\$5,225.00	\$3,225.00	\$0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$14,500.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$2,500.00	\$1,500.00	\$0.00	\$0.00
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$154,216.00	\$154,216.00	\$154,216.00	\$22,839.00
	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 I I Related to Security -- Hard Costs				
	Amount of line I I Related to Energy Conservation Measures				

Signature of Executive Director	Signature of Public Housing Director Office Programs Administrator
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the City Of La Grange, Texas		Grant Type and Number Capital Fund Program Grant No: Tx59p38150102 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/2002		
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
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Operations</u>			\$9,090.00	\$9,090.00	\$9,090.00	\$0.00	
PHA Wide	<u>Administrative Assistant</u> The PHA has a funded position of Admin. Ass't. This position allows for thirty-two (32) hours per week. While Modernization is being accomplished it is necessary to increase the hours by eight (8) hours per week to a total of forty (40) hours per week.	1406		\$5,650.00	\$5,650.00	\$5,650.00	\$0.00	Ongoing
PHA Wide	<u>Part-Time Clerk</u> The PHA has a need for a new position of a part time clerk. This position would be for four (4) days a month for four (4) hours per day to allow the E.D. and the Admin. Ass't. to perform duties necessary for the completion of Mod. Efforts. 16 hrs per month @ \$950	1406		\$3,440.00	\$3,440.00	\$3,440.00	\$0.00	Ongoing
	<u>Management Improvements</u>			\$3,585.00	\$3,585.00	\$3,585.00	\$480.00	
PHA Wide	<u>Communication Improvements</u> The PHA administers two (2) sites separated by approx. eight (8) miles. The PHA has a need to improve the ability to quickly respond to the needs of Residents and to communicate with staff. The use of two (2) cellular phones is most cost effective way to correct this problem.	1408		\$1,450.00	\$1,450.00	\$1,450.00	\$480.00	Planning
PHA Wide	<u>Computer Software</u> The PHA has a need for new software associated with reporting and accounting for HUD required programs.	1408		\$2,135.00	\$2,135.00	\$2,135.00	\$0.00	Ongoing
	<u>Administration</u>			\$8,115.00	\$8,115.00	\$8,115.00	\$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: <i>Housing Authority of the City Of La Grange, Texas</i>		Grant Type and Number Capital Fund Program Grant No: <i>Tx59p38150102</i> Replacement Housing Factor Grant No:				Federal FY of Grant: <i>10/2002</i>			
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	Funds Obligated	Funds Expended		
TX381-1&2	<u>Non-Technical Salaries</u> The PHA is required to utilize staff time associated with financial management, record keeping and reporting	1410		\$2,800.00	\$2,800.00	\$2,800.00	\$0.00	Ongoing	
TX381-1&2	<u>Technical Salaries</u> The PHA is required to utilize staff time associated with procurement, resource management and construction	1410		\$3,200.00	\$3,200.00	\$3,200.00	\$0.00	Ongoing	
TX381-1&2	<u>Employee Benefit Contributions</u> Employee benefits associated with above listed salaries are required	1410		\$1,140.00	\$1,140.00	\$1,140.00	\$0.00	Ongoing	
TX381-1&2	<u>Travel Costs</u> The PHA requires funds for travel associated with the program	1410		\$325.00	\$325.00	\$325.00	\$0.00	Ongoing	
TX381-1&2	<u>Sundry Costs</u> Funds are needed for advertising mail and associated other costs	1410		\$650.00	\$650.00	\$650.00	\$0.00	Ongoing	
	<u>Fees and Costs</u>	1430		\$25,900.00	\$25,900.00	\$25,900.00	\$8,000.00		
TX2381-1&2	<u>A/E Fees</u> Design and construction services are required due to scope and complexity of improvements	1430		\$15,100.00	\$15,100.00	\$15,100.00	\$6,000.00	Ongoing	
TX381-1&2	<u>Modernization Coordinator</u> Services required to assist PHA in fulfillment of program	1430		\$4,300.00	\$4,300.00	\$4,300.00	\$2,000.00	Ongoing	
PHAWide	<u>Utility Allowance Study</u> The PHA has improved the Energy Usage of its units. The PHA needs to accomplish a new Utility Allowance Study since the improvements	1406		\$6,500.00	\$6,500.00	\$6,500.00	\$0.00	Completed	

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

PHA Name: <i>Housing Authority of the City Of La Grange, Texas</i>		Grant Type and Number Capital Fund Program Grant No: <i>Tx59p38150102</i> Replacement Housing Factor Grant No:				Federal FY of Grant: <i>10/2002</i>		
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	Funds Obligated	Funds Expended	
	<u>Site Improvements</u>	<u>1450</u>		<u>\$16,800.00</u>	<u>\$42,150.00</u>	<u>\$42,150.00</u>	<u>\$0.00</u>	
TX381-1&2	<u>Mail Stations</u> The PHA is required by the USPD to improve the mail stations at both locations	1450		\$3,145.00	\$3,145.00	\$3,145.00	\$0.00	Ongoing
Tx381-1	<u>Tree Trimming & Removal</u> The PHA needs the services of a Professional, bonded & insured company to trim and remove several trees	1450		\$1,450.00	\$2,250.00	\$2,250.00	\$0.00	Ongoing
Tx381-1	<u>Sidewalks and Ramps</u> Ramps and Sidewalks are required to replace those removed when sewers replaced	1450		\$12,205.00	\$13,200.00	\$13,200.00	\$0.00	Ongoing
Tx381-2	<u>Sidewalks and Ramps</u> Ramps and Sidewalks are required to replace Deteriorated causing triphazards and Visibility Ramping	1450		\$0.00	\$18,000.00	\$18,000.00	\$0.00	Ongoing
Tx381-1	<u>Drainage Improvements</u> Changes in natural drainage over the life of the property have necessitated changes to the drainage	1450		\$0.00	\$4,096.00	\$4,096.00	\$0.00	Ongoing
Tx381-2	<u>Drainage Improvements</u> Changes in natural drainage over the life of the property have necessitated changes to the drainage	1450		\$0.00	\$1,459.00	\$1,459.00	\$0.00	Ongoing
	<u>Dwelling Structures</u>	<u>1460</u>		<u>\$68,551.00</u>	<u>\$58,751.00</u>	<u>\$58,751.00</u>	<u>\$14,359.00</u>	
Tx381 -2	<u>Siding</u> The PHA needs to remove deteriorated wood	1460		\$12,160.00	\$0.00	\$0.00	\$0.00	Re-

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

PHA Name: <i>Housing Authority of the City Of La Grange, Texas</i>		Grant Type and Number Capital Fund Program Grant No: <i>Tx59p38150102</i> Replacement Housing Factor Grant No:				Federal FY of Grant: <i>10/2002</i>		
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	Funds Obligated	Funds Expended	
	siding at front, rear and windows.							programmed
Tx381-1&2	<u>Exterior Painting</u>	1460		\$10,800.00	\$0.00	\$0.00	\$0.00	
	The PHA needs to paint the exterior of forty-one (41) buildings due to normal deterioration and in conjunction with new siding							Re-programmed
Tx381-2	<u>Kitchen Cabinets</u>	1460		\$8,903.00	\$11,900.00	\$11,900.00	\$1,850.00	Ongoing
	The PHA has a need to replace deteriorated kitchen cabinets in four (4) two bedroom units and five (5) three bedroom units. Replacement to include new weight drawer guides, new lifetime door hinges, pulls, countertop & back splashes							
Tx381-2	<u>Kitchen Sinks</u>	1460		\$1,150.00	\$1,150.00	\$1,150.00	\$565.00	Ongoing
	Replace existing deteriorated and rusty stainless steel kitchen sinks and new faucets							
Tx381-1	<u>Exterior Entrance Lighting</u>	1460		\$8,645.00	\$0.00	\$0.00	\$0.00	
	The PHA has a need to improve security at thirty-two (32) dwelling units by installing photo electric cell controlled High Pressure Sodium exterior lighting							Re-programmed
Tx381-2	<u>Wall Finishes</u>	1460		\$9,500.00	\$19,500.00	\$19,500.00	\$5,783.00	Ongoing
	The PHA has a need to improve deteriorated wall finishes in fourteen (14) dwelling units							
Tx381-2	<u>Flooring</u>	1460		\$12,200.00	\$5,200.00	\$5,200.00	\$4,722.00	Ongoing
	The PHA has a need to replace deteriorated vinyl flooring in twelve (12) units							
Tx381-1	<u>Interior Lighting</u>	1460		\$6,943.00	\$1,500.00	\$1,500.00	\$0.00	Ongoing
	The PHA has a need to replace existing incandescent interior lighting with energy							

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

PHA Name: <i>Housing Authority of the City Of La Grange, Texas</i>		Grant Type and Number Capital Fund Program Grant No: <i>Tx59p38150102</i> Replacement Housing Factor Grant No:				Federal FY of Grant: <i>10/2002</i>		
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	Funds Obligated	Funds Expended	
	efficient florescent lighting							
Tx381-1	<u>Replace Fiberglass Tubs and Surrounds</u>	1460		\$0.00	\$19,501.00	\$19,501.00	\$1,439.00	Ongoing
	The PHA has failure of eight (8) existing deteriorated fiberglass tubs and surrounds. Replacement with cast iron and ceramic tile surrounds complete with new valves							
	<u>Dwelling Equipment</u>	<u>1465.1</u>		<u>\$5,225.00</u>	<u>\$5,225.00</u>	<u>\$5,225.00</u>	<u>\$0.00</u>	
Tx381-1&2	<u>Stoves</u>	1465.1		\$1,925.00	\$1,925.00	\$1,925.00	\$0.00	Ongoing
	The PHA has a need to replace five (5) deteriorated stoves with energy efficient stoves							
Tx381-1&2	<u>Refrigerators</u>	1465.1		\$2,175.00	\$2,175.00	\$2,175.00	\$0.00	Ongoing
	The PHA has a need to replace five (5) deteriorated refrigerators with energy efficient refrigerators							
Tx381-1&2	<u>Water Heaters</u>	1465.1		\$1,125.00	\$1,125.00	\$1,125.00	\$0.00	Ongoing
	The PHA need to replace five (5) deteriorated water heaters with energy efficient models							
	<u>Non-Dwelling Equipment</u>	<u>1475</u>		<u>\$14,500.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
PHA Wide	<u>Maintenance Vehicle</u>	1475		\$14,500.00	\$0.00	\$0.00	\$0.00	
	The PHA has a need to replace a twelve (12) year old maintenance vehicle (Approved in the 2000 & 2001 CGP budget but reprogrammed due to more pressing issues involving Tenant needs)							Re-programmed to FFY 2003
	<u>Relocation Costs</u>	<u>1495.1</u>		<u>\$2,500.00</u>	<u>\$1,500.00</u>	<u>\$1,500.00</u>	<u>\$0.00</u>	
	<u>Resident Relocation Costs</u>	1495.1		\$2,500.00	\$1,500.00	\$1,500.00	\$0.00	

Required Attachment D : Resident Member on the PHA Governing Board

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

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

Ms. Etta Lemley

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

- Elected
- Appointed

C. The term of appointment is (include the date term expires): **May 2005**

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: **May 2004**

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

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

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

Ms. Etta Lemley
Ms. Lisa Polasek
Ms. Milda McClean
Ms. Mary Ann Miller
Ms. Monica Kunkel
Ms. Ruth Bordovsky
Ms. Linda August
Ms. Carol Vise
Ms. Marla Reyes
Mr. Robert Thompson Jr.

**Required Attachment F: Statement of Progress in Meeting the 5 Year
Plan Mission and Goals**

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

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

Example: the failure of fiberglass tubs and surrounds at TX381 -2

Currently the Housing Authority has revised some of the priorities for the 2003 Capital Grant Program and amended its 5 year plan to denote these changes. (see the included 5 year plan and the Annual Statement/Performance and Evaluation Report HUD50075)

Required Attachment G: Community Service Requirements

The Housing Authority of the City of La Grange, Texas has implemented a policy that will address the Community Service/Self Sufficiency portion of the Quality Housing and Work Responsibility Act of 1998.

A brief summary of the policy follows:

- A. Background**
A summary of the reasons for the requirement and how QHWR requires this program
- B. Definitions**
Community Service, Self Sufficiency, Exemptions are explained
- C. Requirements of the Program**
 - 1. Eight Hours per Month in Volunteer work or Job Training**
 - 2. Must be EACH month. May NOT skip a month then try and catch up**
 - 3. Activities are to be performed within the community**
 - 4. Family Obligations**
 - a. At least one examination**
 - b. Each quarter tenant must provide documentation of activities**
 - c. Agreement to correct non-compliance within the next quarter**
 - d. Change in exempt status**
 - 5. PHA Obligations**

This Policy has been set aside due to HUD mandate for the FFY 2002

Required Attachment H: PHA Pet Policy

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

A brief summary of the Pet Policy follows:

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

**Required Attachment J: Deconcentration of Poverty and Income
Mixing Policy**

**In accordance with the final rule 9032((b)(2) the La Grange Housing Authority
is exempt since it operates less than 100 public housing units**

Required Attachment K: Voluntary Conversion Initial Assessment

Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?
TWO(2)
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **NONE**
- c. How many Assessments were conducted for the PHA's covered developments?
One --- Sec 8 and CHAS Report

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **NONE**

Development Name	Number of Units

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

Conversion to vouchers at this time would have a adverse effect on the availability of affordable housing in our community at this time.

BlankOnPurpose