

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

PHA Plans

5-Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:
The Housing Authority of the City of Fort Worth (FWHA) is committed to providing quality affordable housing in a living environment that integrates low- and moderate-income individuals and families into the greater community without discrimination; and to creating economic opportunities for our program participants to become self-sufficient.

In order to achieve this mission we will:

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

B. Goals

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

GOAL ONE: EXPAND THE ROLE OF THE FORT WORTH HOUSING AUTHORITY AS PROVIDER OF LOW AND MODERATE INCOME HOUSING IN THE FORT WORTH AREA.

Objectives:

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

Status:

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

Status:

In 2001, FWHA applied for and received the maximum number of housing vouchers permitted under the Fair Share NOFA (710).

Status:

In 2003, FWHA awarded 25 opt-out vouchers for Meadowbrook Garden residents. Total number of Housing Choice Vouchers available is 4,793.

Status:

In 2003, FWHA implemented a homeownership program for participants in the Housing Choice Voucher rental assistance program. A limited number of participants will be permitted to utilize the rental assistance voucher for homeownership assistance.

Status:

Shelter Plus Care was unable to start the use of group homes in 2003 due to pricing/payment restrictions. Payment for Jennings Place (supportive living center for MHMRTC is being pursued.

Status:

Shelter Plus Care is continuing to serve over the original grant number due to funding availability (since October 2002). Shelter Plus Care is currently 120 % leased (7/03) with 79 participants above the HUD requirement.

Status:

Shelter Plus Care has relaxed the criteria for assisting applicants with security deposits upon move-in. Fifty-two percent (52%) in 2004 in comparison to eighteen (18%) before the policy change.

Status:

Shelter Plus Care began an additional grant for 20 families in April 2004 for homeless and disabled. The 20 slots were filled within 60 days.

Status:

Shelter Plus Care has applied for 28 additional units in 2004 for homeless, disabled and very low-income people. Renewal of 208 Shelter Plus Care units has been applied for and received again.

Status:

Shelter Plus Care participated again in the Tarrant County Continuum of Care Planning Forum to explore and identify gaps in services to the homeless. Shelter Plus Care also was a member of the 2004 TCCOC Committee to review and prioritize applications throughout the county for HUD funding under the Super NOFA.

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

Status:

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

Status:

A Redevelopment Plan for disposition was approved by HUD for the Ripley Arnold Apartments. In October 2000, FWHA sold the 268 unit public housing complex.

- The former Ripley Arnold was demolished in 2002 and FWHA is in the process of purchasing replacement units.
- The construction of one (1) mixed income property consisting of 216 units, including 54 public housing apartments, was completed in 2003.
- A 583 mixed-income property was purchased in latter 2003. The complex includes 58 public housing units. Permanent financing was completed in 2004.
- The construction of the 280-unit privately owned complex, which will set aside 47 units for public housing, is expected to be completed in September 2004.

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

Status:

Housing Voucher Program continues to expand housing opportunities with new participating property owners throughout all areas of Fort Worth.

Status:

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

Status:

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

Status:

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

Status:

Partnered with Samaritan Housing Inc. and applied for 20 additional single room occupancy (SRO) project based facility dedicated to homeless HIV/AIDS individuals. FWHA received notification of application approval in 8/2001. Both SRO projects (Samaritan House and Cornerstone New Life Center) in 2004 are operating with only 2 vacancies, with applications to fill those in process.

Status:

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

Status:

Two (2) new sponsoring agencies began referring and monitoring participants in the Shelter Plus Care Program in 2003. Milestones Program at Millwood Psychiatric Hospital in Arlington became a sponsoring agency in 2004. Shelter Plus Care held discussion in the Fall of 2003 with 2 other agencies to explore serving homeless young adults and disabled adults awaiting disability income barriers to those populations have yet to be overcome.

Status:

Shelter Plus Care is exploring the possibility with a private property owner and Tarrant Council on Alcoholism and Drug Abuse to designate up to ten units for substance abusers in recovery to be housed with extensive monitoring.

Status:

Shelter Plus Care added 52 new vendors in from May 2003 to May 2004. Shelter Plus Care clients reside in twenty-six different zip codes.

Status:

Shelter Plus Care and Housing Choice Voucher Administrators attended a training with the State Housing Commission to explore the possibility of utilizing HOME funds under the Olmstead Provision.

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

Status:

In 2000, FWHA received eight (8) tenant based housing vouchers to assist families living in project based assisted units where the owner has opted out of the project based program.

Status:

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

Status:

Received one hundred forty (140) Enhanced Tenant based Housing Vouchers To assist families living in a 236 project where the owner has opted to prepay the mortgage.

Status:

Received twenty-five (25) Enhanced Tenant based Housing Vouchers to assist families living in Meadowbrook Garden Apartments where project based assistance has been terminated.

GOAL TWO:MAXIMIZE THE RENTAL VALUE AND MARKETABILITY OF ALL ASSETS OWNED BY THE AUTHORITY.

Objectives:

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

Status:

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

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

Status:

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

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

Status:

FWHA maintenance conducted weekly, monthly, and quarterly formal inspections on all conventional properties in 2003 and 2004. Areas of inspection included: building mechanical and fire systems, building envelopes, grounds and common areas, and dwelling units. This self inspection program resulted in an average HUD UPCS score of 96.4 % out of a best possible 100% and a City of Fort Worth code inspection score of 122 points out of a best possible 125 points for 2003 and 2004.

Status:

Contracted landscaping and extermination services were provided at all conventional sites in 2003 and 2004.

Status:

Formal safety related inspections were conducted on a weekly and quarterly basis in 2003 and 2004 eliminating identifiable hazards to residents, visitors, and guests.

Status:

Average response to maintenance work items generated by residents, staff, and the general public averaged 1.5 days per request in 2003. Emergency life and property requests were handled in an average of .05 days per request.

Status:

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

Status:

FWHA publishes Annual Reports for distribution to over 200 community collaborative partners.

Status:

A newsletter for public housing residents was published in 2002 and is distributed on a quarterly basis to provide ongoing communication concerning regulations, resident and agency information.

Status:

FWHA publishes a Comprehensive Annual Financial Report each year to demonstrate financial accountability and to promote greater stakeholder participation. The latest copy of this financial report can be accessed at the FWHA website in September 2004.

Status:

A citywide cleanup campaign was held on April 20, 2003 for residents of Cavile, Butler, Ripley & Fair Park housing communities. Participation by the residents was outstanding.

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

Status:

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

GOAL THREE: COMPLETE BUTLER REPLACEMENT HOUSING ACQUISITIONS (37) UNITS BY DECEMBER 2001.*

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

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

Objectives:

1. Purchase an additional 21 units in FY 1999.

Status:

Seventeen (17) units were purchased.

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

Status:

Six (6) units were purchased in 2000.

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

Status:

Purchased five (5) to date.

4. Completed the Butler Replacement Housing acquisitions January 3, 2003.

Average Replacement House Cost		\$63,253
Average House Year Built		1988
Butler Units Year Built		1939
Number of Units Replaced		82

GOAL FOUR: ENHANCE THE IMAGE OF PUBLIC HOUSING IN THE FORT WORTH COMMUNITY.

Objectives:

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

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

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

Status:

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

Status:

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

Status:

An information brochure has been developed and distributed.

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

Status:

The Executive Director has made presentations at the following organizations.

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

Status:

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

Status:

Participates in the Homeless Fair when held by the Tarrant County Homeless Coalition.

Status:

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

Status:

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

Status:

Fort Worth Housing Authority holds monthly meetings for property owners who are interested in participating in the Voucher program.

Status:

Shelter Plus Care made presentations at Tarrant County National Association for the Mentally Ill, Community Advisory Committee of the Neighborhood Police Department and the Downtown Lions Club in 2001.

Status:

Shelter Plus Care conducts Case Manager Trainings twice a year. Presentations in 2003 also included the Community Partnership Council and clients at Salvation Army First Choice Program.

Status:

FWHA presentation was made to North Texas VA Information Fair, Diamond Hill Boys & Girls Club, Texas Department of Health and Social Services Coalition and to the Special Interest Tarrant Aging and Geriatrics Services.

Status:

FWHA housing applications and information was provided at the African-American Health Fair and the Hispanic Wellness Fair.

Status:

In 2003 the Fort Worth Housing Authority sponsored a general Health and Wellness Fair in the former T & P Building.

Status:

Both Shelter Plus Care and Housing Choice Voucher staff presented to a Property Management Group of the Fort Worth Board of Realtors in November 2003.

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

Status:

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

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

Status:

FWHA has received a minimum of twelve (12) positive newspaper articles to date.

GOAL FIVE: IMPROVE ACCESS OF PUBLIC AND ASSISTED HOUSING RESIDENTS TO SERVICES THAT ENHANCE QUALITY OF LIFE THROUGH EMPLOYMENT, TRAINING AND ECONOMIC DEVELOPMENT.

Objectives:

1. Assess current recruitment and outreach methods for implementation of more effective methods by January 2003/2004.

Status:

Supportive Services develops and distributes a monthly resident calendar that includes supportive services available and resident meeting notices to relocated Ripley Arnold residents.

Status:

The Ripley Arnold relocation staff continues to conduct family assessments for relocated families. As of July 2004, there are 177 relocated families. 50 family assessments have been completed.

Status:

Staff has sponsored 32 job fairs and 6 employment /training workshops. 80 relocated Ripley Arnold residents have been identified to be able to work. 44 have gained and sustained gainful employment since the implementation of the Supportive Services Relocation Program.

Status:

The case management staff made the following childcare service referrals.
37 residents obtained financial childcare assistance through CCMS
2 families received childcare assistance through Clayton Childcare and
4 families received assistance from the Boys and Girls Clubs for youth services

Status:

4 residents utilized the free transportation service to job sites and training provided by the relocation case management staff.

Status:

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

Status:

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

Status:

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

Status:

FWHA has conducted ten (10) quarterly meetings and implemented the floor/block captain program at each public housing site. A total of ten meetings were held with the designated captains.

Status:

FWHA's Job Developer coordinated seven (7) job fairs, 44 job readiness workshops, and assisted 1679 residents with employment services. This reflects a 59% increase in the number of residents participating in economic uplift activities in 2003-2004.

Status:

FWHA staff continues to outreach public and assisted housing residents for various supportive services. During 2003/2004, 3209 residents were outreached for GED, employment, vocational training, health care, day care, transportation and other ancillary services. 387 residents enrolled in GED classes and 48 obtained their certificate, which is a 58% increase from last reporting period. 917 residents received health care services, 119 completed vocational training, 107 attended homeownership and credit counseling workshops.

Status:

Family Self-Sufficiency is a five year program that provides supportive services and assistance to those housing participants that are either un-employed or under-employed. As an incentive to the participants, an escrow account is established and at the completion of the program, the escrow money is released to the family. During the reporting period of 2003/23004, 19 families have completed the program, 4 purchased homes and the average escrow check was for \$4,955.55.

Status:

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

Status:

FWHA continues to work with and provide technical assistance to the Resident Associations. Four (4) individual training were held with the RA's on Tenant Participation Funds.

Status:

FWHA developed quarterly newsletters that contain general housing authority information as well as information that is specific to each site. The newsletters are used to address resident concerns, inform them of upcoming activities and services available to them. FWHA also conducts quarterly resident meetings as a forum to

disseminate and receive information. Additionally, FWHA continues to use traditional methods of outreach.

Status:

FWHA in collaboration with the Educational Opportunity Center hosted one college fair for the residents of public and assisted housing.

Status:

Shelter Plus Care monitors referrals with partnering agencies and complies annual statistics for review with each agency at least once a year. Number of new applications remains constant.

Status:

Participation by Admissions and Shelter Plus Care at Veteran's Affair Housing Fair in 2002.

Status:

Shelter Plus Care staff and participants participated in the 2002 Tarrant County Homeless Survey.

Status:

Shelter Plus Care Administrator attended a Social Security Administration Ticket to Work training in July 2003.

Status:

Shelter Plus Care Program joined the Tarrant County Safety Network (computer software program) linking agencies serving the homeless in Tarrant County. Clients listed in the program will have easy access to any of the agencies in the system.

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

Status:

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

Status:

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

Status:

Shelter Plus Care had 48 new admissions enter the program with zero income from 7/03 to 7/04. 69% already have income. 70% of those with income are considered significant or stable incomes.

Status:

Shelter Plus Care notifies zero to very low-income participants about FWHA Job

Fairs by mail-outs.

Status:

FWHA held a Public Wellness Fair in February 2004.

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

Status:

A Resident Advisory Board has been developed to include Public and Section 8 residents.

Status:

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

Status:

An Advisory Committee including homeless participants was established in 2003 for the Shelter Plus Care Program.

4. Secure funding that will provide for the linkage of public and assisted housing residents to services essential for the achievement of self-sufficiency and personal responsibility.

Status:

FWHA prepared and submitted grant applications to various agencies (HUD, foundations, etc.) that were approved for funding which was utilized to provide educational enhancement, vocational training and supportive services for public and assisted housing residents, resulting in their economic independence and self-sufficiency. Programs implemented by grant funds resulted in the empowerment of public and assisted housing residents through the creation of jobs that enabled these individuals to join the economic mainstream, thus improving their quality of life.

Grant applications included: Housing Choice Voucher Family Self-Sufficiency (FSS) Program Coordinators (HUD: \$41,814), Resident Opportunities and Self-Sufficiency Service Coordinator for Elderly and Disabled Program (HUD renewal funding: \$63,892), Resident Opportunities and Self-Sufficiency Resident Service Delivery Models Family Program (HUD: \$350,000), HUD Community Development Block Grant Application (City of Fort Worth: \$30,000), and Grant Applications submitted to foundations (Crystelle Waggoner Charitable Trust: \$10,000 & The M.J. and Alice S. Neeley Foundation: \$2,500).

GOAL SIX: DEVELOP A VARIETY OF HOUSING OPTIONS FOR THE ELDERLY AND DISABLED.

Objectives:

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

Status:

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

Status:

FWHA added a Shared Housing Component to its Section 8 Administrative Plan to permit one or more social service agencies who provide case management and assistance to the disabled to partner with FWHA in providing rental assistance under a "buddy" system.

Status:

Facilitated (4) 8-week nutritional training sessions at Hunter Plaza and Fair Oaks.

Status:

Supportive Living facilities (group homes, shared housing, single room occupancy, congregate housing) are being added to Shelter Plus Care available housing for qualified participants in 2003.

2. Advocate for adequate supportive services that allow the elderly and disabled to maintain an independent lifestyle in fiscal year 2003.

Status:

Received renewal funding from HUD (\$63,892) for a grant application previously prepared, submitted and approved for a Resident Opportunities and Self-Sufficiency Service Coordinator for Elderly and Disabled Program that provided funds to pay for the services of a Service Coordinator. Service Coordinator helps residents of Hunter Plaza and Fair Oaks (residences for the elderly and disabled, 234 units and 76 units respectively) obtain supportive services that are needed to enable independent living and aging in place.

Status:

Service contacts facilitated and/or handled by the Service Coordinator included: banking budget issues (23); counseling/support (144); food stamp issues/coordinated (64); food/clothing coordination issues (125); furniture coordination issues (137); housing issues/coordinated (254); job coordination/issues (65); meals on wheels issues (51); medical issues/coord./access (297); medical supplies coord./issues (102); mental health issues/coord. (178); other resources (349); phone issues/connection (68); Rx issues (25); Social Security/issues (150);

transportation issues/coord. (245); home health coordination issues (4); homemaker/housekeeping issues/coord. (10); JPS Hospital classification/Health Network (3); Medicaid/SSI coord./issues (13); Medicare coord./issues (11); Mobility Impaired Transportation Service issues (5); meetings attended (56); monthly forums attended (11); and weekly group meetings attended (7).

Status:

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

Status:

Applied for seventy-five (75) housing vouchers in FY 2001 under the mainstream program. Funding was determined by a lottery drawing from eligible applicants. FWHA did not receive funding.

Status:

Shelter Plus Care continues publishing a monthly newsletter to Case Managers from sponsoring agencies that provides housing updates, local resources, and methods for accessing services for their disabled clients.

Status:

Various supervisory staff at FWHA met with officials a MHMR of Tarrant County in October 2003 about the MHMRTC restructuring and way to better coordinate services between the two agencies.

Status:

Shelter Plus Care provided collaboration /support for Tarrant Council on Alcoholism and Drug Abuse and MHMRTC on their agencies grant applications for additional funding of supportive services in 2004.

The plans, statements, budget summary, policies, etc. set forth in the FY 2005 Agency Plan for the Fort Worth Housing Authority (FWHA) outlines a comprehensive approach towards achieving FWHA goals and objectives and are consistent with the City of Fort Worth's Consolidated Plan.

**PHA Plan
Agency Identification**

PHA Name: FORT WORTH HOUSING AUTHORITY

PHA Number: TX004

PHA Fiscal Year Beginning: (mm/yyyy) 01/2005

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

- Main business office of the PHA

- PHA development management offices
- Other (list below)

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

Annual PHA Plan PHA Fiscal Year 2005

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The 2005 Annual Agency Plan for the Fort Worth Housing Authority (FWHA) includes policies for implementing the provisions of the Quality Housing and Work Responsibility Act of 1998 and any subsequent amendments to the Act.

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

-Policies on Eligibility, Selection, and Admissions

- Preferences
- Deconcentration/Income Targeting
- Screening and eviction for drug abuse and other criminal activity

-Rent Determination Policies

- Minimum Rent exceptions
- Disallowance of Earned Income
- Family Choice

- Grievance Procedures
- Section 8 Homeownership
- Community Service and Family Self-Sufficiency
- Pet Ownership in Family Developments
- Voluntary Conversion

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments: TAB 4

- A. Admissions Policy for Deconcentration
- B. FY 2005 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- C. FY 2005 Capital Fund Program 5 Year Action Plan
- D. Section 8 Homeownership Capacity Statement
- E. Pet Policy
- F. Implementation of Public Housing Resident Community Service Requirements
- G. Progress In Meeting The Five-Year Plan Mission and Goals
- H. Resident Membership of the PHA Governing Board
- I. Membership of the Resident Advisory Board
- J. Most Recent PHAS Score

Optional Attachments:

- PHA Management Organizational Chart
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) TAB 6
- Other (List below, providing each attachment name)
Voluntary Conversion Assessment Certification TAB 4-K

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: <ul style="list-style-type: none"> • PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and • Documentation of the required deconcentration and income mixing analysis 	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to Section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Equal Housing Plan	
X	ACOP	
X	Section 8 Admin. Plan	
X	Personnel Policy	
X	Investment Policy	
X	Procurement and Disposition Policy	
X	Minority Business Enterprise Policy	
X	Section 3 Policy	
X	Scattered Site Management Plan	
X	Mixed Income Policy	
X	Community Space Policy	
X	Resident Charges	
X	Maintenance Policy	
X	Safety and Crime Prevention Program	
X	Community Service/FSS Plan	
X	Resident Survey Follow Up Plan	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

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

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2002-2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,625		1,591
Extremely low income <=30% AMI	1,464	.901	
Very low income (>30% but <=50% AMI)	142	.087	
Low income (>50% but <80% AMI)	18	.011	
Families with children	1,051	.647	
Elderly families	68	.042	
Families with Disabilities	251	.154	
White	514	.316	
Black	1088	.670	
Hispanic	261	.161	
American Indian	6	.004	

Housing Needs of Families on the Waiting List			
Asian Pacific	17	.010	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	597	.367	
2 BR	570	.351	
3 BR	352	.217	
4 BR	89	.055	
5 BR	15	.009	
5+ BR	2	.001	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4,797		6,630
Extremely low income <=30% AMI	3,928	.819	
Very low income (>30% but <=50% AMI)	723	.151	
Low income (>50% but <80% AMI)	105	.022	
Families with children	3,210	.669	
Elderly families	358	.075	
Families with Disabilities	933	.194	

Housing Needs of Families on the Waiting List			
White	1,693	.353	
Black	2,958	.617	
Hispanic	759	.158	
American Indian	16	.003	
Asian Pacific	43	.008	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 14 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)
FWHA sponsors an Annual Fair Housing Seminar that is conducted by HUD Fair Housing staff or the City of Fort Worth Human Relations Commission.

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	3,480,384	P/H Operations
b) Public Housing Capital Fund	1,900,000	P/H Modernization
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	31,365,134	HCV Operations
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	350,000	Supportive Services for Residents
h) Community Development Block Grant	30,000	Amaka Child Care Center
i) HOME		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Other Federal Grants (list below)		
1. Annual Contribution for Section 8 Project Based Assistance	2,136,818	Section 8 Operations
2. HCV Family Self Sufficiency Coordinator	41,814	Section 8 Operations
3. Elderly Service Coordinator	63,891	Supportive Services for Elderly
Shelter Plus Care	2,853,027	Supportive services for elderly & disabled
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2003 Replacement Housing	82,342	
2003 CFP	1,578,596	
3. Public Housing Dwelling Rental Income	2,227,244	P/H Supportive Services/Operations
4. Other income (list below)		
Investment	15,000	P/H Operations
Resident Charges	67,870	P/H Operations
Commercial Rent	31,170	P/H Operations
4. Non-federal sources (list below)		
Total resources	45,709,519	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

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

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

- PHA main administrative office
- PHA development site management office
- Other (list below)
City Sponsored Community Centers

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 5

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

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? (Number undetermined at this time)
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
 - Overhoused
 - Underhoused
 - Medical justification
 - Administrative reasons determined by the PHA (e.g., to permit modernization work)
 - Resident choice: (state circumstances below)
 - Other: (list below)
- c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection (5) Occupancy)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
- If selected, list targeted developments below:

- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Fair Park, 19 Scattered Sites, Overton Park, Butler Place, Cavile Place, Butler Addition, Hunter Plaza, and Fair Oaks

- Employing new admission preferences at targeted developments
If selected, list targeted developments below:

- Other (list policies and developments targeted below)

- d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

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

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

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

- Not applicable: results of analysis did not indicate a need for such efforts

- List (any applicable) developments below:
Fair Park, 19 Scattered Sites, Overton Park, Butler Place, Cavile Place, Butler Addition, Hunter Plaza, and Fair Oaks

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
Sex offender registration/prior public housing/Section 8 tenancy/current debt owed to any assisted housing agency
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)
Past landlord names and phone numbers

(2) Waiting List Organization

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

Social service agencies	Senior citizen agencies
Community centers	Homeless shelters

(3) Search Time

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

If yes, state circumstances below:

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

(4) Admissions Preferences

- a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent) (5)

Special Purpose Section 8 Assistance Programs

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

- Victims of reprisals or hate crimes
- Other preference(s) (list below)
Involuntarily displaced

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

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

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
Landlord Handbook

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

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

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

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

A hardship exists in the following circumstances:

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

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

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

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

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)
 - Yes for all developments
 - Yes but only for some developments
 - No
2. For which kinds of developments are ceiling rents in place? (select all that apply)
 - For all developments

- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)
Any income change if rent is determined using the formula method.

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0

- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

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

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 - Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment TAB (B)

-or-

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

(2) Optional 5-Year Action Plan

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

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment TAB (C)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Butler Place/Addition or Hunter Plaza

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Ripley Arnold & Ripley Arnold Addition

An application for disposition has been approved by HUD . The property has been sold and the sale proceeds is being used to pay for construction of replacement units in mixed financed developments until the 268 units are completely replaced.

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

Ripley Arnold & Ripley Arnold Addition

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name	
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:	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

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

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
	Occupancy by only the elderly <input type="checkbox"/>
	Occupancy by families with disabilities <input type="checkbox"/>
	Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	
	Approved; included in the PHA’s Designation Plan <input type="checkbox"/>
	Submitted, pending approval <input type="checkbox"/>
	Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. If approved, will this designation constitute a (select one)	
	<input type="checkbox"/> New Designation Plan
	<input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	
	<input type="checkbox"/> Part of the development
	<input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

FWHA has completed and submitted to HUD the initial assessment for the Voluntary Conversion of Developments from Public Housing Stock as required in the FR June 22, 2001, Final Rule. The Voluntary Conversion Assessment Certification is included in TAB 4 (K) of the Supporting Documents.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:	

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants

more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies

- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

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

--	--	--

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti

- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

Butler Place/Butler Addition
J.A. Cavile Place

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

Butler Place/Butler Addition
J.A. Cavile Place

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

Butler Place/Butler Addition
J.A. Cavile Place

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: D)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD?

If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment TAB 6
 - Provided below:

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

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

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of Fort Worth, Texas
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- Other: (list below)

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

Certification of Consistency

D. Other Information Required by HUD

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

A substantial deviation from the Housing Authority's 5-Year Plan is defined as any change to the PHA's overall mission or to the goals or objectives as outlined in the Plan. A significant amendment or modification of the 5-Year Plan or Annual Plan includes a major deviation from any activity, proposed activity, or policy provided in the Agency Plan that would affect services or programs provided to the residents. This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes.

Attachments

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

- Required HUD Attachments are located in TAB 4

- Supporting documents are located in TAB 7

PHA Plan Table Library

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

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

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

Original Annual Statement

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

FORT WORTH HOUSING AUTHORITY PUBLIC HOUSING DECONCENTRATION POLICY

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

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

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

DECONCENTRATION INCENTIVES

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

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

OFFER OF A UNIT

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

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

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

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

REJECTION OF UNIT

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

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

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

ACCEPTANCE OF UNIT

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

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

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

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

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

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

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

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

PHA Nam Fort Worth Housing Authority	Grant Type and Number Capital Fund Grant No.: TX21P00450105 Replacement Housing Factor Grant No.:	Federal FY of Grant: 2005
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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 (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	360,000	0	0	0
3	1408 Management Improvements (limit of 20% of line 20)	400,000	0	0	0
4	1410 Administration (limit of 10% of line 20)	199,737	0	0	0
5	1411 Audit	2,000	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	123,851	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvements	222,600	0	0	0
10	1460 Dwelling Structures	483,812	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	31,000	0	0	0
12	1470 Nondwelling Structures	112,500	0	0	0
13	1475 Nondwelling Equipment	42,000	0	0	0
14	1485 Demolition	1,500	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Cost	1,000	0	0	0
18	1499 Mod Used for Development	20,000	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant (Sum of lines 2 - 19)	2,000,000	0	0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
23	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director and Date

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

X

X

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Revised (1)	Total Actual Cost		Status of Proposed Work (2)
					Funds Obligated (2)	Funds Expended (2)	
TX4-2 Butler Place Apts.	A. Interior Dwelling Repairs	1460	20,000.00				
	B. Exterior Dwelling Repairs	1460	15,000.00				
	C. Site Improvements	1450	15,000.00				
	D. Restripe/Seal Parking Areas	1450	10,000.00				
	E. Repaint Exterior Trim & Handrails	1460	18,312.00				
	F. Replace Dryer Vents	1460	15,000.00				
	G. Repair/Replace Roofs	1460	20,000.00				
	H. Site Utilities	1450	15,000.00				
	I. PHAS Repairs	1450	12,000.00				
	J. Security Lighting & Upgrades	1450	8,000.00				
	K. 504 Accommodations	1450	1,800.00				
	L. Appliance Replacement	1465.1	7,500.00				
	Scattered S units	M. Carpet Replacement	1460	5,000.00			
N. Appliance Replacement		1465.1	4,000.00				
O. Interior Dwelling Repairs		1460	6,000.00				
P. Exterior Dwelling Repairs		1460	6,000.00				
Q. Site Improvements		1450	5,000.00				
R. Repair/Replace Roofs		1460	8,000.00				
TX4-3 Cavile Place Apts.	A. Replace Community Room Roof	1470	10,000.00				
	B. Replace Concrete Sidewalks	1450	20,000.00				
	C. Interior Dwelling Repairs	1460	20,000.00				
	D. Exterior Dwelling Repairs	1460	15,000.00				
	E. Site Improvements	1450	10,000.00				
	F. Restripe/Seal Parking Areas	1450	7,500.00				
	G. Replace Dryer Vents	1460	9,000.00				
	H. Site Lighting	1450	5,000.00				
	I. 504 Accommodations	1450	2,000.00				
	J. Replace Appliances	1465.1	9,000.00				
TX4-4B Butler Addition Apts.	A. Replace Front Doors	1470	7,500.00				
	B. Remove/Replace Tie-Rail Fence	1450	10,000.00				
	C. Site Utilities	1450	15,000.00				
	D. Interior Dwelling Repairs	1460	15,000.00				
	E. Exterior Dwelling Repairs	1460	20,000.00				
	F. Site Improvements	1450	5,000.00				
	G. 504 Accommodations	1450	2,500.00				
	H. Repair/Replace Roofs	1460	12,000.00				

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Revised (1)	Total Actual Cost		Status of Proposed Work (2)
					Funds Obligated (2)	Funds Expended (2)	
TX4-5 Hunter Plaza	A. Seal Exterior Windows	1460	15,000.00				
	B. Repair/Replace Elevator Controls	1460	35,000.00				
	C. PHAS Repairs	1460	15,000.00				
	D. Install Wainscot in Common Areas	1460	15,000.00				
	E. Install Automatic Front Doors	1460	12,000.00				
	F. Restripe/Seal Parking Areas	1450	2,000.00				
	G. 504 Accommodations (Convert 9 units to public space & Laundry)	1460	11,500.00				
	H. A/C Hallways	1460	11,000.00				
	I. Security Upgrades	1450	1,800.00				
	J. Security Personnel	1408	5,000.00				
TX4-6 Fair Oaks	A. Replace Roof	1460	80,000.00				
	B. Install Energy Management System	1460	12,000.00				
	C. Replace Appliances	1465.1	1,500.00				
	D. PHAS Repairs	1460	3,000.00				
	E. Security Personnel	1408	5,000.00				
	F. Security Improvements	1450	5,000.00				
	G. Site Improvements	1450	5,000.00				
	H. Replace Wood Fence	1450	12,000.00				
	I. Repair/Paint Fire Pump Room	1460	2,500.00				
	J. Chiller Plat Form/Boiler Enclosure	1450	5,000.00				
TX4-12 Fair Park	A. Install New Siding and Trim	1460	24,000.00				
	B. Install New Playground Equipment	1450	5,000.00				
	C. Repair/Replace Wood Fence	1450	3,500.00				
	D. A/C Maintenance Storage Area	1470	15,000.00				
	E. Install Building Cut-offs	1450	12,000.00				
	F. PHAS Repairs	1450	5,000.00				
	G. Security Personnel	1408	5,000.00				
	H. Security Improvements	1450	5,000.00				
	I. Restripe Parking	1450	1,500.00				
TX4-16 Scattered Sites	A. Carpet Replacement	1460	5,000.00				
	B. Repair/Replace Roofs	1460	3,000.00				
	C. Interior Dwelling Repairs	1460	8,000.00				
	D. Exterior Dwelling Repairs	1460	7,500.00				
	F. Site Improvements	1450	5,000.00				

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Revised (1)	Total Actual Cost		Status of Proposed Work (2)
					Funds Obligated (2)	Funds Expended (2)	
PHA-Wide Activities Physical Improvement	A. Development	1499	10,000.00				
	B. Purchase Vehicles	1475	30,000.00				
	C. Purchase Computer Equipment	1475	7,000.00				
	D. Purchase Appliances	1465.1	9,000.00				
	E. Purchase Maintenance Equip.	1475	5,000.00				
	F. Interior Non-Dwelling Repairs	1470	41,000.00				
	G. Exterior Non-Dwelling Repairs	1470	21,000.00				
	H. Mechanical Non-Dwelling Repairs	1470	5,500.00				
	I. Site Improvements	1450	6,000.00				
	J. Admin. Building Ladder	1470	7,500.00				
	K. 504 Accommodations	1450	5,000.00				
	L. Security Improvements	1470	5,000.00				
	M. Fire Suppression Devices	1460	20,000.00				
PHA-Wide Activities Management Improve-	A. Resident Services Dept. Salaries	1408	181,000.00				
	B. Resident Services Training & Travel	1408	3,000.00				
	C. Modernization Training & Travel	1408	5,000.00				
	D. Site Security	1408	66,000.00				
	E. Home Ownership Assistance	1499	10,000.00				
	F. Operations	1406	360,000.00				
	G. Off Duty Police	1408	55,000.00				
	H. Energy Audit	1408	35,000.00				
	I. Energy Conservation Measures	1408	40,000.00				
PHA-Wide Activities Administration Costs	A. Administrative Staff Salaries (Subject to 10% limitation)	1410	199,737.00				
	B. A & E Dept. Salaries (Excluded from 10% limitation)	1430	73,851.00				
	C. Architectural Services	1430	50,000.00				
	D. Audit	1411	2,000.00				
	E. Relocation Cost	1495.1	1,000.00				
	F. Demolition	1485	1,500.00				

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

PHA Name: Housing Authority of the City of Fort Worth, Texas	Grant Type and Number Capital Fund Grant No.: Replacement Housing Factor Grant No.: TX21R00450205	Federal FY of Grant: 2005
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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 (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	1,500	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	3,500	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvements	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Cost	0	0	0	0
18	1499 Mod Used for Development	160,000	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant (Sum of lines 2 - 19)	165,000	0	0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
23	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director and Date
X _____

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Revised (1)	Total Actual Cost		Status of Proposed Work (2)
					Funds Obligated (2)	Funds Expended (2)	
TX4	A. Administration	1410	1,500.00	0.00	0.00	0.00	
	B. Architecture and Engineering	1430	3,500.00				
	C. Replacement Housing	1499	160,000.00				

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX4-2	Butler Place Apartments	8	6%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Replace Hot Water Heaters			45,000	2006
B. Interior Dwelling Unit Repairs			90,000	2007
C. Exterior Dwelling Unit Repairs			60,000	2007
D. Misc. Site Improvements			25,000	2007
E. Renovate Non-Dwelling Units			10,000	2007
F. Remodel Day Care			10,000	2007
G. Site Utilities			25,000	2008
H. Stripe Parking Areas			5,000	2008
I. Upgrade Interior/Exterior Electrical Panels			89,000	2008
J. Renovate Unit Storage Area			26,700	2008
K. Replace Floor Tile			53,400	2008
L. PHAS Repairs			15,000	2008
M. Interior/Exterior Painting			13,000	2008
N. Extend Hot Water Heater Pop-Off Piping			26,700	2008
O. Install gas & water sectional valves			40,000	2009
P. Re-number all units & utility poles			1,500	2009
Q. Replace unit upper cabinets			178,000	2009
R. Enhance all building security lighting			10,000	2009
S. Install landscaping			15,000	2009
T. Install sprinkler system			15,000	2009
U. Re-paint managers office & community room			7,500	2009
V. Replace carpet in managers office			10,000	2009
W. Replace federal breaker panels in units			75,000	2009
X. Purchase front end loader & backhoe attachments for Kabota			20,000	2009
Total estimated cost over next 5 years			\$865,800.00	

HUD 50075

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

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX4-3	Cavile Place Apartments	16	2%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Replace Kitchen Cabinets			100,000	2006
B. Repair Exterior Brick			90,000	2006
C. Weatherstrip Exterior Doors			30,000	2006
D. Replace Washer Boxes			45,000	2006
E. Interior dwelling unit repairs			150,000	2007
F. Exterior dwelling unit repairs			90,000	2007
G. Misc. site improvements			50,000	2007
H. Renovate non dwelling units			10,000	2007
I. Replace floor tile			90,000	2008
J. Restripe parking areas			5,000	2008
K. PHAS repairs			15,000	2008
L. Replace federal breaker panels in units			60,000	2009
M. Paint exterior trim & metal rails			22,500	2009
N. Repaint manager office & community room			15,000	2009
O. Replace carpet in managers office			10,000	2009
P. Install landscaping			20,000	2009
Q. Sprinkle the site			100,000	2009
Total estimated cost over next 5 years			\$902,500.00	

HUD 50075

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

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX4-4B	Butler Place Addition Apartments	8	3%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Replace interior plumbing			50,000	2006
B. Replace weather-stripping			60,000	2006
C. Install exterior cleanouts			24,000	2006
D. Interior dwelling unit repairs			110,000	2007
E. Exterior dwelling unit repairs			80,000	2007
F. Misc. site improvements			40,000	2007
G. Replace meter doors			27,000	2008
H. Repair timber retaining walls and fence			30,000	2008
I. Stripe parking areas			5,000	2008
J. Site utilities			25,000	2008
K. PHAS repairs			15,000	2008
L. Upgrade interior/exterior electrical panels			117,000	2008
M. Renovate unit storage areas			35,100	2008
N. Replace floor tile			70,200	2008
O. Interior/exterior painting			15,000	2008
P. Extend water heater pop-off piping			35,100	2008
Q. Install gas & water sectional valves			25,000	2009
R. Re-number all units & utility poles			3,000	2009
S. Replace unit upper cabinets			200,000	2009
T. Enhance all building security lighting			25,000	2009
U. Install landscaping			50,000	2009
V. Install sprinkler system			50,000	2009
W. Replace federal breaker panels in units			150,000	2009
Total estimated cost over next 5 years			\$1,241,400.00	

HUD 50075

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

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX4-5	Hunter Plaza Apartments	3		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Enlarge laundry room			25,000	2006
B. Replace cooktops			100,000	2006
C. Recarpet units			75,000	2006
D. Renovate first floor office space			30,000	2006
E. Renovate 11 th floor			200,000	2006
F. Interior dwelling unit repairs			125,000	2007
G. Exterior dwelling unit repairs			10,000	2007
H. Misc. site improvements			5,000	2007
I. Renovate common areas			25,000	2007
J. PHAS repairs			10,000	2008
K. Seal coat parking lot			2,500	2008
L. Replace all gate valves with ball valves			40,500	2008
M. Replace kitchen cabinets and tops			175,500	2008
N. Replace kitchen flooring			70,200	2008
O. Repair/Replace bathtubs			81,900	2008
P. Emergency call system			50,000	2008
Q. Enhance exterior lightning			5,000	2009
R. Replace office carpeting			10,000	2009
S. Clean windows (exterior)			25,000	2009
T. Repaint stairwells			12,000	2009
U. Replace fan coil units in apartments			180,000	2009
V. Replace air handlers for cold water system			50,000	2009
Total estimated cost over next 5 years			\$1,307,600.00	

HUD 50075

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

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX4-6	Fair Oaks Apartments	5	4%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Install hold opens on fire doors			5,000	2006
B. Repair exhaust system			5,000	2006
C. Paint occupied units			20,000	2006
D. Interior dwelling unit repairs			40,000	2007
E. Exterior dwelling unit repairs			10,000	2007
F. Misc. site improvements			7,500	2007
G. Renovate common areas			7,500	2007
H. PHAS repairs			15,000	2008
I. Seal coat stripe parking			2,500	2008
J. Interior paint			25,000	2008
K. Exterior paint			10,000	2008
L. Chiller upgrades			75,000	2008
M. Fan coil unit replacement 25%			88,500	2008
N. Install wainscot on all walls			20,000	2009
O. Renovate kitchens			114,000	2009
P. Renovate bathrooms			76,000	2009
Total estimated cost over next 5 years			\$521,000.00	

HUD 50075

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

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX4-12	Fair Park Apartments	1	4%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Paint occupied units			5,000	2006
B. Renovate boiler			5,000	2006
C. Replace 2 boilers			4,000	2006
D. Interior dwelling unit repairs			20,000	2007
E. Exterior dwelling unit repairs			10,000	2007
F. Misc. site improvements			10,000	2007
G. Renovate community room			8,000	2007
H. Siding repair			25,000	2008
I. Site utilities			12,000	2008
J. Replace chiller system & heating boiler			100,000	2009
K. Replace existing hot water tanks with efficient (3) stage system (i.e.) Ray Pac-Locinvar)			30,000	2009
L. Install landscaping			15,000	2009
M. Sprinkle site			25,000	2009
Total estimated cost over next 5 years			\$269,000.00	

HUD 50075

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

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
TX4-16	Scattered Sites	6	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Carpet Replacement			20,000	2006
B. Appliance Replacement			15,000	2006
C. Interior Repairs			25,000	2006
D. Exterior Repairs			10,000	2006
E. Carpet Replacement			20,000	2007
F. Appliance Replacement			15,000	2007
G. Interior Repairs			25,000	2007
H. Exterior Repairs			10,000	2007
I. Carpet Replacement			20,000	2008
J. Appliance Replacement			15,000	2008
K. Interior Repairs			25,000	2008
L. Exterior Repairs			10,000	2008
M. Foundation Repair			15,000	2008
N. Roof replacement			40,000	2009
O. Interior/exterior paint			25,000	2009
P. Carpet replacement			15,000	2009
Q. Garage door replacement			8,000	2009
Total estimated cost over next 5 years			\$313,000.00	

HUD 50075

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

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PHA-Wide	Physical Improvements			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Purchase Maintenance Equipment			10,000	2006
B. Purchase Vehicles			50,000	2006
C. Purchase Maintenance Equipment			10,000	2006
D. Purchase Vehicles			50,000	2006
E. Purchase Maintenance Equipment			10,000	2007
F. Purchase Vehicles			50,000	2007
G. Purchase Maintenance Equipment			10,000	2008
H. Purchase Vehicles			50,000	2008
I. Purchase Maintenance Equipment			20,000	2008
J. Clean 100% of carpeting			10,000	2009
K. Wash windows			7,500	2009
L. Repaint interior			50,000	2009
M. Install exterior ladder to roof			5,000	2009
Total estimated cost over next 5 years			\$332,500.00	

HUD 50075

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Expires: 03/31/2002

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PHA-Wide	Management Improvements			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
A.	Resident Services Department Salaries		244,000	2006
B.	Resident Services Training		3,000	2006
C.	Modernization Training		6,000	2006
D.	Administrative Building Security		50,000	2006
E.	Resident Services Department Salaries		253,760	2006
F.	Resident Services Training		4,000	2007
G.	Modernization Training		6,000	2007
H.	Administrative Building Security		55,000	2007
I.	Computer software		30,000	2007
J.	Resident Services Department Salaries		266,448	2008
K.	Resident Services Training		4,000	2008
L.	Modernization Training		6,000	2008
M.	Administrative Building Security		75,000	2008
N.	Resident Services Department Salaries		277,106	2009
O.	Resident Services Training		4,000	2009
P.	Modernization Training		6,000	2009
Q.	Administrative Building Security		80,000	2009
Total estimated cost over next 5 years			\$1,370,314.00	

HUD 50075

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Expires: 03/31/2002

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PHA-Wide	Administration Cost			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Administrative staff salaries			186,328	2006
B. A & E department salaries			127,205	2006
C. Administrative staff salaries			193,781	2007
D. A & E department salaries			132,293	2007
E. Administrative staff salaries			203,470	2008
F. A & E department salaries			138,907	2008
G. Administrative staff salaries			211,609	2009
H. A & E department salaries			144,463	2009
Total estimated cost over next 5 years			\$1,338,056.00	

HUD 50075

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

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

PHA Nam Fort Worth Housing Authority	Grant Type and Number Capital Fund Grant No.: TX21P00450104 Replacement Housing Factor Grant No.:	Federal FY of Grant: 2004
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**Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no.): Original
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	380,000	0	0	0
3	1408 Management Improvements (limit of 20% of line 20)	365,000	0	0	0
4	1410 Administration (limit of 10% of line 20)	263,800	0	0	0
5	1411 Audit	2,000	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	30,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvements	96,500	0	0	0
10	1460 Dwelling Structures	373,200	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	246,500	0	0	0
12	1470 Nondwelling Structures	81,335	0	0	0
13	1475 Nondwelling Equipment	40,000	0	0	0
14	1485 Demolition	1,500	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Cost	1,000	0	0	0
18	1499 Mod Used for Development	30,000	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant (Sum of lines 2 - 19)	1,910,835	0	0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
23	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director and Date

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

X

X

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Total Actual Cost			Status of Proposed Work (2)
				Revised (1)	Funds Obligated (2)	Funds Expended (2)	
TX4-2 Butler Place Apts.	A. Pressure Wash Buildings	1460	4,000.00				
	B. Install Bathroom Heaters	1460	12,000.00				
	C. Repair Electrical under Bldg.	1460	10,000.00				
	D. Replace 1BR. Wall Heater	1460	16,000.00				
	E. Test Electrical Dist. System	1450	8,000.00				
	F. Interior Dwelling Repairs	1460	20,000.00				
	G. Exterior Dwelling Repairs	1460	18,000.00				
	H. Site Improvements	1450	10,000.00				
	I. PHAS Repairs	1460	5,000.00				
	J. Ventilate Transformer Vault	1450	4,000.00				
	K. Install Combination Detectors	1460	17,500.00				
	L. Weatherstrip Entry Doors	1460	5,000.00				
	M. Appliance Replacement	1465.1	2,500.00				
Scattered S units	L. Carpet Replacement	1460	2,500.00				
	M. Appliance Replacement	1465.1	1,000.00				
	N. Interior Dwelling Repairs	1460	3,000.00				
	O. Exterior Dwelling Repairs	1460	2,000.00				
	P. Site Improvements	1450	1,000.00				
TX4-3 Cavile Place Apts.	A. Replace Maint. Shop Over/ Door	1460	2,000.00				
	B. Replace Roofs	1460	1,700.00				
	C. Interior Dwelling Repairs	1460	15,000.00				
	D. Exterior Dwelling Repairs	1460	15,000.00				
	E. Site Improvements	1450	10,000.00				
	Landscape, Irrigation, Signage						
	F. Site Utilities	1450	10,000.00				
	G. Test Electrical Dist. System	1450	8,000.00				
TX4-4B Butler Addition Apts.	A. Remove Porch Grills	1460	8,000.00				
	B. Replace Cove Base in Units	1460	5,000.00				
	C. Pressure Wash Buildings	1460	10,000.00				
	D. Interior Dwelling Repairs	1460	20,000.00				
	E. Exterior Dwelling Repairs	1460	18,000.00				
	F. Site Improvements	1450	10,000.00				
	Landscape, Irrigation, Signage						
	G. PHAS Repairs	1450	5,000.00				

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Revised (1)	Total Actual Cost		Status of Proposed Work (2)
					Funds Obligated (2)	Funds Expended (2)	
TX4-5 Hunter Plaza	A. Repaint Common Areas	1470	15,000.00				
	B. Replace Chiller	1465.1	200,000.00				
	C. PHAS Repairs	1460	8,000.00				
	D. Replace Unit Flooring	1460	15,000.00				
	E. Install Energy Mangement Sys	1465.1	30,000.00				
	F. Landscape Garden Area	1450	8,000.00				
	G. Security Personnel	1408	10,000.00				
	H. Security Upgrades	1460	5,000.00				
	I. Install Combination Detectors	1460	17,500.00				
TX4-6 Fair Oaks	A. Replace Kitchen & Bath Flooring	1460	15,000.00				
	B. Paint Common Areas	1460	8,000.00				
	C. Paint Units	1460	7,500.00				
	D. PHAS Repairs	1460	3,000.00				
	E. Security Personnel	1408	10,000.00				
	F. Security Improvements	1460	5,000.00				
	G. Site Improvements	1450	5,000.00				
TX4-12 Fair Park	A. Replace Kitchen Counter Tops	1460	24,000.00				
	B. Clean and Repair All Drains	1450	5,000.00				
	C. Interior Paint	1460	3,500.00				
	D. Exterior Paint	1460	8,000.00				
	E. Replace Windows	1460	30,000.00				
	F. PHAS Repairs	1460	5,000.00				
	G. Security Personnel	1408	10,000.00				
	H. Security Improvements	1450	5,000.00				
	I. Appliances	1465.1	2,000.00				
TX4-16 Scattered Sites	A. Carpet Replacement	1460	3,500.00				
	B. Appliance Replacement	1465.1	2,000.00				
	C. Interior Dwelling Repairs	1460	3,000.00				
	D. Exterior Dwelling Repairs	1460	2,500.00				
	F. Site Improvements	1450	1,500.00				

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Revised (1)	Total Actual Cost		Status of Proposed Work (2)
					Funds Obligated (2)	Funds Expended (2)	
PHA-Wide Activities Physical Improvement	A. Development	1499	10,000.00				
	B. Purchase Vehicles	1475	28,000.00				
	C. Purchase Computer Equipment	1475	7,000.00				
	D. Purchase Appliances	1465.1	9,000.00				
	E. Purchase Maintenance Equip.	1475	5,000.00				
	F. Interior Non-Dwelling Repairs	1470	20,835.00				
	G. Exterior Non-Dwelling Repairs	1470	15,000.00				
	H. Mechanical Non-Dwelling Repairs	1470	5,500.00				
	I. Site Improvements	1450	6,000.00				
	J. Wash Admin. Bldg. Windows	1470	5,000.00				
	K. Clean Carpets and Chairs	1470	15,000.00				
	L. Security Improvements	1470	5,000.00				
	PHA-Wide Activities Management Improve-	A. Resident Services Dept. Salaries	1408	181,000.00			
B. Resident Services Training & Travel		1408	3,000.00				
C. Modernization Training & Travel		1408	5,000.00				
D. Site Security		1408	73,000.00				
E. Home Ownership Assistance		1499	20,000.00				
F. Operations		1406	380,000.00				
G. Off Duty Police		1408	73,000.00				
PHA-Wide Activities Administration Costs	A. Administrative Staff Salaries (Subject to 10% limitation)	1410	190,000.00				
	B. A & E Dept. Salaries (Excluded from 10% limitation)	1410	73,800.00				
	C. Architectural Services	1430	30,000.00				
	D. Audit	1411	2,000.00				
	E. Relocation Cost	1495.1	1,000.00				
	F. Demolition	1485	1,500.00				

Annual Statement/Performance and Evaluation Report		
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary		
PHA Housing Authority of the City Name: of Fort Worth, Texas	Grant Type and Number Capital Fund Grant No.: Replacement Housing Factor Grant No.:	Federal FY of Grant: 2004
TX21R00450104		

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 (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	20,000	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	30,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvements	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Cost	0	0	0	0
18	1499 Mod Used for Development	313,554	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant (Sum of lines 2 - 19)	363,554	0	0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
23	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director and Date

 X

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

 X

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Revised (1)	Total Actual Cost		Status of Proposed Work (2)
					Funds Obligated (2)	Funds Expended (2)	
TX4	A. Administration	1410	20,000.00	0.00	0.00	0.00	
	B. Architecture and Engineering	1430	30,000.00				
	C. Replacement Housing	1499	313,554.00				



Fort Worth Housing Authority
"Investing in the Community"

BARBARA HOLSTON
Executive Director

May 29, 2003

Ms. Eileen Rogers
Director, Office of Public Housing
U.S. Department of HUD
P.O. Box 2905
801 Cherry Street
Fort Worth, TX 76113-2905

Subject: **RHF Plan** first increment years 1 through 5
Replacement Housing Plan
Whispering Oaks Apartments
TX 004-010

Dear Ms. Rogers:

Please find the attached Replacement Housing Factor Grant Plan for your approval.

Per Notice PIH 2003-10 (HA) we are submitting the Fort Worth Housing Authority's (FWHA) Replacement Housing Factor Plan for RHF Funding Received Prior to FY 2003-First Increment, to the local HUD Field Office for approval by May 30, 2003.

The Department of Housing and Urban Development (HUD) approved the FWHA application to demolition/disposition of 77 units at the Whispering Oaks Apartments on January 24, 1996. The 77 units were demolished in 1998. Attached is a copy of the approval letter.

In June of 2000 the FWHA received the first of three RHF grants. To date, the FWHA has purchased three single-family detached units. The FWHA anticipates receiving an additional \$193,000 in the next two years from RHF grants to purchase two more units.

If you have any questions, regarding this matter, please contact me at (817) 332-8614.

Sincerely,

Barbara Holston
Executive Director

Attachments:

1. Revised Replacement Housing Factor Plan – years 1 to 5
2. 2003 Total Development Cost
3. Replacement Housing Plan dated April 11, 1995
4. HUD approval letter dated January 24, 1996

RHF Plan
Years 1 through 5

1. History

The Fort Worth Housing Authority (FWHA) submitted a Demolition/Disposition Plan for the Whispering Oaks Apartments dated June 14, 1995 that was approved by HUD on January 24, 1996. As part of that plan, a Replacement Housing Plan Dated April 11, 1995 was included and is attached at the end of this updated letter. Demolition was completed in 1998.

In approving this application for this demolition of Whispering Oaks Apartments, the Department acknowledges the FWHA's request for public housing development replacement units as outlined below:

FY 96 Replacement Housing Requested				
1 – BDR	2 – BDR	3 – BDR	4 – BDR	TOTAL
5	35	32	5	77

2. Plan Strategy

Based on the availability of housing, the FWHA plans to acquire one-for-one replacement housing for Whispering Oaks Apartments. It is the preference of the FWHA to acquire a combination of small multi-family apartment complexes, as well as, single-family homes. As required by HUD, the FWHA plans to acquire these properties in allowable census tracts scattered throughout the City of Fort Worth.

3. Description

- a. The FWHA has received on average \$ 96,950 in year one, two and three. Based on 1st, 2nd, and 3rd years, we project years 4 and 5 RHF Funding of \$ 96,950 per year for a total of \$193,900.
- b. Based on the Total Development Cost limits form Notice PIH 2003-8(HA) for scattered site units in Fort Worth, Texas, which is \$173, 580, and the Housing Cost Cap is \$99,189, two addition units can be acquired through acquisition with rehabilitation from the open market with the available \$ 193,900 for a total of five units through the five-year term.

4. Schedule

Year 1 June 2000 – received RHF \$97,284.	June 2001 acquired property	Completed
Year 2 June 2001 – received RHF \$99,258	June 2002 acquired property	Completed
Year 3 June 2002 - received RHF \$94,308	January 2003 acquired property	Completed
Year 4 June 2003 – HUD funding RHF \$96,500	October 2003 acquire property	Completed by 2003
Year 5 June 2004 – HUD funding RHF \$96,500	October 2004 acquire property	Completed by 2004
Year 6 June 2004 – Submit Updated RHF Plan for years 6 through 10.		

5. Amount and Source of Funding
\$ 483,850 from 5 years of RHF funds

RHF Plan
Years 6 through 10

1. History

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5	35	32	5	77

2. Plan Strategy

Based on the availability of housing, the FWHA plans to acquire one-for-one replacement housing for Whispering Oaks Apartments. It is the preference of the FWHA to acquire a combination of small multi-family apartment complexes, as well as, single-family homes. As required by HUD, the FWHA plans to acquire these properties in allowable census tracts scattered throughout the City of Fort Worth.

3. Description

- a. The FWHA has received on average \$ 96,950 in year one, two and three. Based on 1st, 2nd, and 3rd years, we project years 6 through 10 RHF Funding of \$ 96,950 per year for a total of \$484,750.
- b. Based on the Total Development Cost limits form Notice PIH 2003-8(HA) for scattered site units in Fort Worth, Texas, which is \$173, 580, and the Housing Cost Cap is \$99,189, five addition units can be acquired through acquisition with rehabilitation from the open market with the available \$484,750 for a total of ten units through the five-year term.

4. Schedule

Year 1 June 2000 – received RHF \$97,284.	June 2001 acquired property	Completed
Year 2 June 2001 – received RHF \$99,258	June 2002 acquired property	Completed
Year 3 June 2002 - received RHF \$94,308	January 2003 acquired property	Completed
Year 4 June 2003 – HUD funding RHF \$96,500	October 2003 acquire property	Completed by 2003
Year 5 June 2004 – HUD funding RHF \$96,500	October 2004 acquire property	Completed by 2004
Year 6 June 2004 – HUD funding RHF \$96,500	October 2005 acquire property	Completed by 2005
Year 7 June 2004 – HUD funding RHF \$96,500	October 2006 acquire property	Completed by 2006
Year 8 June 2004 – HUD funding RHF \$96,500	October 2007 acquire property	Completed by 2007
Year 9 June 2004 – HUD funding RHF \$96,500	October 2008 acquire property	Completed by 2008
Year 10 June 2004 – HUD funding RHF \$96,500	October 2009 acquire property	Completed by 2009

5. Amount and Source of Funding
\$ 484,750 from 5 years of RHF funds

Annual Statement/Performance and Evaluation Report

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

PHA Name: Fort Worth Housing Authority	Grant Type and Number Capital Fund Grant No.: Replacement Housing Factor Grant No.:	TX21P00450103	Federal FY of Grant: 2003
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X Original Annual Statement Reserve for Disasters/Emergencies Performance and Evaluation Report for Period Ending: 6/30/03 **Revised Annual Statement (revision no: 2) Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	396,687	396,687	396,687.00	396,687.00
3	1408 Management Improvements (may not exceed 20%)	217,168	217,168	29,321.80	29,321.80
4	1410 Administration (may not exceed 10%)	190,635	190,635	0.00	0.00
5	1411 Audit	2,000	2,000	0.00	0.00
6	1415 Liquidated Damages	0	0	0.00	0.00
7	1430 Fees and Costs	66,702	66,702	0.00	0.00
8	1440 Site Acquisition	0	0	0.00	0.00
9	1450 Site Improvements	223,000	223,000	23,935.35	23,935.35
10	1460 Dwelling Structures	446,000	446,000	152,946.46	152,946.46
11	1465.1 Dwelling Equipment-Nonexpendable	16,000	16,000	3,911.80	3,911.80
12	1470 Nondwelling Structures	330,247	330,247	133,950.66	19,950.66
13	1475 Nondwelling Equipment	60,000	60,000	10,439.96	10,439.96
14	1485 Demolition	0	0	0.00	0.00
15	1490 Replacement Reserve	0	0	0.00	0.00
16	1492 Moving to Work Demonstration	0	0	0.00	0.00
17	1495.1 Relocation Cost	0	0	0.00	0.00
18	1499 Development Activities	35,000	35,000	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0.00	0.00
20	Amount of Annual Grant (Sum of lines 2 - 20)	1,983,439	1,983,439	751,193.03	637,193.03
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director and Date

X

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

X

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

PHA Name: Fort Worth Housing Authority			Grant Type and Number			Federal FY of Grant: 2003	
			Capital Fund Grant No.: TX21P00450103				
			Replacement Housing Factor Grant No.:				
Development Number/Name HA-Wide Activities Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost	Revised (1)	Funds Obligated (2)	Funds Expended (2)	Status of Proposed Work (2)
TX4-2 Butler Place Apts.	A. Replace Flat Roofs	1460	54,000.00	54,000.00	4,760.00	4,760.00	
	B. Install Double Cleanouts	1460	35,000.00	35,000.00			
	C. Site Utilities	1450	120,000.00	120,000.00			
	D. Interior Dwelling Repairs	1460	25,000.00	25,000.00			
	E. Exterior Dwelling Repairs	1460	20,000.00	20,000.00			
	F. Site Improvements	1450	15,000.00	15,000.00			
Scattered Sites	E. Carpet Replacement	1460	6,000.00	6,000.00			
	F. Appliance Replacement	1465.1	4,000.00	4,000.00			
	G. Interior Dwelling Repairs	1460	4,000.00	4,000.00			
	H. Exterior Dwelling Repairs	1460	4,000.00	4,000.00			
	I. Site Improvements	1450	2,500.00	2,500.00			
TX4-3 Cavile Place Apts.	A. Replace All Exterior Hose Bibs	1460	25,000.00	25,000.00	9,600.00 85,598.61	9,600.00 85,598.61	
	B. Purchase Management Golf Cart	1475	8,000.00	8,000.00			
	C. Interior Dwelling Repairs Combination Smoke Detectors	1460	30,000.00	30,000.00			
	D. Exterior Dwelling Repairs Delaminating Brick Weather Strip Entry Doors Renovate Storage Area	1460	20,000.00	20,000.00			
	E. Site Improvements	1450	15,000.00	15,000.00			
	F. Interior Electricla Improvements	1460					
	G. Interior Mechanical Improvements	1460					

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

PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Grant No.: TX21P00450103 Replacement Housing Factor Grant No.:			Federal FY of Grant: 2003	
Development Number/Name HA-Wide Activities Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost	Revised (1)	Funds Obligated (2)	Funds Expended (2)	Status of Proposed Work (2)
TX4-4B Butler Addition Apts.	A. Replace Maint. Shop Over/ Door	1470	2,247.00	2,247.00			
	B. Install HVAC in Shop	1470	5,000.00	5,000.00			
	C. Install Back Doors & Sidewalks Site Utilities	1460	17,500.00	17,500.00			
	D. Install Computer/Printer in Shop	1475	2,000.00	2,000.00			
	E. Resurface Bathtubs	1460	35,000.00	35,000.00			
	F. Interior Dwelling Repairs	1460	30,000.00	30,000.00	1,840.00	1,840.00	
	G. Exterior Dwelling Repairs	1460	20,000.00	20,000.00			
	H. Site Improvements Electrical repairs Mechanical Improvements	1450 1460 1460	15,000.00	15,000.00			
Scattered Sites	I. Carpet Replacement	1460	2,000.00	2,000.00			
	J. Appliance Replacement	1465.1	2,000.00	2,000.00			
	K. Interior Repairs	1460	3,000.00	3,000.00			
	L. Exterior Repairs	1460	2,500.00	2,500.00			
TX4-5 Hunter Plaza Apts.	A. Chiller Replacement	1470	20,000.00	20,000.00			
	B. Install Trash Chute	1470	200,000.00	200,000.00			
	C. Replace 11 Boilers	1470	25,000.00	25,000.00	126,878.60	12,878.60	
	D. Interior Dwelling Repairs	1460	7,500.00	7,500.00	3,275.00	3,275.00	
	E. Exterior Dwelling Repairs	1460	15,000.00	15,000.00			
	F. Site Improvements	1450	4,500.00	4,500.00	2,428.35	2,428.35	
TX4-6 Fair Oaks Apts.	A. Build Boiler Enclosure	1460	10,000.00	10,000.00	7,840.00	7,840.00	
	B. Replace Window Sill in all Apts	1460	15,000.00	15,000.00			
	C. Renovate Elevators	1460	10,000.00	10,000.00			
TX4-12 Fair Park Apts.	D. Interior Dwelling Repairs	1460	7,500.00	7,500.00			
	E. Exterior Dwelling Repairs Replace Exterior Stairs Repair, Replace Shading and Break metal	1460	5,000.00	5,000.00			
	F. Site Improvements Landscape Irrigation, Signage Dumpster Enclosure Bldg. Water Cut Off	1450	7,000.00	7,000.00	5,962.00	5,962.00	

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

Part II: Supporting Pages

PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Grant No.: TX21P00450103 Replacement Housing Factor Grant No.:			Federal FY of Grant: 2003	
Development Number/Name HA-Wide Activities Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost				
TX4-12 Fair Park Apts.	A. Replace Porch Lights	1450	8,000.00	8,000.00			
	B. Replace Valve Stops	1460	10,000.00	10,000.00			
	C. Replace Tube Tile	1450	20,000.00	20,000.00			
	D. Interior Dwelling Repairs	1460	7,500.00	7,500.00	22,469.85	22,469.85	
	E. Exterior Dwelling Repairs	1460	10,000.00	10,000.00	22,768.00	22,768.00	
	F. Site Improvements	1450	8,000.00	8,000.00			
	G. Renovate Office Space	1470	20,000	20,000			
TX4-16 Scattered Sites	A. Carpet Replacement	1460	6,000.00	6,000.00			
	B. Appliance Replacement	1465.1	2,000.00	2,000.00			
	C. Interior Dwelling Repairs	1460	6,000.00	6,000.00	550.00	550.00	
	D. Exterior Dwelling Repairs	1460	3,500.00	3,500.00			
	F. Site Improvements	1450	3,000.00	3,000.00			
PHA-Wide Activities Management Improvements	A. Development	1499	15,000.00	15,000.00			
	B. Purchase Vehicles	1475	30,000.00	30,000.00			
	C. Purchase Computer Equipment	1475	15,000.00	15,000.00			
	D. Purchase Appliances	1465.1	8,000.00	8,000.00	3,911.80	3,911.80	
	E. Purchase Maintenance Equipment	1475	5,000.00	5,000.00	839.96	839.96	
	F. Paint Central Maintenance Building	1470	15,000.00	15,000.00			
PHA-Wide Activities Management Improvements	G. Interior Non-Dwelling Repairs	1470	10,000.00	10,000.00	4,894.00	4,894.00	
	H. Exterior Non-Dwelling Repairs	1470	13,000.00	13,000.00	2,178.06	2,178.06	
	I. Site Improvements	1450	5,000.00	5,000.00			
	J. Renovate Central Office	1470	20,000.00	20,000.00			
PHA-Wide Activities Administration Costs	A. Resident Services Dept. Salaries	1408	164,168.00	164,168.00			
	B. Resident Services Training	1408	3,000.00	3,000.00			
	C. Modernization Training	1408	5,000.00	5,000.00			
	D. Admin. Building Security	1408	45,000.00	45,000.00	29,321.80	29,321.80	
	E. Home Ownership Assistance	1499	20,000.00	20,000.00			
	F. Operations	1406	396,687.00	396,687.00	396,687.00	396,687.00	
	G. Audit	1411	2,000.00	2,000.00			
	A. Admin. Staff Salaries Benefits (Subject To 10% Limitation)	1410	190,635.00	190,635.00			
	B. A&E Dept. Salaries & Benefits (Excluded from 10% Limitation)	1430	66,702.00	66,702.00			

Annual Statement/Performance and Evaluation Report

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

PHA Name: Fort Worth Housing Authority	Grant Type and Number Capital Fund Grant No.: TX21P00450203 Replacement Housing Factor Grant No.:	Federal FY of Grant: 2003
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X Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
Performance and Evaluation Report for Period Ending: 6/30/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	82,340	0	82,340.00	82,340.00
3	1408 Management Improvements (may not exceed 20%)	5,863	0	0.00	0.00
4	1410 Administration (may not exceed 10%)	40,000	0	0.00	0.00
5	1411 Audit	1,000	0	0.00	0.00
6	1415 Liquidated Damages	0	0	0.00	0.00
7	1430 Fees and Costs	15,000	0	0.00	0.00
8	1440 Site Acquisition	0	0	0.00	0.00
9	1450 Site Improvements	71,000	0	0.00	0.00
10	1460 Dwelling Structures	129,500	0	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	7,000	0	0.00	0.00
12	1470 Nondwelling Structures	57,000	0	0.00	0.00
13	1475 Nondwelling Equipment	2,000	0	0.00	0.00
14	1485 Demolition	0	0	0.00	0.00
15	1490 Replacement Reserve	0	0	0.00	0.00
16	1492 Moving to Work Demonstration	0	0	0.00	0.00
17	1495.1 Relocation Cost	0	0	0.00	0.00
18	1499 Development Activities	1,000	0	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0.00	0.00
20	Amount of Annual Grant (Sum of lines 2 - 20)	411,703	0	82,340.00	82,340.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director and Date

X

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

X

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

PHA Name: Fort Worth Housing Authority			Grant Type and Number			Federal FY of Grant: 2003	
			Capital Fund Grant No.: TX21P00450203				
			Replacement Housing Factor Grant No.:				
Development Number/Name HA-Wide Activities Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost	Revised (1)	Funds Obligated (2)	Funds Expended (2)	Status of Proposed Work (2)
TX4-2 Butler Place Apts.	A. Replace Flat Roofs	1460	12,000.00				
	B. Install Double Cleanouts	1460	7,000.00				
	C. Site Utilities	1450	45,000.00				
	D. Interior Dwelling Repairs	1460	5,000.00				
	E. Exterior Dwelling Repairs	1460	5,000.00				
	F. Site Improvements	1450	5,000.00				
Scattered Sites	E. Carpet Replacement	1460	4,000.00				
	F. Appliance Replacement	1465.1	4,000.00				
	G. Interior Dwelling Repairs	1460	4,000.00				
	H. Exterior Dwelling Repairs	1460	4,000.00				
	I. Site Improvements	1450	5,000.00				
TX4-3 Cavile Place Apts.	A. Replace All Exterior Hose Bibs	1460	6,000.00				
	B. Purchase Management Golf Cart	1475					
	C. Interior Dwelling Repairs Combination Smoke Detectors	1460	5,000.00				
	D. Exterior Dwelling Repairs	1460	5,000.00				
	E. Site Improvements	1450	5,000.00				
	F. Interior Electricla Improvements	1460	5,000.00				
	G. Interior Mechanical Improvements	1460	5,000.00				

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

PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Grant No.: TX21P00450203 Replacement Housing Factor Grant No.:			Federal FY of Grant: 2003	
Development Number/Name HA-Wide Activities Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost	Revised (1)	Funds Obligated (2)	Funds Expended (2)	Status of Proposed Work (2)
TX4-4 Butler Addition	A. Interior Dwelling Repairs	1460	10,000.00				
	B. Exterior Dwelling Repairs	1460	5,000.00				
	C. Site Improvements	1450	5,000.00				
	D. Electrical repairs	1460	5,000.00				
	E. Mechanical Improvements	1460	5,000.00				
Scattered Sites	F. Carpet Replacement	1460	1,000.00				
	G. Appliance Replacement	1465.1	1,000.00				
	H. Interior Repairs	1460	1,000.00				
	I. Exterior Repairs	1460	1,000.00				
TX4-5 Hunter Plaza Apts.	A. Chiller Replacement	1470	25,000.00				
	B. Install Trash Chute	1470	1,000.00				
	C. Replace 11 Boilers	1470	10,000.00				
	D. Interior Dwelling Repairs	1460	5,000.00				
	E. Exterior Dwelling Repairs	1460	2,000.00				
	F. Site Improvements	1450	1,000.00				
TX4-6 Fair Oaks Apts.	A. Interior Dwelling Repairs	1460	5,000.00				
	B. Exterior Dwelling Repairs	1460	1,000.00				
	C. Site Improvements	1450	500.00				
TX4-12 Fair Park Apts.	A. Interior Dwelling Repairs	1460	2,500.00				
	B. Exterior Dwelling Repairs	1460	10,000.00				
	C. Site Improvements	1450	500.00				

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

PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Grant No.: TX21P00450203 Replacement Housing Factor Grant No.:			Federal FY of Grant: 2003	
Development Number/Name HA-Wide Activities Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost				
TX4-12 Fair Park Apts.	A. Interior Dwelling Repairs	1460	1,000.00				
	B. Exterior Dwelling Repairs	1460	2,000.00				
	C. Site Improvements	1450	1,000.00				
	D. Renovate Office Space	1470	1,000.00				
TX4-16 Scattered Sites	A. Carpet Replacement	1460	1,000.00				
	B. Appliance Replacement	1465.1	1,000.00				
	C. Interior Dwelling Repairs	1460	3,000.00				
	D. Exterior Dwelling Repairs	1460	2,000.00				
	F. Site Improvements	1450	1,000.00				
PHA-Wide Activities Management Improvements	A. Development	1499	1,000.00				
	B. Purchase Vehicles	1475					
	C. Purchase Computer Equipment	1475	2,000.00				
	D. Purchase Appliances	1465.1	1,000.00				
	E. Purchase Maintenance Equipment	1475					
	F. Paint Central Maintenance Building	1470	5,000.00				
PHA-Wide Activities Management Improvements	G. Interior Non-Dwelling Repairs	1470	5,000.00				
	H. Exterior Non-Dwelling Repairs	1470	5,000.00				
	I. Site Improvements	1450	2,000.00				
	J. Renovate Central Office	1470	5,000.00				
	A. Resident Services Dept. Salaries	1408	3,500.00				
	B. Resident Services Training	1408	500.00				
	C. Modernization Training	1408	863.00				
	D. Admin. Building Security	1408	1,000.00				
	E. Operations	1406	82,340.00		82,340.00	82,340.00	
	F. Audit	1411	1,000.00				
	A. Admin. Staff Salaries Benefits (Subject To 10% Limitation)	1410	40,000.00				
	B. A&E Service	1430	15,000.00				

Annual Statement/Performance and Evaluation Report		
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary		
PHA Housing Authority of the City	Grant Type and Number	Federal FY of Grant:
Name: of Fort Worth, Texas	Capital Fund Grant No.:	2003
	Replacement Housing Factor Grant No.:	TX21R00450103

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 (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvements	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Cost	0	0	0	0
18	1499 Mod Used for Development	82,342	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant (Sum of lines 2 - 19)	82,342	0	0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
23	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director and Date
 X _____

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
			TX4	A. Replacement Housing	1499	82,342.00	

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

PHA Name: Fort Worth Housing Authority	Grant Type and Number Capital Fund Grant No.: TX21P00450202 Replacement Housing Factor Grant No.:	Federal FY of Grant: 2002
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Original Annual Statement **Reserve for Disasters/Emergencies** **X Revised Annual Statement (revision no: 4**
Performance and Evaluation Report for Period Ending: 6/30/03 **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	483,280.00	483,280.00	483,280.00	483,280.00
3	1408 Management Improvements	325,445.00	336,082.34	336,082.34	257,411.80
4	1410 Administration	165,645.00	165,645.00	165,645.00	89,394.70
5	1411 Audit	0.00	2,788.00	2,788.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	113,085.00	113,085.00	113,085.00	77,032.50
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvements	97,624.00	23,638.38	23,638.38	7,525.00
10	1460 Dwelling Structures	1,053,178.00	1,204,051.25	1,204,051.25	1,239,802.71
11	1465.1 Dwelling Equipment-Nonexpendable	21,500.00	10,104.00	10,104.00	9,570.00
12	1470 Nondwelling Structures	61,651.00	18,727.81	18,727.81	18,727.81
13	1475 Nondwelling Equipment	25,000.00	14,419.12	14,419.12	14,419.12
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Cost	0.00	0.00	0.00	0.00
18	1499 Development Activities	70,000.00	44,587.10	44,587.10	44,587.10
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (Sum of lines 2 - 20)	2,416,408.00	2,416,408.00	2,416,408.00	2,241,750.74
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director and Date

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

X _____

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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

PHA Name: Fort Worth Housing Authority			Grant Type and Number			Federal FY of Grant: 2002	
			Capital Fund Grant No.: TX21P00450201			Replacement Housing Factor Grant No.:	
Development Number/Name HA-Wide Activities Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost			Funds Expended (2)	Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)		
TX4-1Ripley Arnold Apts.	Sold Property	1460	0.00				Deleted
TX4-2 Butler Place Apts. Scattered Sites	A. Bathroom Renovations	1460	45,869.00	0.00	0.00	0.00	Moved to 2001 CFP
	B. Repaint Interiors	1460	37,500.00	21,045.00	21,045.00	21,045.00	Completed
	C. PHAS Repairs	1460	9,000.00	0.00	0.00	0.00	Moved to 2003 CFP
	D. Inspect, Test, Repair Gas Lines	1450	7,500.00	0.00	0.00	0.00	Moved to 2003 CFP
	E. Repair or Replace Combustion Air Grills	1460	10,000.00	0.00	0.00	0.00	Moved to 2003 CFP
	F. Appliance Replacement	1465.1	7,000.00	5,454.00	5,454.00	4,920.00	Completed
	G. Interior Repairs	1460	8,000.00	5,390.62	5,390.62	5,390.62	Completed
	H. Exterior Repairs	1450	8,000.00	3,818.00	3,818.00	828.62	Obligated
TX4-3 Cavile Place Apts.	A. Repair Interiors	1460	15,000.00	4,215.00	4,215.00	4,215.00	Completed
	B. Renovate Bathrooms	1460	67,801.00	369,097.59	369,097.59	369,097.59	Moved from 2001 CFP
	C. PHAS Repairs	1460	10,000.00	7,445.00	7,445.00	7,445.00	Completed
	D. Inspect, Test, Repair Gas Lines	1450	7,500.00	994.00	994.00	994.00	Completed
	E. Misc. Site Improvements	1450	13,124.00	13,124.00	13,124.00	0.00	Obligated
TX4-4B Butler Place Addition Apts.	A. Repair Interiors	1460	50,000.00	0.00	0.00	0.00	Moved to 2003 CFP
	B. Renovate Bathrooms	1460	50,000.00	157,180.01	157,180.01	157,180.01	Completed
	C. PHA's Repairs	1460	20,000.00	756.00	756.00	756.00	Completed
	D. Interior Painting	1460	95,953.00	26,132.55	26,132.55	26,132.55	Completed
	C. Repair or Replace Combustion Air Grills	1460	25,000.00	0.00	0.00	0.00	Moved to 5-year plan
	F. Inspect, Test, Repair Gas Lines	1450	7,500.00	0.00	0.00	0.00	Moved to 5-year plan
Scattered Sites	G. Carpet Replacement	1460	3,000.00	0.00	0.00	0.00	Moved to 2003 CFP
	H. Appliance Replacement	1465.1	1,500.00	0.00	0.00	0.00	Moved to 2003 CFP
	I. Interior Repairs	1460	2,500.00	0.00	0.00	0.00	Moved to 2003 CFP
	J. Exterior Repairs	1450	1,000.00	800.00	800.00	800.00	Completed
	K. Repair Laundry	1470	5,000.00	750.00	750.00	750.00	Completed
TX4-5 Hunter Plaza Apts.	A. Renovate Kitchens	1460	87,055.00	32,004.25	32,004.25	32,004.25	Remainder to 2003 CFP
	B. Repair Exterior	1460	17,000.00	15,978.00	15,978.00	15,978.00	Completed
	C. Replace Boilers and Chillers	1460	25,000.00	426,517.69	426,517.69	462,269.15	Moved from 2004 CFP
	D. Repair Plumbing	1460	100,000.00	74,893.19	74,893.19	74,893.19	Completed
	E. Replace Ranges	1460	50,000.00	0.00	0.00	0.00	Moved to 2003 CFP
	F. Replace Elevator	1470	32,548.00	9,828.18	9,828.18	9,828.18	Moved to 2005 CFP
	G. Renovate Office	1470	4,103.00	4,160.50	4,160.50	4,160.50	Completed
	H. Enlarge Laundry	1470	15,000.00	2,117.00	2,117.00	2,117.00	Moved remainder to 2003 CFP

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

PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Grant No.: TX21P00450201 Replacement Housing Factor Grant No.:			Federal FY of Grant: 2002	
Development Number/Name HA-Wide Activities Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost			Funds Expended (2)	Status of Proposed Work (2)
			Original	Revised (1)	Funds Obligated (2)		
TX4-6 Fair Oaks Apts.	A. Renovate Bathrooms & Kitchens	1460	20,000.00	0.00	0.00	0.00	Moved to 5-year plan
	B. Interior Paint	1460	25,000.00	780.00	780.00	780.00	Moved to 5-year plan
	C. Replace Hallway Carpet	1460	30,000.00	910.00	910.00	910.00	Completed
	D. Install Hold Opens on Fire Door	1470	5,000.00	1,872.13	1,872.13	1,872.13	Obligated
	E. Site Improvements	1450	12,000.00	0.00	0.00	0.00	Moved to 5-year plan
TX4-12 Fair Park Apts.	A. Install Additional Playground Equip.	1450	8,000.00	0.00	0.00	0.00	Moved to 2005 CFP
	B. Refinish Kitchen Cabinets	1460	10,000.00	0.00	0.00	0.00	Moved to 2004 CFP
	C. Complete Fence	1450	5,000.00	0.00	0.00	0.00	Moved to 2005 CFP
	D. Replace Appliances	1465.1	5,000.00	0.00	0.00	0.00	Moved to 2003 CFP
	E. Paint Interior	1460	2,000.00	4,346.00	4,346.00	4,346.00	Completed
	F. Plumbing Improvements Combination Detectors	1460	222,000.00	54,973.86	54,973.86	54,973.86	Moved forward from 5-year plan
TX4-16 Scattered Sites	A. Carpet Replacement	1460	7,500.00	0.00	0.00	0.00	Moved to 2004 CFP
	B. Appliance Replacement	1465.1	3,000.00	0.00	0.00	0.00	Moved to 2004 CFP
	C. Interior Repairs	1460	8,000.00	2,386.49	2,386.49	2,386.49	Completed
	D. Exterior Repairs	1450	28,000.00	4,902.38	4,902.38	4,902.38	Completed
PHA-Wide Activities Physical Improvements	A. Development	1499	40,000.00	44,587.10	44,587.10	44,587.10	Completed
	B. Purchase Vehicles	1475	10,000.00	0.00	0.00	0.00	Moved to 2005 CFP
	C. Purchase Computer Equipment	1475	10,000.00	1,757.00	1,757.00	1,757.00	Completed
	D. Purchase Appliances	1465.1	5,000.00	4,650.00	4,650.00	4,650.00	Completed
	E. Purchase Maintenance Equipment	1475	5,000.00	12,662.12	12,662.12	12,662.12	Completed
PHA-Wide Activities Management Improvements	A. Resident Services Dept. Salaries	1408	217,445.00	177,196.89	177,196.89	98,526.35	Obligated
	B. Resident Services Training	1408	3,000.00	0.00	0.00	0.00	Completed
	C. Modernization Training	1408	5,000.00	1,535.00	1,535.00	1,535.00	Completed
	D. PHA wide Site and Building Security	1408	100,000.00	90,672.34	90,672.34	90,672.34	Completed
	E. Home Ownership Assistance	1499	30,000.00	0.00	0.00	0.00	Moved to 2003 CFP
	F. Operations	1406	483,280.00	483,280.00	483,280.00	483,280.00	Completed
	G. Consultants	1408	0.00	66,678.11	66,678.11	66,678.11	Completed
PHA-Wide Activities Administration Costs	A. Admin. Staff Salaries Benefits (Subject To 10% Limitation)	1410	165,645.00	165,645.00	165,645.00	89,394.70	Obligated
	B. A&E Dept. Salaries & Benefits (Excluded from 10% Limitation)	1430	113,085.00	113,085.00	113,085.00	77,032.50	Obligated
	C. Audit	1411	0.00	2,788.00	2,788.00	0.00	Obligated

**Annual Agency Plan
Fort Worth Housing Authority
PHA Fiscal Year 2005**

(D) Section 8 Homeownership Program Capacity Statement

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

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

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

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

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(E) Pet Policy

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

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

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

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

**Annual Agency Plan
Fort Worth Housing Authority
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(F) Implementation of PHA Resident Community Service Requirements

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

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

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

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

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

**Annual Agency Plan
Fort Worth Housing Authority
PHA Fiscal year 2005**

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

The 5-year plan is included in the PHA's Fiscal Year 2005 Agency Plan. Progress status statements has been added to the goals and objectives to provide a progress report to the current 5-year plan.

**Annual Agency Plan
Fort Worth Housing Authority
PHA Fiscal year 2005**

(H) Resident Membership of the PHA Governing Board

Name of Resident Member: Ms. Ramona Utti

Method of Solution: Appointment by City Mayor

Term of Appointment: 2 Years

**Annual Agency Plan
Fort Worth Housing Authority
PHA Fiscal Year 2005**

(I) Membership of the Resident Advisory Council Board

Public Housing Members

Averitt, James
200 Burnett #609
Fort Worth, TX 76102
(817) 882-9533

Brown, Helen
1102 E. 13th Street
Fort Worth, TX 76102
(817) 810-9914

Fisher, Jonathan
200 Burnett #622
Fort Worth, TX 76102
(817) 882-0972

Goines, Martha
1715 NS Freeway
Fort Worth, TX 76102
(817) 870-9833

Gonzales, Eva
4401 Quail Trail #202
Fort Worth, TX 76114
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Kizier, Roy
4401 Quail Trail, #301
Fort Worth, TX 76114
(817) 378-0038

Lemons, Patsy
4401 Quail Trail #301
Fort Worth, TX 76114
(817) 625-5662

Roane, Louise
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Thompson, Yolanda
1516 Chambers
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Ramona Utti
2501 Oakhill Circle #192
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Williams, Carolyn
1629 NS Freeway
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Zabicc, Martha
4401 Quail Trail #326
Fort Worth, TX 76114

Assisted Housing Members

Allen, Barbara
4507 Cathedral Dr. #503
Fort Worth, TX 76119
(817) 339-2544

Wilder, Frankie
4440 Montecito Way #3001
Fort Worth, TX 76106
(817) 870-2507

**Annual Agency Plan
Fort Worth Housing Authority
PHA Fiscal Year 2005**

(J) Most Recent PHAS Score

The PHAS 2003 Advisory Score for the Fort Worth Housing Authority (FWHA) is 96. The PHAS summary report is attached.

**Fort Worth Housing Authority
Voluntary Conversion Assessment
Certification**

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

- The Fort Worth Housing Authority has conducted the required initial assessment for each development, except for developments that are the subject of an application for disposition that has not been disapproved by HUD or developments that are designated for occupancy by the elderly and or persons with disabilities.
- The Housing Authority has reviewed each development's operation as public housing and considered the implications of converting the public housing to tenant-based assistance.
- Based on the review, the Housing Authority has concluded that conversion is likely to be inappropriate for two (2) developments and appropriate for one (1) development.
- The Housing Authority's initial assessment determined that the development is appropriate for conversion for the following reasons:
 - (1) not more expensive than continuing to operate the development as public housing
 - (2) benefits the residents of the public housing development to be converted and the community
 - (3) does not adversely affect the availability of affordable housing in the community
- The Housing Authority will address Voluntary Conversion Initial Assessments in component 10(B) of the PHA Plan for FY 2002.
- The Housing Authority will retain documentation of the reasoning for the required initial assessment, include the supporting document in the PHA Plan and make such available for public inspection.

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

Certified By:

The Fort Worth Housing Authority

Barbara Holston, Executive Director

Date

Component 3, (6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follow:

DECONCENTRATION POLICY FOR COVERED DEVELOPMENTS

Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2 (c)(1) (iv)]	Deconcentration policy (if no explanation)[see step 5 at §903.2 (c) (1)(v)]
J.A.Cavile	290	FWHA will continue strategies outlined in Deconcentration Policy as noted in the Agency Plan.	
Fair Park	48	Below 85%	
19 Scattered Sites	19	Below 85%	
Overton Park	53	Below 85%	
Butler Place	241	Below 85%	
Cavile Place	300	Below 85%	
Butler Addition	244	Below 85%	
Hunter Plaza	234	Below 85%	
Fair Oaks	76	Below 85%	
TOTAL	1215		

**FORT WORTH HOUSING AUTHORITY
SITE BASED WAITING LIST
MIXED-INCOME PROPERTY**

DEMOGRAPHIC REPORT

1. Development: **Overton Park Townhomes**
2. Number: **TX 4-18**
3. Occupancy Type: **Mixed-Income/Population**
4. Number of Units by Bedroom Size: **1 BR (17) 2 BR (27) 3 BR (10) 4 BR (0)**
5. Date Development Became Available for Public Housing Occupancy: **June, 2003**
6. Development's Originally Race/Ethnicity: **Development Newly Constructed**
7. Racial/Ethnic Composition by Bedroom Size:

	1 BR	2 BR	3 BR
Black	13	17	3
Hispanic	1	5	4
Caucasian	3	2	3
Indian	0	0	0
Other	1	0	0

8. Date of Oldest Active Application: **January 26, 2004**

9. Number of Applicants on Waiting List: **11**

10. Racial/Ethnic Composition of Waiting List by Bedroom Size:

	1 BR	2 BR	3 BR
Black	0	1	2
Hispanic	1	2	0
Caucasian	2	0	2
Indian	0	0	0
Other	0	0	0

11. Estimate of Length of the Wait for an Offer by Bedroom Size: **1 BR (1 YR) 2 BR (1 YR) 3 BR (2YR)**

**FORT WORTH HOUSING AUTHORITY
SITE BASED WAITING LIST
MIXED-INCOME PROPERTY**

DEMOGRAPHIC REPORT

1. Development: **Stonegate Villas**
2. Number: **TX 4-20**
3. Occupancy Type: **Mixed-Income/Population**
4. Number of Units by Bedroom Size: **1 BR (25) 2 BR (25) 3 BR (8) 4 BR (0)**
5. Date Development Became Available for Public Housing Occupancy: **June, 2004**
6. Development's Originally Race/Ethnicity: **Development was a private sector apartment complex purchased by the Housing Authority**
7. Racial/Ethnic Composition by Bedroom Size:

	1 BR	2 BR	3 BR	4 BR
Black	12	15	7	0
Hispanic	5	9	0	0
Caucasian		1	0	0
Indian	1	0	0	0
Other	0	0	0	0

8. Date of Oldest Active Application: **October 20, 2004**
9. Number of Applicants on Waiting List: **19**

10. Racial/Ethnic Composition of Waiting List by Bedroom Size:

	1 BR	2 BR	3 BR	4 BR
Black	1	5	2	0
Hispanic	3	2	0	0
Caucasian	3	1	1	0
Indian	0	0	0	0
Other	0	1	0	0

11. Estimate of Length of the Wait for an Offer by Bedroom Size: **1 BR (1YR) 2 BR (8 Months) 3 BR (2 YR)**

**FORT WORTH HOUSING AUTHORITY
SITE BASED WAITING LIST
MIXED-INCOME PROPERTY**

DEMOGRAPHIC REPORT

1. Development: **Sycamore Center Villas**
2. Number: **TX 4-19**
3. Occupancy Type: **Mixed-Income/Population**
4. Number of Units by Bedroom Size: **1 BR (0) 2 BR (20) 3 BR (24) 4 BR (3)**
5. Date Development Became Available for Public Housing Occupancy: **FWHA awaiting DOFA notification from HUD that was made on November 5, 2004**
6. Development's Originally Race/Ethnicity: **Development Newly Constructed**
7. Racial/Ethnic Composition by Bedroom Size:

	1 BR	2 BR	3 BR	4 BR
Black	0	15	4	1
Hispanic	0	3	4	0
Caucasian	0	0	1	0
Indian	0	0	0	0
Other		1	1	0

8. Date of Oldest Active Application: **August 1, 2004**

9. Number of Applicants on Waiting List: **0**

10. Racial/Ethnic Composition of **Waiting List** by Bedroom Size:

	1 BR	2 BR	3 BR	4 BR
Black	0	0	0	0
Hispanic		0	0	0
Caucasian	0	0	0	0
Indian	0	0	0	0
Other		0	0	0

11. Estimate of Length of the Wait for an Offer by Bedroom Size: **0**