

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2004 (Version 02)

**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 HALE CENTER

PHA Number: TX-277-001

PHA Fiscal Year Beginning: (01/2004)

PHA Plan Contact Information:

Name: RICK HYMAN

Phone: (806) 839-2281

TDD:

Email (if available): hcha@dtnspeed.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 2004**
[24 CFR Part 903.7]

i. Table of Contents

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

Contents	<u>Page #</u>
Annual Plan	
i. Executive Summary (optional)	3
ii. Annual Plan Information	2
iii. Table of Contents	2
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	4
2. Capital Improvement Needs	5
3. Demolition and Disposition	5
4. Homeownership: Voucher Homeownership Program	6
5. Crime and Safety: PHDEP Plan	6
6. Other Information:	
A. Resident Advisory Board Consultation Process	7
B. Statement of Consistency with Consolidated Plan	7
C. Criteria for Substantial Deviations and Significant Amendments	
8	

Attachments

- Attachment A: Supporting Documents Available for Review
-9
- Attachment B: 2001 Capital Fund Program Annual Statement -13
- Attachment C: 2002Capital Fund Program Annual Statement -17
- Attachment D: 2003 Capital Fund Program Annual Statement -21
- Attachment E: 2004 Capital Fund Program Annual Statement - 25
- Attachment F: Capital Fund Program 5 Year Action Plan - 29
- Attachment __: Capital Fund Program Replacement Housing
Factor Annual Statement
- Attachment __: Public Housing Drug Elimination Program
(PHDEP) Plan
- Attachment G: Resident Membership on PHA Board or Governing Body -41
- Attachment H: Membership of Resident Advisory Board or Boards- 42
- Attachment __: Comments of Resident Advisory Board or Boards
& Explanation of PHA Response (must be attached if not included
in PHA Plan text) (**tx277a01**)
- Other: Analysis of Voluntary conversion to voucher (**tx277a02**)
Request to exercise fungability in the CFP process (**tx277a03**)

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

This is the Annual Plan for the Housing Authority of the City of Hale Center. The Housing Authority's fiscal year begins January 1, 2004. The Housing Authority of the City of Hale Center administers 44 units of Public Housing, which are scattered among three sites. One site is completely dedicated to the Elderly/Disabled. The second site is split into two sections, with one-half dedicated to the Elderly/Disabled, and the other half for families. The third and largest site is a family site. The chart below gives the number of units by household type and bedroom size.

Elderly/Disabled		Family		
1-BR	2-BR	1-BR	2-BR	3-BR
16	2*	2	16*	8

* - Includes 1 Handicap Accessible Unit

A Board of Commissioners, consisting of five members appointed by the Mayor, oversees the agency. This includes a Resident Commissioner. The agency was established in 1965.

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The Board adopted The Housing Authority's mission, stated above, on January 21, 2000. When the Board adopted this statement, it knew that there were many ways that the Authority could improve the way it provides adequate and affordable housing. Among these improvements are renovation and modernization of dwellings, and a concentrated effort to improve all management functions, with a goal of achieving High Performer status over the next year. The mission statement also requires the Housing Authority to extend its' role beyond housing assistance and develop programs which provide economic self-sufficiency to the families it serves. Finally, the mission statement charges the authority to affirmatively further fair housing and deliver the programs in a way that all those served are treated equally with dignity and respect.

The Authority has shown a vast improvement in PHAS scores since the original mission statement was adopted in FY2000. However, in 2002, and for the second year in a row, the Authority achieved a standard-performer status. In both years, this was mainly due to late submission of our FASS report. These late submissions resulted in penalty points that lowered our overall score below the 90% required to achieve a high-performer standard. These results show that we are truly operating a strong Authority, and I guarantee that we will never be penalized again. I expect that we will achieve a high-performer status in the FYE 2004 evaluation cycle. I would have expected to attain this goal during FYE 2003, but due to small PHA deregulation, the Authority will not be scored for this year.

The Capital Fund Modernization project was begun in 2003 starting with the abatement of asbestos in 14 units. However, the original scope of work planned had to be significantly reduced due to the bids received for the work. Due to this shortfall, the first 14 units abated will have new tile, windows and HVAC installed in order to get them back on line. The original remodeling plan, including asbestos abatement, will be resumed if the Authority can secure private financing using future CFP funds as leverage. This new strategy of leveraging private funds appears that the Authority can have all originally planned work performed, as well as several other projects included in the 5-year action plan, and at a much faster pace. I anticipate that a second version of this plan will be open for review by the end of January, 2004, which will reflect these new plans.

The Housing Authority plans to expand the supply of assisted housing by reducing the number of vacancy days at its' developments. The Housing Authority will reduce the vacancy rate by 25 percent; thus providing housing assistance to a greater number of low-income families. The Housing Authority will achieve this goal by further reducing make-ready and Lease-up times. The 2003 MASS report should show an improvement in these turn-around times & vacancy days, and we will continue to strive to reduce these

numbers below 15%. Although the 2003 MASS report will not be scored this year, the only item that stands out is vacancy days that were caused by the CFP project (asbestos abatement).

To increase existing housing choices, our small Housing Authority will work closely with the other PHAs in the surrounding communities that may have additional opportunities and /or vacancies.

During FYE 2003, the board expressed a desire to investigate the possibility of new construction housing, especially elderly/disabled units. We have also discussed the possibility of starting Home-Ownership programs. I expect to investigate these possibilities, following the completion of the CFP renovation activities outlined in the CFP reports and 5-year action plan outlined below..

The Housing Authority further intends to increase the number of working families residing in Public Housing units. The number of non-elderly working families decreased dramatically this year (27%), but this is mainly due to so many units being off line that it skewed the results.. The Housing Authority plans to increase the number of non-elderly working families by 20% over the next year, and by 25% over the next four years. In efforts to help accomplish these goals, The Housing Authority has established flat rents, working preferences, and travel allowances. The Authority is still establishing a working relationship with Mission Hale Center (a local organization established by the churches in our city), and together will be providing and/or attracting supportive services to improve recipients' employability. Additionally, the Authority and Mission Hale Center plan to provide additional training and facilities for residents to improve employability. Residents will have access and training to at least one computer, with hopes that learning to use a computer, windows OS, word processor programs, etc. will improve resident's employability, as well as a tool to develop resumes, look for work, and access HUD web sites.

During the next several years, I hope to investigate the possibilities of applying for ROSS grants (or similar funds) to establish more programs in conjunction with Mission Hale Center. Some of the ideas we have include:

Operating a daily shuttle service to Lubbock & Plainview for residents who do not own vehicles, so that they can attend school or work. The employment & educational opportunities in our small city are very limited.

Funds for the start up & administration of a Computer lab & education center.

Operation of a day care center for residents.

The Housing Authority has two primary sources of funding: operating subsidy, and capital fund programs. At the end of fiscal year 2003, operating reserves for this Housing Authority are estimated to be \$89,000. The budget for fiscal year 2004 plans for the operating reserve to remain in tact, with a strong possibility that it will grow. In the following four years, the Housing Authority expects to retain and possibly add to these reserve levels. The ability to retain reserve fund levels may depend heavily on the outcome of finalized modernization plans, which are going to be effected by asbestos abatement, and the subsequent remodeling, as shown in the Capital Fund Reports and five-year action plan included below.

The Authority is still in the development stage of creating a web page. I originally planned to have the page available in September, 2002, but have not had the time to complete it. The web address will be HAHALECENTER.ORG. We hope this will improve communications with our residents, as well as extend our outreach capabilities. Eventually, we would like to offer on-line application processes to applicants. This will also aid in getting public input on the 5-year & Annual Plans.

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

Due to the various changes to QHWRA and other regulations, The Admissions & Continued Occupancy Policy (ACOP) and its' related attachments, as well as the Lease will be revised this year. The current ACOP is becoming somewhat confusing due to the amendments that have been added. In general, the entire ACOP and all resident-oriented policies, and operations policies could be better organized & presented.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

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

B. What is the amount of the PHA’s estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 63,214 (Based on amount received in 2003)

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 F

(2) Capital Fund Program Annual Statement

The 2001 Capital Fund Program Annual Statement is provided as Attachment B

The 2002 Capital Fund Program Annual Statement is provided as Attachment C

The 2003 Capital Fund Program Annual Statement is provided as Attachment D

The 2004 Capital Fund Program Annual Statement is provided as Attachment E

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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 903.7 9 (k)]

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

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

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

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

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

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

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

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

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

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

6. Other Information

[24 CFR Part 903.7 9 (r)]

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

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment (File name) tx277a01
3. In what manner did the PHA address those comments? (select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
 Yes No: below or
 Yes No: at the end of the RAB Comments in Attachment _____.
 - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment
 - Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

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

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

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5-year Plan:

1. Significant Amendment or Modification to the Annual Plan:

Any change to Mission Statement such as:

- 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

2. Significant Amendment or Modification to the Annual Plan:

- 50% variance in the funds projected in the Capital Fund Program Annual Statement
- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or in the Capital Fund Program Annual Statement
- Any change in policy or procedure that requires a regulatory 30-day posting
- Any submission to HUD that requires a separate notification to residents, such as HOPE IV, Public Housing Conversion, Demolition/Disposition, Designated

Housing or Homeownership programs

- Any change inconsistent with the local, approved Consolidated Plan

Attachment A
Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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
X	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 checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

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

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 checked="" 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)

Attachment B

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF HALE CENTER		Grant Type and Number Capital Fund Program Grant No: TX21P27750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 03) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	0	\$1,500	\$1,500	\$1,500
4	1410 Administration	\$5,000	\$1,746.61	\$1,746.61	\$1,736.61
5	1411 Audit	\$1,200	0	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$10,000	\$31,859.04	\$31,859.04	\$17,755.04
8	1440 Site Acquisition				
9	1450 Site Improvement	0	\$695.28	\$695.28	\$695.28
10	1460 Dwelling Structures	\$70,699	\$45,360.89	\$45,360.89	\$38,859.82
11	1465.1 Dwelling Equipment—Nonexpendable	0	\$4,130.95	\$4,130.95	\$4,130.95
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	0	\$406.23	\$406.23	\$406.23
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF HALE CENTER		Grant Type and Number Capital Fund Program Grant No: TX21P27750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 03) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$85,699	\$85,699	\$85,699	\$65,083.93
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	0	\$10,880.05	0	0

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF HALE CENTER			Grant Type and Number Capital Fund Program Grant No: TX21P27750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX277-001	Training	1408		0	\$1,500	\$1,500	\$1,500	Complete
TX277-001	Salaries	1410		\$5,000	\$1,002.91	\$1,002.91	\$992.91	
TX277-001	Advertisement	1410		0	\$1,500	\$743.70	\$743.70	
TX277-001	Asbestos consulting	1430		0	\$19,534.04	\$19,534.04	\$15,430.04	In process
TX277-001	TDH license for asbestos	1430		0	\$2,325	\$2,325	\$2,325	
TX277-001	Architect fees	1430		\$10,000	\$10,000	\$10,000	0	
TX277-001	Remove dead trees	1450		0	\$325	\$325	\$325	Complete
TX277-001	Install project sign	1450		0	\$370.28	\$370.28	\$370.28	Complete
TX277-001	Continue exterior project began w/ 99 CIAP	1460		0	\$12,113.42	\$12,113.42	\$12,113.42	Near completion
TX277-001	Replace 40 storage doors	1460		0	\$9,858.50	\$9,858.50	\$9,858.50	Complete
TX277-001	Asbestos abatement	1460		0	\$23,388.97	\$23,388.97	\$16,887.90	In process
TX277-001	New stoves & refrigerators	1465		0	\$3,456	\$3,456	\$3,456	Purchased
TX277-001	New water heaters	1465		0	\$674.95	\$674.95	\$674.95	Purchased
TX277-001	Relocate residents during abatement	1495		0	\$406.23	\$406.23	\$406.23	

Attachment C

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF HALE CENTER		Grant Type and Number Capital Fund Program Grant No: TX21P27750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 01) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$1,500	\$3,000	\$1,384.40	\$1,384.40
4	1410 Administration	\$1,000	\$1,979.56	\$514.98	\$514.98
5	1411 Audit	\$2,000	0		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$9,500	\$14,022	\$5,022	\$5,022
8	1440 Site Acquisition				
9	1450 Site Improvement	0	\$2,074.80	\$2,074.80	\$2,074.80
10	1460 Dwelling Structures	\$47,272	\$26,091.54	\$159.59	\$159.59
11	1465.1 Dwelling Equipment—Nonexpendable	\$4,700	\$30,574.10	\$2,754.10	\$2,754.10
12	1470 Nondwelling Structures	\$15,450	0	0	0
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0	\$3,500	\$1,538.53	\$1,538.53
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF HALE CENTER		Grant Type and Number Capital Fund Program Grant No: TX21P27750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 01) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$81,422	\$81,422	\$13,448.40	\$13,448.40
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$9,450	\$14,484		
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	0	\$5,685	0	0

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

PHA Name: HOUSING AUTHORITY OF HALE CENTER		Grant Type and Number Capital Fund Program Grant No: TX21P27750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX277-001	Training	1408		\$1,500	\$3,000	\$1,384.40	\$1,384.40	
TX277-001	Salaries	1410		\$1,000	\$1,400	\$514.98	\$514.98	
TX277-001	Advertisement	1410		0	\$351.51	0	0	
TX277-001	Reproduce prints/specs	1410		0	\$228.05	0	0	
TX277-001	Architect fee	1430		\$9,000	\$9,000	0	0	
TX277-001	Asbestos consulting	1430		0	\$4,972	\$4,972	\$4,972	
TX277-001	TDH License renewal	1430		0	50	50	50	
TX277-001	Landscape-Bushes, edging,, & mulch	1450			\$791.89	\$791.89	\$791.89	
TX277-001	Seal perimeter fences	1450		0	\$1,282.91	\$1,282.91	\$1,282.91	
TX277-001	Abate asbestos	1460		0	\$300	\$45	\$45	
TX277-001	New flooring (after abate) Site N	1460		0	\$14,000	0	0	
TX277-001	New trim (after abate) Site N	1460		0	\$1,000	0	0	
TX277-001	New windows- Site N	1460		0	\$10,676.95	0	0	
TX277-001	Complete storage door project began in 2001	1460		0	\$114.59	\$114.59	\$114.59	
TX277-001	HVAC Site N	1465		0	\$28,000	0	0	
TX277-001	Water heaters	1465		0	\$1,557.10	\$1,557.10	\$1,557.10	Purchased
TX277-001	Appliances	1465		0	\$1,197	\$1,197	\$1,197	Purchased
TX277-001	Relocate residents during abatement	1495		0	\$3,500	\$1,538.53	\$1,538.53	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: HOUSING AUTHORITY OF HALE CENTER		Grant Type and Number Capital Fund Program No: TX21p27750102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX277-001	6/30/04			9/30/05			

Attachment D

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF HALE CENTER		Grant Type and Number Capital Fund Program Grant No: TX21P27750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:01) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$2,109	\$1,000		
4	1410 Administration	\$500	\$500		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$12,036	\$9,000		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$52,756	\$47,714		
11	1465.1 Dwelling Equipment—Nonexpendable	\$13,340	0		
12	1470 Nondwelling Structures		\$3,000		
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$600	\$2,000		
18	1499 Development Activities				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF HALE CENTER		Grant Type and Number Capital Fund Program Grant No: TX21P27750103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:01) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$81,422	\$63,214		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$13,850	\$16,853		

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 HALE CENTER			Grant Type and Number Capital Fund Program Grant No: TX21P27750103 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	
TX277-001	Training	1408		\$2,190	\$1,000			
TX277-001	Salaries	1410		\$500	\$500			
TX277-001	Architect fee	1430		\$9,500	\$9,000			
TX277-001	Kitchen cabinets, counters, sinks, & range hoods. Site N	1460		\$11,200	\$18,781.78			
TX277-001	New windows- Site N	1460		\$4,544	\$16,853			
TX277-001	Security screens on new windows	1460		0	\$12,079.22			
TX277-001	New windows-office/shop	1470		0	\$2,000			
TX277-001	New flooring (after abate)- office/shop	1470		0	\$1,000			
TX277-001	Relocate residents during abatement	1495		\$600	\$2,000			

Attachment E

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF HALE CENTER		Grant Type and Number Capital Fund Program Grant No: TX21P27750104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$1,000			
4	1410 Administration	\$500			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$31,857			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$28,857			
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	\$1,000			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$63,214			
22	Amount of line 21 Related to LBP Activities				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF HALE CENTER		Grant Type and Number Capital Fund Program Grant No: TX21P27750104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Attachment F

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of Hale Center		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008
TX277-001	Annual Statement	\$147,869	\$141,269	\$348,569	\$333,069
HA-wide		\$3,000	\$4,200	0	0
CFP Funds Listed for 5-year planning		\$175,869	\$145,469	\$345,569	\$333,069
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year :__4__ FFY Grant: 2007 PHA FY: 2007			Activities for Year: __5__ FFY Grant: 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
TX277-001	Asbestos consulting/abate	\$48,000	TX277-001	Asbestos consulting/abate	\$48,000
TX277-001	Kitchen Remodel	\$9,000	TX277-001	Kitchen Remodel	\$9,000
TX277-001	Bath Remodel	\$11,000	TX277-001	Bath Remodel	\$11,000
TX277-001	Windows/security screens	\$24,754	TX277-001	Windows/security screens	\$24,754
TX277-001	New flooring	\$6,000	TX277-001	New flooring	\$6,000
TX277-001	New trim	\$8,800	TX277-001	New trim	\$8,800
TX277-001	Retexture/Paint walls & ceilings	\$11,815	TX277-001	Retexture/Paint walls & ceilings	\$11,815
TX277-001	New doors	\$9,900	TX277-001	New doors	\$9,900
TX277-001	HVAC	\$12,000	TX277-001	HVAC	\$12,000
TX277-001	Steel Roofing	\$47,500	TX277-001	Steel Roofing	\$47,500
TX277-001	Vinyl/Steel siding	\$88,000	TX277-001	Vinyl/Steel siding	\$88,000
TX277-001	Fence Site C-1	\$17,500	TX277-001	Fence East site	\$17,500
TX277-001	Landscaping-trees,bushes,edging, etc.	\$10,000	TX277-001	Landscaping-trees,bushes,edging, etc.	\$10,000
TX277-001	Sprinkler system Site C-1	\$10,500	TX277-001	Sprinkler system Site B	\$5,000
TX277-001	Tank-less water heaters	\$8,800	TX277-001	Tank-less water heaters	\$8,800
TX277-001	Construct new parking lot Site B	\$25,000	TX277-001	Repair drainage problem Site B	\$15,000
Subtotal		\$348,569	Subtotal		\$333,069

Total CFP Estimated Cost	\$323,569			\$318,069
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PHA Public Housing Drug Elimination Program Plan- N/A

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

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: \$		
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.							

9130 – Employment of Investigators					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.							

9140 – Voluntary Tenant Patrol					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.							

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	PHDEP 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	PHDEP 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	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Required Attachment G: 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: Ira Roy

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

Elected

Appointed

C. The term of appointment is (include the date term expires): 1 YEAR UNTIL 9/2004

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: 9/05

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): GORDON RUSSELL, MAYOR OF THE CITY OF HALE CENTER.

Required Attachment H: 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.)

1. C.B. SHORT
2. FELIX HIPOLITO
3. AUGUSTINE MARTINEZ
4. BILL FUDGE

HOUSING AUTHORITY

CITY OF HALE CENTER

HAHC



P.O.BOX 1257 (806) 839-2281 FAX (806) 839-9927
HALE CENTER, TEXAS 79041 Email: hcha@dtnspeed.net

RESIDENT ADVISORY BOARD COMMENTS ON FY 2004 ANNUAL PLAN

The Resident Advisory Board held a meeting on October 17, 2003 to review and comment on the Annual for FY 2004. The meeting was attended by the following people: Augustine Martinez- RAB, C.B. Short- RAB, Bill Fudge- RAB, and Rick Hyman- E.D.

After going over the Plan, The following comments were made:

Martinez- It looks great. Thinks HA staff is doing a good job. New parking lot at Site B is a good idea (from 5 year action Plan). Good projects.

Short- Likes the plan.

Fudge- Thinks plan is good. HA staff doing good job.

After the meeting, Hyman determined that no changes were required, and the Plan will be transmitted to HUD as is.

Sincerely,

Rick Hyman
Executive Director

HOUSING AUTHORITY

CITY OF HALE CENTER

HAHC



P.O.BOX 1257 (806) 839-2281 FAX (806) 839-9927
HALE CENTER, TEXAS 79041 Email: hcha@dtnspeed.net

VOLUNTARY CONVERSION OF PUBLIC HOUSING TO VOUCHER

As outlined in PIH 2001-26, the HOUSING AUTHORITY OF HALE CENTER performed an assessment of the possibility of converting some of its' public housing stock to the voucher program.

This assessment has revealed that this conversion would not be appropriate for the following reason:

Outside of this public housing and the sixteen (16) Rural Development units operated by this authority, there is only one other apartment complex in this city. The rents at this privately owned complex far exceed those offered by this HA. Therefore, converting to the voucher system would adversely affect the availability of affordable housing in this community. Additionally, 19 of 44 units are elderly/disabled units.

Sincerely,

Rick Hyman
Executive Director

HOUSING AUTHORITY

CITY OF HALE CENTER

HAHC



P.O.BOX 1257 (806) 839-2281 FAX (806) 839-9927
HALE CENTER, TEXAS 79041 Email: hcha@dtnspeed.net

REQUEST TO EXERCISE FUNGIBILITY IN THE CFP 5-YEAR PLAN

The HOUSING AUTHORITY OF HALE CENTER wishes to request the right to exercise fungibility in the work items outlined in the CFP Annual Statements and 5-year action plan.

Sincerely,

Rick Hyman
Executive Director