

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**

PHA Plan Agency Identification

PHA Name: Housing Authority City of San Benito

PHA Number: TX025

PHA Fiscal Year Beginning: 10/2005

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)

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 San Benito is to promote, within it's jurisdiction, the development of self-reliance and quality of life of all low to extremely low income families by providing for safe, decent and affordable housing while providing empowerment training, work collaboratively with local, state and federal agencies and complying with all laws and regulations to this Housing Authority.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers: **When available**
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other **Expand on Disabled and Elderly housing**
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: **77 Substandard Financial**
Seek to improve on Number of Months of Expendable Fund Balance

and other Financial Sub-indicators through an MOA with HUD .

- Improve voucher management: **92 Seek to continue to improve**
 - Increase customer satisfaction: **Continued training for staff.**
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
Objectives:
- Provide voucher mobility counseling: **During briefing of new participants and with each unit transfer for current participants.**
 - Conduct outreach efforts to potential voucher landlords: **As part of Homeownership month activities meeting held in landlords in June.**
 - Increase voucher payment standards
 - Implement voucher homeownership program: **Ongoing/ two closing held and currently pending.**
 - Implement public housing or other homeownership programs: **When available and approved**
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: **through current tenant selection process**
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements: **Continued review of lighting and other safety measures**
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities) **Designate buildings for disabled only.**
- Other: (list below)

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)
When requested the PHA will refer residents to appropriate agencies that might help them achieve self-sufficiency. The PHA is a member of a local networking effort via MOU with TDHS.

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: **Measures are incorporated in Admissions Policy.**
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: **Measures are incorporated in Admissions Policy**
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.12]

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)

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan (optional)

[24 CFR Part 903.12 (b), 24 CFR 903.7(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 Housing Authority of the City of San Benito has prepared this Annual Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuring HUD requirements. The purpose of the Annual Plan is to provide a framework of local accountability and easily identifiable source by which public housing residents, participants in tenant based assistance program and other members of the general public may locate basic PHA policies, rules and requirements related to the operations , programs and services of the agency.

The major initiatives noted in this plan is the implementation of the Section 8 Homeownership Program, this program has afforded the opportunity to two families to become homeowners and currently has two additional families at the closing stages of purchasing a home. The PHA is working in tandem with the City of San Benito's First Time Homeowner Program facilitating a continual growth to the Section 8 Homeowner Program.

iii. Annual Plan Table of Contents

[24 CFR Part 903.12(b)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- 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)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5-Year Action Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

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	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs of families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	
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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	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
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.12 (b), 903.7(a)]

A. 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
--

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	458		20
Extremely low income <=30% AMI	363	79.5%	
Very low income (>30% but <=50% AMI)	93	20%	
Low income (>50% but <80% AMI)	2	.05%	
Families with children	452	99%	
Elderly families	29	6%	
Families with Disabilities	6	1%	
Race/ethnicity	441 Hispanic	96%	
Race/ethnicity	17 White	4%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p style="padding-left: 40px;">How long has it been closed (# of months)? 2</p> <p style="padding-left: 40px;">Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p style="padding-left: 40px;">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</p>

Housing Needs of Families on the Waiting List			
<p>Waiting list type: (select one)</p> <p><input type="checkbox"/> Section 8 tenant-based assistance</p> <p><input checked="" type="checkbox"/> Public Housing</p> <p><input type="checkbox"/> Combined Section 8 and Public Housing</p> <p><input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)</p> <p style="padding-left: 40px;">If used, identify which development/subjurisdiction:</p>			
	# of families	% of total families	Annual Turnover
Waiting list total	281	86%	86
Extremely low income <=30% AMI	194	69%	
Very low income (>30% but <=50% AMI)	85	30%	
Low income (>50% but <80% AMI)	2	1%	
Families with children	170	85%	
Elderly families	29	4%	
Families with Disabilities	26	4%	
Race/ethnicity	276 Hispanic	98%	
Race/ethnicity	5 White	2%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	281		
	68	24%	

Housing Needs of Families on the Waiting List			
2 BR	139	50%	
3 BR	74	26%	
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure

- coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the

- community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	386,126	
b) Public Housing Capital Fund	432,350	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,046,972	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Sub-Total	1,865,448	
3. Public Housing Dwelling Rental Income	102,150	
4. Other income (list below)	34,180	
Management Fee 15,430		
Interest General Investment 3,080		
Laundromat 1,670		
Lease Payment Antenna 8,100		
Damage Reimbursement 3,000		
Miscellaneous 500		
Non-Dwelling Rental 2,400		
4. Non-federal sources (list below)	136,330	
Total resources	2,001,778	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

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: **2 months**
- 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) **Drug treatment check, sex offender check, Social Security Number check and Citizenship/Legal Non-citizen check**

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

(2)Waiting List Organization

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

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

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

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

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

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

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

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

4. Where can interested persons obtain more information about and sign up to be on

the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

- 1. Yes No: Has the PHA established preferences for admission to public

housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences: **N/A**

- 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)

Displacement due to natural disaster and condemnation by City, Family must establish residency for at least six months.

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

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 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
- 2** 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)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 3** Other preference(s) (list below)

Displacement due to natural disaster and condemnation by City, Must have six month residency.

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) **Within 10 days of change**

(6) Deconcentration and Income Mixing

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

income mixing?

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

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

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)
 - Previous owner/landlord name & phone number**
 - Bad housekeeping habits**
 - Debt due owner and Housing Authority**

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program

Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

PHA main administrative office

Other (list below)

(3) Search Time

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

If yes, state circumstances below: **Low inventory of available housing / Hard to house families**

(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 **NONE**

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)
Displacement due to natural disaster and condemnation by City, Family must demonstrate six months residency.

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

1 Date and Time

Former Federal preferences **NONE**

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
- 2** 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)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 3** Other preference(s) (list below)
Displaced due to natural disaster and condemnation by city, Family must establish six month residency

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- Date and time of application
- Drawing (lottery) or other random choice technique
5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)
- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7(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:

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)
Families paying child support to former spouse

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)

N/A

- 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) **N/A**

- 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) **\$50.00 for Homeownership**
 - Other (list below)
- 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)

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) **N/A**

- 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)

- **The family has lost eligibility for, or is awaiting an eligibility determination from a federal, state, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residency under**

the Immigration and Nationalized Act who would be entitled to public benefits but for Title VI of the Personal Responsibility & Work Opportunity Reconciliation Act of 1966.

- **The family would be evicted as a result of the implantation of the minimum rent.**
- **The income of the family has decreased because of a changed circumstance, including loss of employment.**
- **A death in the family has occurred which effects the family's financial circumstances.**
- **Other circumstances creating a financial hardship.**

5. Capital Improvement Needs

[24 CFR Part 903.7 (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.

Capital Fund Program

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ **432,350**.

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

D. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

E. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

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

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment

**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:

- 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:
Currently reviewing opportunities

- 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:
Currently Formulating Direction

6. Demolition and Disposition

[24 CFR Part 903.7 (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: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

7. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 (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 **N/A**

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 8.)

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:

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

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

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

a. Meeting the Mission

With continued collaborative efforts with local agencies the PHA continues to meet its mission of safe, decent and affordable homes, and providing for empowerment training for our residents. Our Resident Services assists our elderly with weekly trips to purchase groceries and updates the elderly residents

on changing legislation that may affect their monthly income. The PHA is currently developing a computer lab to help residents improve their technical skills, affording them better employment opportunities and is working with the local Boy & Girls Club of America and school district to help guide the development of our youth.

b. Meeting the Goals

The PHA continues to work on improving its Troubled Designation and has satisfied a considerable amount of the Targets and Strategies listed in the MOA with HUD, preventive measures have been placed to continue the positive direction and expectations are that the PHA will be a High Performer with in the coming year. Homeownership is a high priority of the PHA and with the combined efforts of our local Communities First Home Buyer Program the PHA has placed two families into homes in the current physical year and has 2 additional families pending closings.

B. Criteria for Substantial Deviations and Significant Amendments

a. Substantial Deviation from the 5-Year Plan

- Any change to the Mission Statement
- 50% deletion from or addition to the goals and objectives, as a whole
- 50% or more decrease in the quantifiable measurement of any individual goal or objective.

b. Significant Amendment or Modification to the Annual Plan

- Any increase or decrease over 50% in the funds projected in the Financial Resources Statement and/or the Capital Fund Program Annual Statement.
- Any change in a policy or procedure that requires a regulatory 30-day posting.
- Any submission to HUD that requires a separate notification to residents, such as Hope VI, Public Housing Conversion, Demolition/Disposition. Designated Housing or Homeownership programs,
- Any change inconsistent with the local. Approved Consolidation Plan, in the discretion of the Executive Director.

C. Other Information

[24 CFR Part 903.13]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:

Patricia Barber RAAB President

Unit #76 Palmville:

It is good to see about additional units for the elderly and disabled persons. What can be done with past work in developments not being completed? Driveways being fixed and patios in Palmville being fixed.

Juan Landeros RAAB member

Unit #88 Palmville:

It was very nicely explained

Enedina Castaneda RAAB member

Unit # 26 Palmville:

Everything is good, but please look at the sidewalks, make them better to walk on.

Cristina Sanchez RAAB member

Unit #14 La Hermosa:

I am in agreement with all that was explained about our developments.

Marina Delgado RAAB member

Unit #22 La Hermosa:

I am in agreement with all that was explained and I want at least 10 more units added for the Residents.

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided in 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 **N/A**

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)**N/A**

- 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

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: **City of San Benito**

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)

Reduce vacancies in public housing

Expand voucher program

Expand Homeownership program

Modernize units

Other: (list below)

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

To preserve and rehabilitate the City's existing housing stock primarily for extremely low, very low and low income families.

To expand economic opportunities in the community particularly for lower income residents.

To continue to encourage and support non-profit organizations in seeking additional funding sources and assist them in obtaining such funding whenever possible.

To continue and support promotion of Homeownership through obtaining supporting funds such as First Time Homeowner Grants.

10. Project-Based Voucher Program (if applicable)

If the PHA plans to use the project-based voucher program, provide a statement of the projected number of project-based units and general locations, and how project basing would be consistent with its PHA Plan.

Attachments

Capital Fund Program Tables

Annual Statement/Performance and Evaluation Report
(CFP/CFPRHF) Part I Summary

Annual Statement/Performance and Evaluation Report
(CFP/CFPRHF) Part II Supporting pages

Annual Statement/Performance and Evaluation Report
(CFP/CFPRHF) Part III Implementation Schedule

Capital Fund Program Five-Year Action Plan Part I Summary

Capital Fund Program Five-Year Action Plan Part II Year 2

Capital Fund Program Five-Year Action Plan Part II Year 3

Capital Fund Program Five-Year Action Plan Part II Year 4

Capital Fund Program Five-Year Action Plan Part II Year 5

Capital Fund P & E Reports for: TX5902550102
TX5902550103
TX59025502-03
TX5902220104

Supporting Documents

Public Housing Budget for Year Ending September 30, 2006

Troubled Agency MOA

PHA Certification of Compliance HUD- 50077

Certification of a Drug-Free Workplace HUD-50070

Certification of Payments to Influence Federal Transactions HUD 50071

Disclosure of Lobbying Activities SF-LLL & SF-LLLa

Certification of Consistency with Consolidation Plan

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

PHA Name: The Housing Authority of The City of San Benito	Grant Type and Number Capital Fund Program Grant No: TX59PO2550105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
---	--	-------------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	86,000.00			
3	1408 Management Improvements	41,000.00			
4	1410 Administration	43,100.00			
5	1411 Audit	1,000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,792.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	6,000.00			
10	1460 Dwelling Structures	171,458.00			
11	1465.1 Dwelling Equipment—Nonexpendable	28,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	6,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	4,000.00			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	5,000.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	432,350.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of The City of San Benito			Grant Type and Number Capital Fund Program Grant No: TX59PO2250105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		86,000				
Management Improvements	a) Training for Commissioners	1408		3,000				
	b) Training for Staff	1408		4,000				
	c) Resident Initiatives Coordinator	1408		8,000				
	d) Homeownership Coordinator	1408		8,000				
	e) Employee Benefits	1408		8,000				
	f) Training for Resident Council	1408		3,000				
	g) Training for Maintenance Personnel	1408		3,000				
	h) CGP Computer Hardware upgrade	1408		2,500				
	i) CGP Computer Software upgrade	1408		1,500				
	Subtotal			41,000				
	Subtotal this page			127,000				

PHA Name: The Housing Authority of The City of San Benito		Grant Type and Number Capital Fund Program Grant No: TX59PO2250105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Administration	a) Capital Fund Program coordinator	1410		12,000				
Expense	b) Clerical/Administrative cost	1410		19,000				
	c) Prorated Salaries/Benefits	1410		9,100				
	d) Sundry-CFP Office Expense	1410		3,000				
	Subtotal			43,100				
HA-Wide	a) A&E/ Professional Services	1430		5,000				
Fees & Costs	b) In-House Inspection Cost	1430		29,292				
	c) Printing Cost	1430		3,500				
	d) Consultation Fees	1430		3,000				
	Subtotal			40,792				
HA-Wide	Audit	1411		1,000				
HA-Wide	Relocation Cost	1495		4,000				
HA-Wide	Unit Upgrade/504 Requirements	1460		8,000				
HA-Wide	Purchase 55 Stoves/ 30 Refrigerators	1465		28,000				
HA-Wide	Contingency	1502		5,000				
	Subtotal this page			129,892				

PHA Name: The Housing Authority of The City of San Benito		Grant Type and Number Capital Fund Program Grant No: TX59PO2250105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	DWELLING STRUCTURES							
TX025-003/004	Renovation of Units	1460		45,258				
Palmville I & II	Subtotal			45,258				
TX025-005	Renovation of Units	1460		45,000				
Kenneth Lake	Electrical Upgrade-Replace Meters	1460		7,200				
	Subtotal			52,200				
TX025-007	Renovation of Units	1460		51,000				
La Hermosa	Subtotal			51,000				
HA-WIDE	SITE IMPROVEMENTS							
Non-Dwelling Structures	Replace Sidewalks/Land Level	1450		6,000				
HA-WIDE	Roach/Termite/Pest Control Treatment	1460		15,000				
HA-WIDE	Purchase Tools/Equip./Off Equip. CFP	1475		6,000				
	Subtotal this page			175,458				
	TOTAL GRANT AMOUNT			432,350				

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

PHA Name: The Housing Authority of The City of San Benito		Grant Type and Number Capital Fund Program No: TX59PO2550105 Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
Agency-Wide	Original	Revised	Actual	Original	Revised	Actual		
Operations	9/30/07			9/30/09				
Management Improvements	9/30/07			9/30/09				
Administration	9/30/07			9/30/09				
Fees & Costs	9/30/07			9/30/09				
Non-Dwelling Equipment	9/30/07			9/30/09				
TX025-003/004 Palmville I & II	9/30/07			9/30/09				
T025-005 Kenneth Lake	9/30/07			9/30/09				
TX025-007 La Hermosa	9/30/07			9/30/09				

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name San Benito Housing Authority		San Benito/ Cameron/ Texas		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 FFY 2005	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY:2009
Operations	Annual Statement	86,000	86,000	86,000	86,000
TX025-001 Resaca Gardens		0.00	0.00	0.00	0.00
TX025-003/004 Palmville I & II		49,352.00	44,931.00.	28,575.00	22,000.00
TX025-005 Kenneth Lake		45,000.00	42,000.00	44,974.00	60,000.00
TX025-007 La Hermosa		44,822.00	40,000.00	39,095.00	35,728.00
Contingency		5,000.00	5,000.00	11,851.00	9,522.00
Management Improvements		54,000.00	53,577.00	53,500.00	44,000.00
Collateralization or Debt Service		0.00	0.00	0.00	0.00
Administration		43,100.00	43,100.00	43,100.00	43,100.00
Relocation Cost		5,000.00	5,750.00	6,750.00	5,000.00
Other (Fees & Costs)		42,000.00	42,000.00	42,000.00	42,000.00
HA Wide		58,076.00	69,992.00	76,505.00	85,000.00
Site Acquisition		0.00	0.00	0.00	0.00
CFP Funds Listed for 5-year planning		432,350.00	432,350.00	432,350.00	432,350.00
Replacement Housing Factor Funds		0.00	0.00	0.00	0.00

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA Wide	Operations	86,000.00	HA Wide	Fees & Costs	
Annual		Management Improvements			a) A&E/ Professional Services	5,000.00
Statement		a) Technical Assistance for PHAS Improvements	1,500.00		b) In-House Inspection Cost	28,000.00
		b) Updating /Create New Job Description	1,000.00		c) Printing Costs	4,000.00
		c) Training for Commissioners	3,500.00		d) Consultation fees	5,000.00
		d) Homeownership Coordinator (Prorated)	8,000.00		Subtotal	42,000.00
		e) Resident Initiatives Coordinator (Prorated)	10,000.00			
		f) Employee Benefits (Prorated)	8,000.00	HA Wide	Unit Renovations & 504 Requirements	18,076.00
		g) Training for Staff	4,000.00	TX025-007		
		h) Internal/External Audit Preparation Plan	500.00	La Hermosa	a) Renovation of Units	44,822.00
		i) Upgrade/Expand Economic Devel/Self Suff	1,000.00		Subtotal	44,822.00
		a) Training Personnel in Loan Underwriting & Creative Financing for Homeownership	500.00	TX025-003/004 Palmville I& II	a) Replace Kitchen Cabinets & Counter Tops	9,000.00
		k) Training for Resident Council Members	3,500.00		b) Replace Gutters	5,000.00
		l) Training for Maintenance Personnel	3,500.00		c) Replace Shower Ceramic Tile	5,352.00
		m) Training /Develop Format for Admissions	1,000.00		d) Renovation of Units	30,000.00
		n) Upgrade/Modify Waiting list Process	1,000.00		Subtotal	49,352.00
		o) Upgrade Computer Hardware	3,000.00	TX025-005		
		p) Upgrade Computer Software	1,500.00	Kenneth Lake	a) Renovation of Units	40,000.00
		q) Develop Agency Wide Plan	1,000.00		b) Electrical Upgrade/Replace Twin Meters	5,000.00
		r) Upgrade/Assess Computer Network/System	1,500.00		Subtotal	45,000.00
		Subtotal	54,000.00	Agency Wide		
		Administrative Expenses		Dwelling Units	Roach/Termite/Pest Control Treatment	20,000.00
		a)Capital Fund Program Coordinator	12,238.00	Agency Wide	Replace Exterior Siding	15,000.00
		b) Clerical/Administrative Cost	19,862.00	Non-Dwelling		
		c) Benefits	9,000.00	Equipment	Purchase Tools/Equip./Off Equip. CFP	5,000.00
		d) Sundry-CFP Office Expense	2,000.00	Agency Wide	Contingency	5,000.00
		Subtotal	43,100.00	Agency Wide	Relocation Costs	5,000.00
		TOTAL CFP ESTIMATED COST	183,100.00		TOTAL CFP ESTIMATED COST	249,250.00

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 3 FFY Grant: 2007 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA Wide	Operations	86,000.00	HA Wide	Fees & Costs	
	Management Improvements			a) A&E/ Professional Services	5,000.00
	a) Technical Assistance for PHAS Improvements	1,500.00		b) In-House Inspection Cost	28,000.00
	b) Updating /Create New Job Description	8,000.00		c) Printing Costs	4,000.00
	c) Training for Staff &Commissioners	7,000.00		d) Consultation fees	5,000.00
	d) Training to Insure Internal Control Fiscal	1,500.00		Subtotal	42,000.00
	e) Resident Initiatives Coordinator (Prorated)	10,000.00			
	f) Employee Benefits (Prorated)	8,000.00	Agency Wide	a) Purchase Mower Trailer	4,000.00
	g) Update Polices & Procedures	1,500.00			
	h) Internal/External Audit Preparation Plan	2,000.00	Agency Wide	Replace Sidewalks/Land Level	10,000.00
	i) Upgrade/Expand Economic Devel/Self Suff	1,000.00			
	a) Training Personnel in Loan Underwriting & Creative Financing for Homeownership	500.00	TX025-003/004 Palmville I& II	a) Replace Range Hoods/Grease Shields	3,000.00
	b) Training for Resident Council Members	3,000.00		b) Replace Heater Furnace	10,931.00
	l) Training for Maintenance Personnel	3,000.00		c) Renovation of Units	31,000.00
	m) Training /Develop Format for Admissions	577.00		Subtotal	44,931.00
	n) Upgrade/Modify Waiting list Process	500.00	TX025-005		
	o) Upgrade Computer Hardware	2,000.00	Kenneth Lake	a) Renovation of Units	42,000.00
	p) Upgrade Computer Software	1,500.00			
	q) Develop Agency Wide Plan	1,000.00	TX025-007		
	r) Upgrade/Create New Job Descriptions	1,000.00	La Hermosa	a) Renovation of Units	40,000.00
	Subtotal	53,577.00			
	Administrative Expenses		Agency Wide	Purchase ¾ ton Pick-up Truck	20,000.00
	a)Capital Fund Program Coordinator	12,238.00	Agency Wide	Purchase Tools/Equip./Office Equip. CFP	5,000.00
	b) Clerical/Administrative Cost	19,862.00	Agency Wide	Roach/Termite/Pest Control Treatment	10,929.00
	c) Benefits	9,000.00	Agency Wide	Repair Roofs	20,063.00
	d) Sundry-CFP Office Expense	2,000.00	Agency Wide	Contingency	5,000.00
	Subtotal	43,100.00			
Total CFP Estimated Cost		182,677.00		Total CFP Estimated Cost	249,673.00

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 4 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA Wide	Operations	86,000.00	HA Wide	Fees & Costs	
	Management Improvements			a) A&E/ Professional Services	5,000.00
	a) Technical Assistance for PHAS Improvements	1,500.00		b) In-House Inspection Cost	28,000.00
	b) Updating Policies & Procedures	1,000.00		c) Printing Costs	4,000.00
	c) Training for Commissioners	4,000.00		d) Consultation fees	5,000.00
	d) Training for Staff	4,000.00		Subtotal	42,000.00
	e) Resident Initiatives Coordinator (Prorated)	8,000.00	Non-Dwelling	a) Purchase Welding Machine/Equipment	3,000.00
	f) Employee Benefits (Prorated)	8,000.00	Equipment	b) Purchase Camera Equipped Sewer Auger	9,500.00
	g) Homeownership Coordinator (Prorated)	8,000.00		c) Purchase Tools/Equip./Office Equip. CFP	5,000.00
	h) Internal/External Audit Preparation Plan	1,000.00		Subtotal	17,500.00
	i) Upgrade/Expand Economic Devel/Self Suff	1,500.00	Agency Wide	Contingency	11,851.00
	a) Training Personnel in Loan Underwriting & Creative Financing for Homeownership	500.00	Agency Wide	Relocation Costs	6,750.00
	b) Training for Resident Council Members	3,000.00	Agency Wide	Street Seal Coating	10,700.00
	l) Training for Maintenance Personnel	3,000.00	Agency Wide	Renovation of Units	22,805.00
	m) Training /Develop Format for Admissions	500.00	Agency Wide	Purchase Stoves/Refrigerators	25,500.00
	n) Upgrade/Modify Waiting list Process	500.00	TX025-003/004		
	o) Upgrade Computer Hardware	3,000.00	Palmville I&II	a) Replace Range Hoods/Grease Shields	6,575.00
	p) Upgrade Computer Software	3,000.00		b) Renovation of Units	22,000.00
	q) Develop Agency Wide Plan	1,500.00		Subtotal	28,575.00
	r) Upgrade/Assess Computer Network/System	1,500.00			
	Subtotal	53,500.00	TX025-005	a) Replace Bathroom Fixtures	9,502.00
	Administrative Expenses		Kenneth Lake	b) Renovation of Units	35,472.00
	a)Capital Fund Program Coordinator	12,238.00		Subtotal	44,974.00
	b) Clerical/Administrative Cost	19,862.00	TX025-007		
	c) Benefits	9,000.00	La Hermosa	a) Replace Range Hoods/ Grease Shields	6,095.00
	d) Sundry-CFP Office Expense	2,000.00		b) Renovation of Units	33,000.00
	Subtotal			Subtotal	39,095.00
	Total CFP Estimated Cost	182,600.00		Total CFP Estimated Cost	249,750.00

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 5 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA Wide	Operations	86,000.00	HA Wide	Fees & Costs	
	Management Improvements			a) A&E/ Professional Services	5,000.00
	a) Training for Staff & Commissioners	8,000.00		b) In-House Inspection Cost	28,000.00
	b) Resident Initiatives Coordinator (Prorated)	8,000.00		c) Printing Costs	5,000.00
	c) Employee Benefits	8,000.00		d) Consultation fees	4,000.00
	d) Homeownership Coordinator (Prorated)	8,000.00		Subtotal	42,000.00
	e) Training for Resident Council Members	3,000.00	TX025-003/004		
	f) Training for Maintenance Personnel	3,000.00	Palmville I& II	Unit Renovations	22,000.00
	g) Upgrade Computer Hardware	3,000.00			
	h) Upgrade Computer Software	3,000.00	Agency Wide	Drainage Improvements/Landscaping	30,000.00
	Subtotal	44,000.00			
			TX025-005		
			Kenneth Lake	a) Replace Kitchen Cabinets	15,000.00
				b) Unit Renovations	45,000.00
				Subtotal	60,000.00
			TX025-007		
			La Hermosa	a) Paint Exterior Drying Area	5,728.00
				b) Interior Renovation of Units	30,000.00
				Subtotal	35,728.00
	Administrative Expenses		Agency Wide	Replace Furnace Heaters	30,000.00
	a)Capital Fund Program Coordinator	12,238.00	Agency Wide	Relocation Costs	5,000.00
	b) Clerical/Administrative Cost	19,862.00	Agency Wide	Contingency	9,522.00
	c) Benefits	9,000.00	Agency Wide	Purchase Interior/Exterior Door Locks	25,000.00
	d) Sundry-CFP Office Expense	2,000.00			
	Subtotal	43,100.00			
Total CFP Estimated Cost		173,100.00		Total CFP Estimated Cost	259,250.00

CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: Housing Authority of the City of San Benito	Grant Type and Number: Capital Fund Program No: TX59P025502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending 3/31/05
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations (May not exceed 20% of line 21)	0.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	78,035.00		78,035.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	78,035.00		78,035.00	0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of San Benito		Grant Type and Number: Capital Fund Program N TX59P02550103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		0.00		0.00	0.00	
HA-Wide	Site Acquisition for Replacement of PHA units	1440		0.00		0.00	0.00	
Management Improvements	a) Tech. Assistance /PHAS Improvement	1408		0.00		0.00	0.00	
	b) Updating Policies & Procedures	1408		0.00		0.00	0.00	
	c) Training for Commissioners	1408		0.00		0.00	0.00	
	d) Training For Staff	1408		0.00		0.00	0.00	
	e) Resident Initiatives Coordinator (Pro. 50%)	1408		0.00		0.00	0.00	
	f) Homeownership Coordinator (Prorated 50%)	1408		0.00		0.00	0.00	
	g) Employee Benefits	1408		0.00		0.00	0.00	
	h) Develop Agency Wide Plan	1408		0.00		0.00	0.00	
	l) Internal/External Audit Preparation Plan	1408		0.00		0.00	0.00	
	j) Upgrade/Expand Econ. Devel/Self Suff	1408		0.00		0.00	0.00	
	k) Training for Resident Council Members and Resident Initiatives Coordinator	1408		0.00		0.00	0.00	
	l) Upgrade/Access Comp. Network/Systems	1408		0.00		0.00	0.00	
	m) Training for Maintenance Personnel	1408		0.00		0.00	0.00	
	n) Training/Develop Format for Admissions	1408		0.00		0.00	0.00	
	o) Upgrade/Modify Waiting List Process	1408		0.00		0.00	0.00	
	p) Computer Hardware Upgrade	1408		0.00		0.00	0.00	
	q) Computer Software Update	1408		0.00		0.00	0.00	
	Subtotal			0.00		0.00	0.00	
Administration Expenses	a) Capital Fund Program Coordinator	1410		-		-	-	
	b) Clerical / Administrative Cost	1410		0.00		0.00	0.00	
	c) Prorated Salaries/Benefits	1410		0.00		0.00	0.00	
	d) Sundry-CFP Offic Expense	1410		0.00		0.00	0.00	
	Subtotal			0.00		0.00	0.00	
	Subtotal Page 1			0.00		0.00	0.00	

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

PHA Name: Housing Authority of the City of San Benito		Grant Type and Number: Capital Fund Program TX59P02550103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	a) A & E / Professional Services	1430		0.00		0.00	0.00	
Fees & Cost	b) In-House Inspection Costs	1430		0.00		0.00	0.00	
	c) Printing Costs	1430		0.00		0.00	0.00	
	d) Consultation Fees	1430		0.00		0.00	0.00	
	Subtotal			0.00		0.00	0.00	
Non-Dwelling								
Equipment	a) Purchase Tools/Equip./Off.Equip.-CGP	1475		0.00		0.00	0.00	
	Dwelling Structure							
TXO25-001								
Resaca Gardens	a) Paint Interior of Units (F/A)	1460		0.00		0.00	0.00	
	Subtotal			0.00		0.00	0.00	
TXO25-002/003								
Palmville I & II	a) Renovation of Units (F/A)	1460		0.00		0.00	0.00	
	Subtotal			0.00		0.00	0.00	
TXO25-005								
Kenneth Lake	a) Renovation of Units (F/A)	1460		39,018.00		39,018.00	0.00	
	b) Electrical Upgrade/Replace Twin Meters	1460		0.00		0.00	0.00	
	Subtotal			39,018.00		39,018.00	0.00	
TXO25-007								
La Hermosa	a) Renovation of Units (F/A)	1460		39,017.00		39,017.00	0.00	
	Subtotal			39,017.00		39,017.00	0.00	
HA-Wide								
Dwelling Structures	a) Replace Interior/Exterior Doors (F/A)	1460		-		-	-	
Non-Dwelling Structure	a) Mana./Maint. Building Renovation (F/A)	1470		-		-	-	
	b) Replace Sidewalks/Land Level (F/A)	1450		-		-	-	
HA-Wide	Relocation Cost	1495		0.00		0.00	0.00	
HA-Wide	Unit Renovation/504 Requirement Upgrade	1460		-		-	-	
HA-Wide	Contingency	1502		-		-	-	
	Total Grant Amount			78,035.00		78,035.00	0.00	

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

PHA Name: Housing Authority of the City of San Benito			Grant Type and Number: Capital Fund Program No: TX59P02550103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
Agency Wide Operations								
Management Improvements								
Administration								
Fees & Cost								
Non-Dwelling Equipment								
TX025-001 Resaca Gardens								
TX025-003/004 Palmville I & II								
TXO25-005 Kenneth Lake	2/13/2006			2/13/2008				
TXO25-007 La Hermosa	2/13/2006			2/13/2008				
Site Acquisition								

PHA Name: The Housing Authority of The City of San Benito						Grant Type and Number Capital Fund Program Grant No: TX59PO2550104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>3/31/05</u> <input type="checkbox"/> Final Performance and Evaluation Report										
Line	Summary by Development Account	Total Estimated Cost			Total Actual Cost					
		Original	Revised	Obligated	Expended					
1	Total non-CFP Funds									
2	1406 Operations	86,000.00								
3	1408 Management Improvements	68,500.00								
4	1410 Administration	43,100.00								
5	1411 Audit	1,000.00								
6	1415 Liquidated Damages									
7	1430 Fees and Costs	40,792.00								
8	1440 Site Acquisition									
9	1450 Site Improvement	8,000.00								
10	1460 Dwelling Structures	158,958.00								
11	1465.1 Dwelling Equipment— Nonexpendable									
12	1470 Nondwelling Structures	11,000.00								
13	1475 Nondwelling Equipment	6,000.00								
14	1485 Demolition									
15	1490 Replacement Reserve									
16	1492 Moving to Work Demonstration									
17	1495.1 Relocation Costs	4,000.00								
18	1499 Development Activities									
19	1501 Collateralization or Debt Service									
20	1502 Contingency	5,000.00								
21	Amount of Annual Grant: (sum of lines 2 – 20)	432,350.00		0.00	0.00					
22	Amount of line 21 Related to LBP Activities									
23	Amount of line 21 Related to Section 504 compliance									
24	Amount of line 21 Related to Security-Soft Costs									
25	Amount of Line 21 Related to Security – Hard Costs									
26	Amount of line 21 Related to Energy Conservation Measures									

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: The Housing Authority of The City of San Benito			Grant Type and Number Capital Fund Program Grant No: TX59PO2550104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		86,000				
Management Improvements	a) Tech. Assist./PHAS Improvement	1408		2,500				
	b) Update policies & Procedures	1408		2,000				
	c) Training for Commissioners	1408		4,500				
	d) Training for staff	1408		5,000				
	e) Resident Initiatives Coordinator	1408		16,000				
	f) Homeownership Coordinator	1408		15,500				
	g) Employee Benefits	1408		8,000				
	h) Develop Agency Wide Plan	1408		2,000				
	i) Update/create new job descriptions	1408		1,000				
	j) Training for Resident Council	1408		3,000				
	k) Training Maintenance Personnel	1408		3,000				
	l) CGP Computer Hardware upgrade	1408		3,000				
	m) CGP Computer Software upgrade	1408		3,000				
	Subtotal			68,500				
	Subtotal This Page			154,500				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: The Housing Authority of The City of San Benito		Grant Type and Number Capital Fund Program Grant No: TX59PO2550104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Administration	a) Capital Fund Program coordinator	1410		12,000				
Expense	b) Clerical / Administrative cost	1410		19,000				
	c) Prorated Salaries/Benefits	1410		9,100				
	d) Sundry – CFP Office Expense	1410		3,000				
	Subtotal			43,100				
HA-Wide	a) A&E / Professional Services	1430		5,000				
Fees & Cost	b) In-House Inspection Cost	1430		29,292				
	c) Printing Cost	1430		3,500				
	d) Consultation Fees	1430		3,000				
	Subtotal			40,792				
HA-Wide	Audit	1411		1,000				
HA-Wide	Relocation Cost	1495		4,000				
HA-Wide	Unit Upgrade/ 504 Requirements	1460		8,000				
HA-Wide	Mana./Maint. Building Renovation	1470		11,000				
HA-Wide	Contingency	1502		5,000				
	Subtotal This Page			112,892				

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

PHA Name: The Housing Authority of The City of San Benito		Grant Type and Number Capital Fund Program Grant No: TX59PO2550104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	DWELLING STRUCTURES							
TX025-003/004	Renovation of Units	1460		35,758				
Palmville I & II	Subtotal			35,758				
TX025-005	Renovation of Units	1460		45,000				
Kenneth	Electrical Upgrade-Replace Meters	1460		7,200				
	Subtotal			52,200				
TX025-007	Renovation of Units	1460		48,000				
La Hermosa	Subtotal			48,000				
HA-WIDE	SITE IMPROVEMENTS							
Non-Dwelling	Replace Sidewalks/Land Level	1450		4,000				
Structures	Street Repairs/Parking Lot Striping	1450		4,000				
HA-WIDE	Roach/Termite/Pest Control Treatment	1460		15,000				
HA-WIDE	Purchase Tools/Equip./Off Equip.CFP	1475		6,000				
	Subtotal This Page			164,958				
	Total Grant Amount			432,350				

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

PHA Name: The Housing Authority of The City of San Benito		Grant Type and Number Capital Fund Program No: TX59PO2550104 Replacement Housing Factor No:					Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Agency Wide Operations	9/30/06			9/30/08			
Management Improvements	9/30/06			9/30/08			
Administration	9/30/06			9/30/08			
Fees & Costs	9/30/06			9/30/08			
Non Dwelling Equipment	9/30/06			9/30/08			
TX025-003/004 Palmville	9/30/06			9/30/08			
TX025-005 Kenneth Lake	9/30/06			9/30/08			
TX025-007 La Hermosa	9/30/06			9/30/08			

CAPITAL FUND PROGRAM (CFP) Part 1: Summary

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Office of Public and Indian Housing

H A Name San Benito Housing Authority		FINAL		Capital Fund Program Number TX59P02550102	FFY of Grant Approval 2002
Original Annual Statement Performance and Evaluation Report for Program Year Ending		Reserved for Disasters/Emergencies		Revised Annual Statement/Revision Number 1 Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line19)	93,097.00	93,097.00	93,097.00	93,097.00
3	1408 Management Improvements	54,040.00	33,619.67	33,619.67	33,619.67
4	1410 Administration	46,548.00	36,879.17	36,879.17	36,879.17
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	26,300.00	11,691.04	11,691.04	11,691.04
8	1440 Sites Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	3,000.00	2,917.81	2,917.81	2,917.81
10	1460 Dwelling Structures	145,629.00	209,707.47	209,707.47	209,707.47
11	1465.1 Dwelling Equipment-Nonexpendable	6,250.00	7,333.06	7,333.06	7,333.06
12	1470 Non dwelling Structures	4,000.00	1,898.44	1,898.44	1,898.44
13	1475 Non dwelling Equipment	3,000.00	1,691.93	1,691.93	1,691.93
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	83,622.00	66,650.41	66,650.41	66,650.41
18	1498 Mod Used for Development				
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency (may not exceed 8% of line 19)	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of Lines 2 - 18)	465,486.00	465,486.00	465,486.00	465,486.00
22	Amount of Line 19 Related to LBP Activities				
23	Amount of Line 19 Related to Section 504 Compliance				
	Amount of Line 19 Related to Security				
	Amount of Line 19 Related to Energy Conservation Measures				
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

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

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

San Benito PHA
501 CFP Submission

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA-Wide Activities	Operations	1406.10		93,097.00	93,097.00	93,097.00	93,097.00	Complete
HA-Wide Activities	Site Acquisition for Replacement of PHA Units	1440.10		-	-	-	-	
Management Improvements	A. Technical Assistance for PHAS Improvement	1408.10		1,000.00	654.00	654.00	654.00	
	B. Updating of Policies and Procedures	1408.11		2,000.00	1,466.00	1,466.00	1,466.00	
	C. Training for staff and commissioners	1408.12		8,000.00	4,974.85	4,974.85	4,974.85	
	D. Computer Upgrade Network	1408.13		500.00	-	0.00	0.00	
	E. Resident Initiatives Coordinator (Prorated Salary)	1408.14		14,150.00	14,150.00	14,150.00	14,150.00	
	F. Homeownership Program Coordinator (Prorated Salary)	1408.15		10,000.00	3,676.24	3,676.24	3,676.24	
	G. Employee Benefits (Prorated)	1408.16		8,490.00	7,370.73	7,370.73	7,370.73	
	H. Training to Ensure Internal Control Fiscal Purposes	1408.17		500.00	-	0.00	0.00	
	I. Internal/External Audit Preparation Plan	1408.18		1,000.00	-	0.00	0.00	
	J. Upgrade/Expand Economic Development/Self Suff.	1408.19		500.00	-	0.00	0.00	
	K. Provide Training for Key Personnel in Loan Underwriting & Creative Financing for Homeownership	1408.20		500.00	-	0.00	0.00	
	L. Provide Training to Resident Council Members	1408.21		1,500.00	650.00	650.00	650.00	
	M. Training for Maintenance Personnel	1408.22		1,500.00	379.60	379.60	379.60	
	N. Training/Develop New Formant for Admissions	1408.23		600.00	-	0.00	0.00	
	O. Upgrade and/or Modify Waiting List Process	1408.24		500.00	-	0.00	0.00	
P. Provide Computer Upgrade as Needed	1408.25		1,000.00	183.77	183.77	183.77		
Q. Computer Software for Capital Fund Program	1408.26		2,300.00	114.48	114.48	114.48		
	Total for Management Improvements			54,040.00	33,619.67	33,619.67	33,619.67	Complete
Administration Expenses	A. Capital Fund Prog. Coordinator (Prorated Salary)	1410.10		12,238.00	13,309.44	13,309.44	13,309.44	
	B. Clerical & Administrative Cost (Prorated Salaries)	1410.11		20,050.00	11,927.50	11,927.50	11,927.50	
	C. Prorated Benefits	1410.12		10,260.00	10,339.73	10,339.73	10,339.73	
	D. Sundry - CGP Office Expense	1410.13		4,000.00	1,302.50	1,302.50	1,302.50	
	Total for Administration Expenses			46,548.00	36,879.17	36,879.17	36,879.17	Complete
	Sub-Total Page 1			193,685.00	163,595.84	163,595.84	163,595.84	

1) To be completed for Performance and Evaluation Report or a Revised Annual Statement

2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

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

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

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

San Benito PHA
501 CFP Submission

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA-Wide Activities Fees & Cost	A. A/E Services	1430.10		300.00	1,253.53	1,253.53	1,253.53	Complete
	B. In-House Inspection Costs (Salary/Benefits)	1430.11		25,000.00	9,993.90	9,993.90	9,993.90	
	C. Printing Costs	1430.12		500.00	443.61	443.61	443.61	
	D. Consultant Fees/Update Agency Plan	1430.13		500.00	0.00	0.00	0.00	
	Total for Fees & Cost			26,300.00	11,691.04	11,691.04	11,691.04	
Non Dwelling Equipment	A. Purchase of Vehicle (CFP Dept)	1475.10		3,000.00	1,691.93	1,691.93	1,691.93	Complete
	B.			0.00	0.00	0.00	0.00	
	C.			0.00	0.00	0.00	0.00	
	Total for Non Dwelling Equipment			3,000.00	1,691.93	1,691.93	1,691.93	
TX025-001 Resaca Gardens	A. Paint Interior of Units	1460.10	4 Units	23,929.00	23,928.93	23,928.93	23,928.93	
	Subtotal for Resaca Gardens			23,929.00	23,928.93	23,928.93	23,928.93	
TX-002/003 Palmville I & II	A) Renovation of Units (F/A)	1460.11	6 Units	51,500.00	62,803.44	62,803.44	62,803.44	
	Subtotal for Palmville I & II			51,500.00	62,803.44	62,803.44	62,803.44	
TX025-005 Kenneth Lake	A. Renovation of Units (F/A)	1460.12	6 units	48,000.00	77,492.72	77,492.72	77,492.72	
	B. Electrical Upgrade/Replace Twin Meters	1460.13	12 Units	2,000.00	657.98	657.98	657.98	
	Subtotal for Kenneth Lake			50,000.00	78,150.70	78,150.70	78,150.70	
TX025-007 La Hermosa	A. Renovation of Units (F/A)	1460.14	5 Units	20,200.00	44,824.40	44,824.40	44,824.40	Complete
				0.00	0.00	0.00	0.00	
	Subtotal for La Hermosa			20,200.00	44,824.40	44,824.40	44,824.40	
	Total for Dwelling Structures			145,629.00	209,707.47	209,707.47	209,707.47	
HA-Wide Dwelling Equipment	A. Purchase/install Water Heaters (F/A)	1465.10	25	6,250.00	7,333.06	7,333.06	7,333.06	Complete
Non Dwell. Struc.	A. Community Building Renovation	1470.10		4,000.00	1,898.44	1,898.44	1,898.44	Complete
Site Improvements	A. Replace sidewalks/Land Level (F/A)	1450.10		3,000.00	2,917.81	2,917.81	2,917.81	Complete
HA-Wide	Relocation Cost	1495.00		83,622.00	66,650.41	66,650.41	66,650.41	Remaining work to be -
HA-Wide	Callateralization or Dept Service (15%)	1501.10		0	0	0	0	- transfer to CFP 2003
HA-Wide	Contingency	1502.1		0.00	0.00	-	-	
	Total Grant Amount			465,486.00	465,486.00	465,486.00	465,486.00	

1) To be completed for Performance and Evaluation Report or a Revised Annual Statement

2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

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

**Annual Statement/Performance
and Evaluation Report**

**Part III: Implementation Schedule
Capital Fund Program (CFP)**

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

San Benito PHA
501 CFP Submission

Development Number/Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Agency Wide:							
Operations	03/31/04			09/30/05		12/31/2004	
Management Improvements	03/31/04			09/30/05		12/31/2004	
Administration	03/31/04			09/30/05		12/31/2004	
Fees & Cost	03/31/04			09/30/05		12/31/2004	
Non-Dwelling Equip.	03/31/04			09/30/05		12/31/2004	
TX025-001 Resaca Gardens	03/31/04			09/30/05		12/31/2004	
TX025-003/004 Palmville I & II	03/31/04			09/30/05		12/31/2004	
TX025-005 Kenneth Lake	03/31/04			09/30/05		12/31/2004	
TX025-007 La Hermosa	03/31/04			09/30/05		12/31/2004	
Callateralization or Dept Servece	03/31/04			09/30/05		12/31/2004	
Site Acquisition	03/31/04			09/30/05		12/31/2004	
1) To be completed for Performance and Evaluation Report or a Revised Annual Statement				2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administration and Date			

CAPITAL FUND PROGRAM (CFP) Part 1: Summary

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0157 (Exp. 7/31/98)

Office of Public and Indian Housing

H A Name San Benito Housing Authority		Capital Fund Program Number TX59P02550103		FFY of Grant Approval 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number 1			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 3/31/05		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line19)	55,225.00	0.00	55,225.00	55,225.00
3	1408 Management Improvements	71,273.00	0.00	55,273.00	14,055.54
4	1410 Administration	36,947.00	0.00	36,947.00	18,909.60
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	42,828.00	0.00	13,000.00	4,830.00
8	1440 Sites Acquisition	12,500.00	0.00	0.00	0.00
9	1450 Site Improvement	6,000.00	0.00	2,000.00	0.00
10	1460 Dwelling Structures	122,200.00	0.00	158,883.81	166,258.83
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non dwelling Structures	10,000.00	0.00	7,000.00	8,374.80
13	1475 Non dwelling Equipment	5,000.00	0.00	3,000.00	372.71
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	2,500.00	0.00	25,500.00	26,271.74
18	1498 Mod Used for Development				
19	1501 Collateralization or Debt Service		0.00	-	-
20	1502 Contingency (may not exceed 8% of line 19)	5,000.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of Lines 2 - 18)	369,473.00	0.00	356,828.81	294,298.22
22	Amount of Line 19 Related to LBP Activities				
23	Amount of Line 19 Related to Section 504 Compliance				
	Amount of Line 19 Related to Security				
	Amount of Line 19 Related to Energy Conservation Measures				
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

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

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

San Benito PHA
501 CFP Submission

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA-Wide Activities	Operations	1406.10		55,225.00		55,225.00	55,225.00	
HA-Wide Activities	Site Acquisition for Replacement of PHA Units	1440.10		12,500.00		-	-	
Management Improvements	A. Technical Assistance for PHAS Improvement	1408.10		2,000.00		1,000.00	42.50	
	B. Updating of Policies and Procedures	1408.11		2,000.00		1,000.00	0.00	
	C. Training for staff and commissioners	1408.12		3,000.00		3,000.00	2,078.74	
	D. Computer Upgrade Network	1408.13		4,000.00		4,000.00	0.00	
	E. Resident Initiatives Coordinator (Prorated Salary)	1408.14		15,210.00		15,210.00	3,107.20	
	F. Homeownership Program Coordinator (Prorated Salary)	1408.15		15,500.00		15,500.00	3,130.26	
	G. Employee Benefits (Prorated)	1408.16		9,063.00		9,063.00	2,788.84	
	H. Training to Ensure Internal Control Fiscal Purposes	1408.17		2,000.00		0.00	0.00	
	I. Internal/External Audit Preparation Plan	1408.18		1,000.00		0.00	0.00	
	J. Upgrade/Expand Economic Development/Self Suff.	1408.19		1,500.00		0.00	0.00	
	K. Provide Training for Key Personnel in Loan Underwriting & Creative Financing for Homeownership	1408.20		2,000.00		1,000.00	0.00	
	L. Provide Training to Resident Council Members	1408.21		2,500.00		500.00	284.00	
	M. Training for Maintenance Personnel	1408.22		2,500.00		0.00	0.00	
	N. Training/Develop New Formant for Admissions	1408.23		2,000.00		0.00	0.00	
	O. Upgrade and/or Modify Waiting List Process	1408.24		1,000.00		0.00	0.00	
	P. Provide Computer Upgrade as Needed	1408.25		3,000.00		2,000.00	624.00	
Q. Computer Software for Capital Fund Program	1408.26		3,000.00		3,000.00	2,000.00		
	Total for Management Improvements			71,273.00		55,273.00	14,055.54	
Administration Expenses	A. Capital Fund Prog. Coordinator (Prorated Salary)	1410.10		10,238.00		10,238.00	9,139.12	
	B. Clerical & Administrative Cost (Prorated Salaries)	1410.11		16,050.00		16,050.00	4,614.03	
	C. Prorated Benefits	1410.12		8,260.00		8,260.00	4,883.44	
	D. Sundry - CGP Office Expense	1410.13		2,399.00		2,399.00	273.01	
	Total for Administration Expenses			36,947.00		36,947.00	18,909.60	
	Sub-Total Page 1			175,945.00		147,445.00	88,190.14	

1) To be completed for Performance and Evaluation Report or a Revised Annual Statement

2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

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

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

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

San Benito PHA
501 CFP Submission

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA-Wide Activities Fees & Cost	A. A/E Services	1430.10		7,000.00		7,000.00	4,830.00	
	B. In-House Inspection Costs (Salary/Benefits)	1430.11		29,828.00		5,000.00	0.00	
	C. Printing Costs	1430.12		4,000.00		1,000.00	0.00	
	D. Consultant Fees/Update Agency Plan	1430.13		2,000.00		0.00	0.00	
	Total for Fees & Cost			42,828.00		13,000.00	4,830.00	
Non Dwelling Equipment	A. Purchase Tools/Equip./Off.Equip-CGP	1475.10		5,000.00		3,000.00	372.71	
	B.			0.00		0.00	0.00	
	Total for Non Dwelling Equipment			5,000.00		3,000.00	372.71	
TX025-001 Resaca Gardens	A. Paint Interior of Units	1460.10		18,000.00		19,137.53	19,137.53	
	Subtotal for Resaca Gardens			18,000.00		19,137.53	19,137.53	
TX-002/003 Palmville I & II	A) Renovation of Units (F/A)	1460.11		28,000.00		48,048.15	48,806.31	
	Subtotal for Palmville I & II			28,000.00		48,048.15	48,806.31	
TX025-005 Kenneth Lake	A. Renovation of Units (F/A)	1460.12		28,000.00		35,281.59	45,176.68	
	B. Electrical Upgrade/Replace Twin Meters	1460.13		7,200.00		7,200.00	1,782.79	
	Subtotal for Kenneth Lake			35,200.00		42,481.59	46,959.47	
TX025-007 La Hermosa	A. Renovation of Units (F/A)	1460.14		25,000.00		41,216.54	44,105.99	
	Subtotal for La Hermosa			25,000.00		41,216.54	44,105.99	
	Agency-Wide Replace Interior/Ext. Doors (F/A)			6,000.00		800.00	75.64	
	Total for Dwelling Structures			112,200.00		151,683.81	159,084.94	
HA-Wide Dwelling Equipment								
Non Dwell. Struc.	A. Community Building Renovation	1470.10		10,000.00		7,000.00	8,374.80	
Site Improvements	A. Replace sidewalks/Land Level (F/A)	1450.10		6,000.00		2,000.00	-	
HA-Wide	Relocation Cost	1495.00		2,500.00		25,500.00	26,271.74	
HA-Wide	Agency-Wide Unit Renovation/504 Required Upgrade	1460.00		10,000.00		7,200.00	7,173.89	
HA-Wide	Contingency	1502.1		5,000.00		-	-	
	Total Grant Amount			369,473.00		356,828.81	294,298.22	

1) To be completed for Performance and Evaluation Report or a Revised Annual Statement

2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

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

**Annual Statement/Performance
and Evaluation Report**

**Part III: Implementation Schedule
Capital Fund Program (CFP)**

**U.S. Department of Housing
and Urban Development**

Office of Public and Indian Housing

San Benito PHA

501 CFP Submission

Development Number/Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Agency Wide:							
Operations	09/16/05			09/17/07			
Management Improvements	09/16/05			09/17/07			
Administration	09/16/05			09/17/07			
Fees & Cost	09/16/05			09/17/07			
Non-Dwelling Equip.	09/16/05			09/17/07			
TX025-001 Resaca Gardens	09/16/05			09/17/07			
TX025-003/004 Palmville I & II	09/16/05			09/17/07			
TX025-005 Kenneth Lake	09/16/05			09/17/07			
TX025-007 La Hermosa	09/16/05			09/17/07			
Callateralization or Dept Servece	09/16/05			09/17/07			
Site Acquisition	09/16/05			09/17/07			
1) To be completed for Performance and Evaluation Report or a Revised Annual Statement						2) To be completed for the Performance and Evaluation Report.	
Signature of Executive Director and Date						Signature of Public Housing Director/Office of Native American Programs Administration and Date	

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

The Housing Authority of the City of San Benito

Program/Activity Receiving Federal Grant Funding

2005 Annual Plan

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

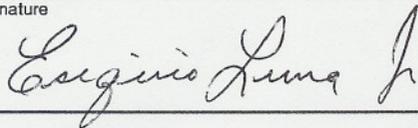
Name of Authorized Official

Esiquio Luna Jr.

Title

Chairperson

Signature



Date (mm/dd/yyyy)

6/09/2005

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

The Housing Authority of the City of San Benito

Program/Activity Receiving Federal Grant Funding

2005 Annual Plan

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Esiquio Luna Jr.

Title

Chairperson

Signature

X *Esiquio Luna Jr.*

Date

06-20-05

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and
Streamlined 5-Year/Annual PHA Plans***

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ standard Annual, ___ standard 5-Year/Annual or ___ streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning _____, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

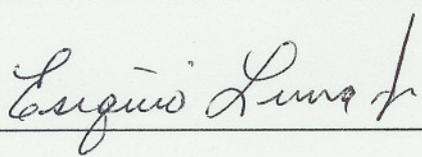
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Housing Authority City of San Benito
PHA Name

TX025
PHA Number/HA Code

- Standard PHA Plan for Fiscal Year: 20__
- Standard Five-Year PHA Plan for Fiscal Years 2005 - 2009, including Annual Plan for FY 2005
- Streamlined Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Esiquio Luna Jr.	Chairperson
Signature	Date
X 	6/09/2005

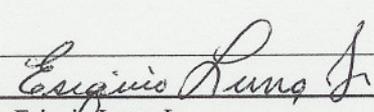
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: The San Benito Housing Authority P.O. Box 1900 San Benito, Texas 78586 Congressional District, if known: 27	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: United States Dept. of Housing and Urban Development	7. Federal Program Name/Description: Capital Fund Program Grant CFDA Number, if applicable: _____	
8. Federal Action Number, if known: TX025P02550105	9. Award Amount, if known: \$ 432,350.00	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Esiquio Lume, Jr.</u> Title: <u>Chairperson</u> Telephone No.: <u>(956)399-7501</u> Date: <u>6/09/2005</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

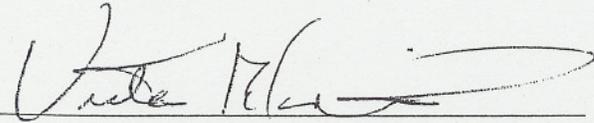
1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Victor Trevinio the City Manager certify
that the Five Year and Annual PHA Plan of the San Benito Housing Authority is
consistent with the Consolidated Plan of City of San Benito prepared
pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

**Adjustment for Utility
Consumption and Rates**

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

OMB Approval No. 2577-0029 (exp. 10/31/2004)

PHA Owned Rental Housing
Operating Fund

a) Public Housing Agency THE HOUSING AUTHORITY OF THE CITY OF SAN BENITO		b) Operating Fund Project Number T X 0 2 5 0 1 0 5 S			c) Fiscal Year Ending 9/30/2006		e) Type of Submission: <input type="checkbox"/> Original <input type="checkbox"/> Revision No. ()	
		d) ACC Number FW-4033			f) Energy Performance Contract <input type="checkbox"/>		g) Utility Rate Incentive <input type="checkbox"/>	
Line No.	Description	Unit Months Available	Sewerage and Water Cost and Consumption	Electricity Costs and Consumption	Gas Costs and Consumption	Fuel Costs & Consumption (Specify type e.g., oil, coal, wood)		
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
01	UMA and actual consumption for old projects for 12 month period which ended 12 months before the Requested Budget Year. (2004)	3,528	322,340	97,316	683			
02	UMA and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year. (2003)	3,528	368,770	100,376	546			
03	UMA and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year. (2002)	3,528	335,615	148,970	281			
04	Accumulated UMA and actual consumption of old projects (sum of lines 01, 02, 03).	10,584	1,026,725	346,662	1,510			
05	Estimated Unit Months Available for old projects for Requested Budget Year.	3,528						
06	Ratio of Unit Months Available for old projects (line 04 divided by line 05 of column 3)	3						
07	Estimated UMA and consumption for old projects for Requested Budget Year (Each figure on line 04 divided by line 06).	3,528	342,242	115,554	503			
08	Estimated UMA and consumption for new projects.							
09	Total estimated UMA and consumption for old and new projects for Requested Budget year (line 07 + line 08).	3,528	342,242	115,554	503			
10	Estimated cost of consumption on line 09 for Requested Budget Year (Line 13 times Line 09).	Costs	2,909	27,698	630			
11	Total estimated cost for Requested Budget Year (sum of all columns of line 10).	31,237						
12	Est. PUM cost of consumption for Requested Budget year (Allowable Utilities Expense Level) (Line 11 divided by line 09, col. 3)	8.85						
13	Rate		0.009	0.23970	1.25180			
14	Unit of Consumption		GALLONS	GALLONS	CU. FT.			

Adjustment for Utility Consumption and Rates

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

OMB Approval No. 2577-0029 (exp. 10/31/2004)

PHA Owned Rental Housing
Operating Fund

needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for operation of low-income housing projects to PHAs. The Operating Fund Formula determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Allowable Expense Level (AEL), Allowable Utilities Expense Level and Other Costs for the major formula components. HUD reviews the information to determine each PHA's share of the total operating subsidy funds appropriated by Congress each fiscal year. HUD also uses the information as a means of estimating the annual aggregate operating subsidy eligibility of PHAs which serves as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

a) Public Housing Agency THE HOUSING AUTHORITY OF THE CITY OF SAN BENITO		b) Operating Fund Project Number T X 0 2 5 0 1 0 5 S			c) Fiscal Year Ending 9/30/2004		e) Type of Submission: <input type="checkbox"/> Original <input type="checkbox"/> Revision No. ()	
		d) ACC Number FW-4033			f) Energy Performance Contract <input type="checkbox"/>		g) Utility Rate Incentive <input type="checkbox"/>	
Line No.	Description	Line Totals	Sewerage and Water Cost and Consumption	Electricity Costs and Consumption	Gas Costs and Consumption	Fuel Costs & Consumption (Specify type e.g., oil, coal, wood)		
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
01	Actual utility costs for the fiscal year for which adjustment is requested.	33,702	2,406	30,066	1,230			
02	Actual consumption for the fiscal year for which adjustment is requested.		322,340	97,316	683			
03	Actual average rate (line 01 divided by line 02).		0.00750	0.30900	1.80088			
04	Estimated consumption for old and new projects for the fiscal year for which adjustment is required		422,278	131,272	387			
05	Costs of estimated consumption at average rate (line 03 times line 04; enter total in column 3).	44,427	3,167	40,563	697			
06	Line 05, column (3) times 0.75; enter the amount in column 3.	33,320						
07	Line 01, column (3) times 0.25; enter the amount in column 3.	8,426						
08	Total utility costs includable in Operating Subsidy Calculation (line 06 plus line 07).	41,746						
09	Total estimated cost for the fiscal year for which adjustment is requested (line 11, form HUD-52722-A)	22,621						
10	Utility adjustment (line 09 minus line 08).	19,125						

**Adjustment for Utility
Consumption and Rates**

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

OMB Approval No. 2577-0029 (exp. 10/31/2004)

PHA Owned Rental Housing
Operating Fund

a) Public Housing Agency THE HOUSING AUTHORITY OF THE CITY OF SAN BENITO		b) Operating Fund Project Number T X 0 2 5 0 1 0 5 S				c) Fiscal Year Ending 9/30/2005		e) Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. ()	
		d) ACC Number FW-4033				f) Energy Performance Contract <input type="checkbox"/>		g) Utility Rate Incentive <input type="checkbox"/>	
Line No.	Description	Unit Months Available	Sewerage and Water Cost and Consumption	Electricity Costs and Consumption	Gas Costs and Consumption	Fuel Costs & Consumption (Specify type e.g., oil, coal, wood)			
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
01	UMA and actual consumption for old projects for 12 month period which ended 12 months before the Requested Budget Year. (2003)	3,528	368,770	100,376	546				
02	UMA and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year. (2002)	3,528	335,615	14,870	281				
03	UMA and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year. (2001)	3,552	467,580	120,472	478				
04	Accumulated UMA and actual consumption of old projects (sum of lines 01, 02, 03).	10,608	1,171,965	369,818	1,305				
05	Estimated Unit Months Available for old projects for Requested Budget Year.	3,536							
06	Ratio of Unit Months Available for old projects (line 04 divided by line 05 of column 3)	3							
07	Estimated UMA and consumption for old projects for Requested Budget Year (Each figure on line 04 divided by line 06).	3,536	390,655	123,273	435				
08	Estimated UMA and consumption for new projects.								
09	Total estimated UMA and consumption for old and new projects for Requested Budget year (line 07 + line 08).	3,536	390,655	123,273	435				
10	Estimated cost of consumption on line 09 for Requested Budget Year (Line 13 times Line 09).	Costs	2,330	22,450	1,317	14,527			
11	Total estimated cost for Requested Budget Year (sum of all columns of line 10).	40,624							
12	Est. PUM cost of consumption for Requested Budget year (Allowable Utilities Expense Level) (Line 11 divided by line 09, col. 3)	11.49							
13	Rate		0.009	0.24560	1.58000				
14	Unit of Consumption		GALLONS	KWTS	CU. FT.				

Employees Salaries (3% Proposed)

Proposed Amounts/Increase for FYE 2006	Distribution of Current Salaries					Salary Reflecting 3% Increase	Distribution of Salaries w/3% Increase				
	Position	Current Salaries	Low Rent	S8	CFP		Home	Low Rent	S8	CFP	Home
	Exe. Dir.	\$ 45,000	\$ 31,500 70%	\$ 9,000 20%	\$ 4,275 10%	\$ 225 1%	\$ 46,350	\$ 32,445 70%	\$ 9,270 20%	\$ 4,403 10%	\$ 232 1%
	Asst. Dir. CFP	42,432	12,730 30%	0 0%	29,702 70%	0 0%	43,705	13,111 30%	0 0%	30,593 70%	0 0%
	Asst. Dir. for Public Housing	31,293	31,293 100%	0 0%	0 0%	0 0%	32,232	32,232 100%	0 0%	0 0%	0 0%
	Asst. Dir. Leased Housing	26,340	0 0%	26,340 100%	0 0%	0 0%	27,130	0 0%	27,130 100%	0 0%	0 0%
	Asst. Dir. Res. Serv.	20,191	0 0%	0 0%	20,191 100%	0 0%	20,797	0 0%	0 0%	20,797 100%	0 0%
	Acc. Assistant	20,729	10,365 50%	2,073 10%	8,292 40%	0 0%	21,351	10,675 50%	2,135 10%	8,540 40%	0 0%
	Adm. Asst. -Mangr.	20,569	4,114 20%	0 0%	5,142 25%	11,313 55%	21,186	4,237 20%	0 0%	3,178 15%	13,771 65%
	PH Manager	22,920	22,920 100%	0 0%	0 0%	0 0%	23,608	23,608 100%	0 0%	0 0%	0 0%
	Occ. Manager	17,056	8,528 50%	8,528 50%	0 0%	0 0%	17,568	8,784 50%	8,784 50%	0 0%	0 0%
	Receptionist	14,564	11,651 80%	2,913 20%	0 0%	0 0%	15,001	12,001 80%	3,000 20%	0 0%	0 0%
	Total Administrative Salaries	\$ 261,094	\$ 133,100	\$ 48,854	\$ 67,602	\$ 11,538	\$ 268,927	\$ 137,093	\$ 50,319	\$ 67,512	\$ 14,003
	Maint. Foreman	24,183	24,183 100%	0 0%	0 0%	0 0%	24,908	24,908 100%	0 0%	0 0%	0 0%
	Mechanic A	18,845	18,845 100%	0 0%	0 0%	0 0%	19,410	19,410 100%	0 0%	0 0%	0 0%
	Mechanic A	18,304	18,304 100%	0 0%	0 0%	0 0%	18,853	18,853 100%	0 0%	0 0%	0 0%
	Mechanic B	21,046	21,046 100%	0 0%	0 0%	0 0%	21,677	21,677 100%	0 0%	0 0%	0 0%
	Guadalupe Huerta	18,757	0 0%	0 0%	18,757 100%	0 0%	19,320	0 0%	0 0%	19,320 100%	0 0%
	Blanca Lira	18,757	0 0%	0 0%	18,757 100%	0 0%	19,320	0 0%	0 0%	19,320 100%	0 0%
	Maria Almaguer	18,757	0 0%	0 0%	18,757 100%	0 0%	19,320	0 0%	0 0%	19,320 100%	0 0%
	Lowell Cox	19,860	0 0%	0 0%	19,860 100%	0 0%	20,456	0 0%	0 0%	20,456 100%	0 0%
	Sergio Escobedo	22,067	0 0%	0 0%	22,067 100%	0 0%	22,729	0 0%	0 0%	22,729 100%	0 0%
	On-Call or Over Time Pay	12,003	12,003 100%	0 0%	0 0%	0 0%	12,003	12,003 100%	0 0%	0 0%	0 0%
	Total Maintenance/Force Acct.	\$ 192,579	\$ 94,381	\$ -	\$ 98,198	\$ -	\$ 197,996	\$ 96,852	\$ -	\$ 101,144	\$ -
	TOTAL WAGES COMBINED:	\$ 453,673	\$ 227,481	\$ 48,854	\$ 165,800	\$ 11,538	\$ 466,923	\$ 233,945	\$ 50,319	\$ 168,656	\$ 14,003
			Wages Variance:				\$ 13,250	\$ 6,464	\$ 1,466	\$ 2,855	\$ 2,465
	FICA TAX (7.65%):	\$ 34,706	\$ 17,402	\$ 3,737	\$ 12,684	\$ 883	\$ 35,720	\$ 17,897	\$ 3,849	\$ 12,902	\$ 1,071
	TEC UNEMPLOYEMENT:	3,519	2,277	207	1,035	-	3,519	2,277	207	1,035	-
	RETIREMENT (10%):	45,367	22,748	4,885	16,580	1,154	46,692	23,395	5,032	16,866	1,400
	HEALTH INSURANCE:	79,400	51,043	11,343	13,328	3,686	79,400	51,043	11,343	13,328	3,686
	TOTAL EMPLOYEE'S BENEFITS:	\$ 162,993	\$ 93,470	\$ 20,173	\$ 43,627	\$ 5,723	\$ 165,331	\$ 94,611	\$ 20,431	\$ 44,131	\$ 6,158
			Benefits Variance:				\$ 2,339	\$ 1,141	\$ 259	\$ 504	\$ 435
	TOTAL OF EMPLOYEES WAGES AND BENEFITS:	\$ 616,666	\$ 320,952	\$ 69,026	\$ 209,427	\$ 17,261	\$ 632,254	\$ 328,557	\$ 70,751	\$ 212,786	\$ 20,161
			Total Variance:				\$ 15,589	\$ 7,605	\$ 1,724	\$ 3,359	\$ 2,900

WORKSHEET 4A

**SAN BENITO HOUSING AUTHORITY - LOW RENT
 SCHEDULE OF COMPUTATION FICA TAX CONTRIBUTION ADD-ON
 FORM 52723, LINE 1 PART D
 FYE 09/30/06**

	FYE 09/30/06 BUDGET WAGES/SALARIES	1975 WAGE BASE \$14,000	
Based on 3% Salary Increase			
Executive Director	\$32,445	\$14,000	
Asst. Director for Capital Fund	\$13,111	\$13,111	
Asst. Director for Public Housing	\$32,232	\$14,000	
Accounting Assistant	\$10,675	\$10,675	
Administrative Assistant/Manager	\$4,237	\$4,237	
Public Housing Manager	\$23,608	\$14,000	
Receptionist	\$12,001	\$12,001	
Occupancy Manager	\$8,784	\$8,784	
Maintenance Forman	\$24,908	\$14,000	
Maintenance Mechanic A	\$19,410	\$14,000	
Maintenance Mechanic A	\$18,853	\$14,000	
Maintenance Mechanic B	\$21,677	\$14,000	
On Call	\$12,003	\$0	
	\$233,944	\$146,808	
TOTAL	\$233,944	\$146,808	
2005-06 FICA & MEDICARE TAX RATE	7.65%		
1975 FICA TAX RATE		5.85%	
	\$17,897	\$8,588	\$9,308
			TOTAL FICA CONTRIBUTION ADD-ON FORM 52723, LINE 1 PART D

SAN BENITO HOUSING AUTHORITY - LOW RENT
 SCHEDULE OF COMPUTATION FICA TAX CONTRIBUTION ADD-ON
 FORM 52723, LINE 1 PART D
 FYE 09/30/04

EXHIBIT 'A'

	FYE 09/30/04 BUDGET WAGES/SALARIES	1975 WAGE BASE \$14,000	
4%			
Executive Director	\$32,162	\$14,000	
Finance Director	\$18,072	\$14,000	
Asst. Director for Capital Fund	\$20,798	\$14,000	
Asst. Director for Administration	\$19,860	\$14,000	
Asst. Director for Public Housing	\$30,676	\$14,000	
Accounting Assistant	\$10,161	\$10,161	
Administrative Assistant/Manager	\$20,164	\$14,000	
Public Housing Manager	\$22,468	\$14,000	
Public Housing Manager	\$18,917	\$14,000	
Receptionist	\$9,268	\$9,268	
Housing Inspector	\$9,767	\$9,767	
Maintenance Forman	\$23,706	\$14,000	
Maintenance Mechanic A-1	\$19,186	\$14,000	
Maintenance Mechanic A-2	\$18,336	\$14,000	
Maintenance Mechanic B-1	\$20,631	\$14,000	
Maintenance Mechanic B-2	\$17,809	\$14,000	
Maintenance Aide	\$16,156	\$14,000	
On Call	\$12,003	\$0	
	<hr/>	<hr/>	
TOTAL	<u>\$340,140</u>	<u>\$225,196</u>	
2003-04 FICA & MEDICARE TAX RATE	7.65%		
1975 FICA TAX RATE		5.85%	
	\$26,021	\$13,174	\$12,847
			TOTAL FICA CONTRIBUTION ADD-ON FORM 52723, LINE 1 PART D

SAN BENITO HOUSING AUTHORITY - LOW RENT
SCHEDULE OF COMPUTATION OF UNEMPLOYMENT COMPENSATION
TAX CONTRIBUTION ADD-ON
FORM 52723, LINE 2 PART D
FYE 09/30/06

	FYE 09/30/05 BUDGET WAGES/SALARIES	TEC WAGE BASE 9,000
Low Rent Staff		
<i>Based on 3% Salary Increase</i>		
Executive Director	\$32,445	9,000
Asst. Director for Capital Fund	\$13,111	9,000
Asst. Director for Public Housing	\$32,232	9,000
Accounting Assistant	\$10,675	9,000
Administrative Assistant/Manager	\$4,237	9,000
Public Housing Manager	\$23,608	9,000
Receptionist	\$12,001	9,000
Occupancy Manager	\$8,784	9,000
Maintenance Forman	\$24,908	9,000
Maintenance Mechanic A	\$19,410	9,000
Maintenance Mechanic A	\$18,853	9,000
Maintenance Mechanic B	\$21,677	9,000
On Call	\$12,003	0
	<u><u>\$233,944</u></u>	<u><u>99,000</u></u>
TOTAL		
2004-05 TEC TAX RATE		0.023
		<u><u>2,277</u></u>
		(Based on TEC Wage Base)
ADD-ON FORM 52723, LINE 2 PART D		
<i>Based on 3% Salary Increase</i>		
Asst. Director for Leased Housing	\$27,130	9,000
TOTAL	<u><u>\$27,130</u></u>	<u><u>9,000</u></u>
2004-05 TEC TAX RATE		0.023
		<u><u>207</u></u>
		TOTAL UNEMPLOYMENT COMPENSATION (S8)
<i>Based on 3% Salary Increase</i>		
Escobedo	\$ 22,729.00	9,000
Huerta	\$ 19,320.00	9,000
Lira	\$ 19,320.00	9,000
Almaguer	\$ 19,320.00	9,000
Cox	\$ 20,456.00	9,000
TOTAL	<u><u>\$78,416</u></u>	<u><u>45,000</u></u>
2004-05 TEC TAX RATE		0.023
		<u><u>1,035</u></u>
		TOTAL UNEMPLOYMENT COMPENSATION (Capital Fund)

Executive Director	32162	9000
Finance Director	18072	9000
Asst. Director for Capital Fund	20798	9000
Asst. Director for Administration	19860	9000
Asst. Director for Public Housing	30676	9000
Accounting Assistant	10161	9000
Administrative Assistant/Manager	20164	9000
Public Housing Manager	22468	9000
Public Housing Manager	18917	9000
Receptionist	9268	9000
Housing Inspector	9767	9000
Maintenance Forman	23706	9000
Maintenance Mechanic A-1	19186	9000
Maintenance Mechanic A-2	18336	9000
Maintenance Mechanic B-1	20631	9000
Maintenance Mechanic B-2	17809	9000
Maintenance Aide	16156	9000
On Call	12003	0
TOTAL	340140	153000

2003-04 TEC TAX RATE

0.015

2295

TOTAL UNEMPLOYMEN
 COMPENSATION
 ADD-ON FORM 52723,
 LINE 2 PART D

EXHIBIT C:

PRORATE BENEFITS ESTIMATE AMOUNTS FOR FYE 2006
 MULTI-PROTECTION TRUST - UTAH
 PACIFIC LIFE & ANNUITY INS. CO.

HEALTH INSURANCE March 01, 2005

	EMPLOYEE NAME	PREMIUM	PUBLIC HOUSING		LEASED HOUSING		HOME PROGRAM		CAPITAL FUND		TOTAL
1	AGUIRRE, JOSE A	\$ 404.33	\$ 404.33	100%							\$ 404.33
2	FLORES, LAURA	404.33	323.46	80%	80.87	20%					404.33
3	GARZA, ISMAEL S.	404.33	404.33	100%							404.33
4	GARZA, MARY E.	404.33	80.87	20%			262.81	65%	60.65	15%	404.33
5	GONZALES, GONZALO G.	404.33	121.30	30%					283.03	70%	404.33
6	GUERRA, JOHNNY	404.33	404.33	100%							404.33
7	HERNANDEZ, JAIME	404.33	404.33	100%							404.33
8	LEON, JOSE LUIS	404.33	202.17	50%	202.16	50%					404.33
9	LONGORIA, ROSARIO	404.33	202.16	50%	40.43	10%			161.74	40%	404.33
10	MEDINA, JUDITH R.	404.33	404.33	100%							404.33
11	PADILLA, ARNOLD	404.33	283.03	70%	80.87	20%			40.43	10%	404.33
12	PEREZ, DORA N.	404.33	404.33	100%							404.33
13	RODRIGUEZ, PATRICIA	404.33							404.33	100%	404.33
14	TORRES, MARY A	404.33			404.33	100%					404.33
	TOTAL	\$ 5,660.62	\$ 3,638.97		\$ 808.66		\$ 262.81		\$ 950.18		\$ 5,660.62

PRORATED MO. PREMIUM AMOUNT	\$ 3,638.97	\$ 808.66	\$ 262.81	\$ 950.18	\$ 5,660.62
ESTIMATED 16% INCREASE	582.23	129.39	42.05	152.03	905.70
ESTMATED MO. PREMIMUM	<u>4,221.20</u>	<u>938.04</u>	<u>304.86</u>	<u>1,102.21</u>	<u>6,566.32</u>

ESTMATED YRL. PREMIMUM \$ 50,654.42 \$ 11,256.53 \$ 3,658.38 \$ 13,226.54 \$ 78,795.87

EMPLOYEE'S DEPENDENTS

G. GONZALES (LOW-RENT)	\$635.74
TOTAL PAYROLL DEDUCT.	<u>\$635.74</u>

TOTAL HEALTH PAYMENT INCLUDING EMPLOYEE'S SHARE: \$6,296.36

EXHIBIT C:

PRORATE BENEFITS
SUN LIFE OF CANADA
LIFE INSURANCE

March 01, 2005

	EMPLOYEE NAME	PREMIUM	PUBLIC HOUSING		LEASED HOUSING		HOME PROGRAM		CAPITAL FUND		TOTAL
1	AGUIRRE, JOSE A	\$ 3.10	\$ 3.10	100%							\$ 3.10
2	FLORES, LAURA	\$ 3.10	2.48	80%	0.62	20%					3.10
3	GARZA, ISMAEL S.	\$ 3.10	3.10	100%							3.10
4	GARZA, MARY E.	\$ 3.10	0.62	20%			2.02	65%	0.47	15%	3.10
5	GONZALES, GONZALO G.	\$ 3.10	0.93	30%					2.17	70%	3.10
6	GUERRA, JOHNNY	\$ 3.10	3.10	100%							3.10
7	HERNANDEZ, JAIME	\$ 3.10	3.10	100%							3.10
8	LEON, JOSE LUIS	\$ 3.10	1.55	50%	1.55	50%					3.10
9	LONGORIA, ROSARIO	\$ 3.10	1.55	50%	0.31	10%			1.24	40%	3.10
10	MEDINA, JUDITH R.	\$ 3.10	3.10	100%							3.10
11	PADILLA, ARNOLD	\$ 3.10	2.17	70%	0.62	20%			0.31	10%	3.10
12	PEREZ, DORA N.	\$ 3.10	3.10	100%							3.10
13	RODRIGUEZ, PATRICIA	\$ 3.10							3.10	100%	3.10
14	TORRES, MARY A	\$ 3.10			3.10	100%					3.10
	TOTAL	\$ 43.40	\$ 27.90		\$ 6.20		\$ 2.02		\$ 7.29		\$ 43.40

PRORATED MO. PREMIUM AMOUNT	\$ 27.90	\$ 6.20	\$ 2.02	\$ 7.29	\$ 43.40
ESTIMATED 16% INCREASE	4.46	0.99	0.32	1.17	6.94
ESTMATED MO. PREMIMUM	32.36	7.19	2.34	8.45	50.34
ESTMATED YRL. PREMIMUM	\$ 388.37	\$ 86.30	\$ 28.05	\$ 101.41	\$ 604.13

EMPLOYEE'S DEPENDENTS

G. GONZALES (LOW-RENT)	\$635.74
TOTAL PAYROLL DEDUCT.	<u>\$635.74</u>

TOTAL HEALTH PAYMENT INCLUDING EMPLOYEE'S SHARE: \$679.14

Operating Budget

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

OMB Approval No. 2577-0026 (exp. 6/30/01)

a. Type of Submission Original Revision No: _____		b. Fiscal Year Ending 9/30/2006		c. No. of Months (check one) 12 Mo. Other		d. Type of HUD assisted project(s) 01 ___ PHA/IHA-Owned Rental Housing 02 ___ IHA Owned Mutual Help Homeownership 03 ___ PHA/IHA Leased Rental Housing 04 ___ PHA/IHA Owned Turnkey III Homeownership 05 ___ PHA/IHA Leased Homeownership				
e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA) HOUSING AUTHORITY OF THE CITY OF SAN BENITO										
f. Address (city, State, zip code) PO BOX 1900 SAN BENITO, TEXAS 78586										
g. ACC Number FW-4033			h. PAS/LOCCS Project No. TX 025-001			I. HUD Field Office SAN ANTONIO, TEXAS				
j. No. of Dwelling Units 200		k. No. of Unit Months Available 2400			m. No. of Projects 4					
Line No.	Acct. No.	Description (1)	Actual Last Fiscal Year 2004 PUM (2)	Estimates or Actual Current Budget Yr. 2005 PUM (3)	Requested Budget Estimates					
					PHA IHA Estimates		HUD Modifications			
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)		
Homebuyers Monthly Payments for										
010	7710	Operating Expenses								
020	7712	Earned Home Payments								
030	7714	Nonroutine Maintenance Revenue								
040	Total Break-Even Amount (sum of lines 010-020-030)									
050	7716	Excess (or deficit) in Break-Even								
060	7790	Homebuyers Monthly Payments-Contra								
Operating Receipts										
070	3110	Dwelling Rental	38.49	36.12	42.56	102,150.00				
080	3120	Excess Utilities	0.00	0.00	0.00	0.00				
090	3190	Nondwelling Rental	0.68	0.76	1.00	2,400.00				
100	Total Rental Income (sum of lines 070, 080, and 090)		39.17	36.88	43.56	104,550.00				
110	3610	Interest on General Fund Investments	2.50	0.89	1.28	3,080.00				
120	3690	Other Income	32.72	32.19	47.79	114,700.00				
130	Total Operating Income (sum of lines 100, 110, and 120)		74.39	69.96	92.64	222,330.00				
Operating Expenditures-Administration										
140	4110	Administrative Salaries	59.63	60.35	57.13	137,100.00				
150	4130	Legal Expenses	1.42	1.58	1.25	3,000.00				
160	4140	Staff Training	2.27	0.47	1.04	2,500.00				
170	4150	Travel	1.70	0.63	2.08	5,000.00				
180	4170	Accounting Fees	1.14	0.16	8.96	21,500.00				
190	4171	Auditing Fees	0.28	0.32	1.67	4,000.00				
200	4190	Other Administrative Expenses	9.72	8.90	11.17	26,800.00				
210	Total Administrative Expenses (sum of line 140 thru line 200)		76.15	72.42	83.29	199,900.00				
Tenant Services										
220	4210	Salaries								
230	4220	Recreations, Publications and Other Services	3.54	2.03	2.03	4,875.00				
240	4230	Contract Costs, Training and Other								
250	Total Tenant Services Expense (sum of lines 220, 230, and 240)		3.54	2.03	2.03	4,875.00				
Utilities										
260	4310	Water	1.05	0.63	0.63	1,500.00				
270	4320	Electricity	2.94	10.14	9.17	22,000.00				
280	4330	Gas	0.42	0.47	0.29	700.00				
290	4340	Fuel								
300	4350	Labor								
310	4390	Other utilities expense		0.47	0.83	2,000.00				
320	Total Utilities Expenses (sum of line 260 thru line 310)		9.41	11.72	10.92	26,200.00				

Name of PHA/IHA						Fiscal Year Ending			
THE HOUSING AUTHORITY OF THE CITY OF SAN BENITO						9/30/2006			
Line No.	Acct. No.	Description (1)	Actual Last Fiscal Year 2004 PUM (2)	Estimates or Actual Current Budget Yr. 2005 PUMP (3)	Requested Budget Estimates				
					PHA IHA Estimates		HUD Modifications		
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)	
Ordinary Maintenance Operations									
330	4410	Labor	39.92	45.18	40.34	96,822.00			
340	4420	Materials	12.75	14.26	12.50	30,000.00			
350	4430	Contract Costs	14.41	16.06	11.46	27,500.00			
360	Total Ordinary Maintenance & Operation Expenses		63.09	75.50	64.30	154,322.00			
Protective Services									
370	4460	Labor							
380	4470	Materials							
390	4480	Contract Costs							
400	Total Protective Services Expenses (sum of 370-390)								
General Expenses									
410	4510	Insurance	26.81	30.76	31.64	75,930.00			
420	4520	Payment in Lieu of Taxes	3.40	3.17	3.12	7,493.00			
430	4530	Terminal Leave Payments	0.00	0.00	0.00				
440	4540	Employee Benefits Contributions	37.44	41.52	39.43	94,630.00			
450	4570	Collection Losses	0.99	1.11	1.46	3,500.00			
460	4590	Other General Expenses			0.00				
470	Total General Expenses (sum of lines 410-460)		68.64	76.56	75.65	181,553.00			
480	Total Routine Expenses (sum of lines 210, 250,320,360,400 and 470)		217.52	238.23	236.19	566,850.00			
Rent for Leased Dwellings									
490	4710	Rents to Owners of Leased Dwellings							
500	Total Operating Expense (sum of lines 480 and 490)		217.52	238.23	236.19	566,850.00			
Nonroutine Expenses									
510	4610	Extraordinary Maintenance	0.00	0.00	1.25	3,000.00			
520	7520	Replacement of Nonexpandable Equipment	0.00	0.00	0.00				
530	7540	Property Betterments and Additions	0.00	0.00	0.00				
540	Total Nonroutine Expenditures (sum of lines 510,520,530)		217.52	238.23	237.44	569,850.00			
550	Total Operating Expenditures (sum of lines 500 and 540)								
Prior Year Adjustments									
560	6010	Prior Year Adjustments Affecting Residual Receipts							
Other Expenditures									
570		Deficiency in Residual Receipts at End of Proceeding Fyr.							
580	Total Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)		229.75	238.23	237.44	569,850.00			
590	Residual Receipts (or Deficit) before HUD Contributions and provisions for operating reserve (line 130 minus line 580)		-146.45	-168.27	-144.80	-347,520.00			
HUD Contributions									
600	8010	Basic Annual Contribution-Earned-Leased Projects-Current Year							
610	8011	Prior Year Adjustments - (Debit) - Credit							
620	Total Basic Annual Contribution (line 600 plus or minus line 610)								
630	8020	Contribution Earned-Op Sub-Cur. Yr. (before year-end adj.)	146.11	160.53	144.80	347,520.00			
640		Mandatory PFS Adjustment (net)							
650		Other (Specify)							
660		Other (Specify)							
670	Total Year-end Adjustments/Other (plus or minus lines 640 thru 660)								
680	8020	Total Operating Subsidy-current year (line 630 plus or minus line 670)	146.11	160.53	144.80	347,520.00			
690	Total HUD Contributions (sum of lines 620 and 680)		146.11	160.53	144.80	347,520.00			
700	Residual Receipts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810		-0.34	-7.74	0.00	0.00			

Name of PHA/IHA THE HOUSING AUTHORITY OF THE CITY OF SAN BENITO		Fiscal Year Ending 9/30/2006	
Operating Reserve		PHA/IHA Estimates	HUD Modifications
Part 1-Maximum Operating Reserve-End of Current Budget Year			
740	2821	PHA/IHA-Leased Housing-Section 23 or 10© 50% of Line 480, column 5, form HUD-52564	283,425

Part II-Provision for and Estimated or Actual Operating Reserve at Fiscal Year End			
780		Operating Reserve at End of Previous Fiscal Year-Actual for FYE (date) 4/30/04	506,633
790		Provision for Operating Reserve-Current Budget Year (check one) <input checked="" type="checkbox"/> Estimate for FYE 9/30/2005 <input type="checkbox"/> Actual for FYE	(24,425)
800		Operating Reserve at End of Current Budget Year (check one) 9/30/05 <input checked="" type="checkbox"/> Estimate for FYE <input type="checkbox"/> Actual for FYE	482,208
810		Provision for Operating Reserve-Requested Budget Year Estimated for FYE 9/30/05	-
		Enter Amount from line 700 9/30/05	-
820		Operating Reserve at End of Requested Budget Year Estimated for FYE 9/30/05 (Sum of lines 800 and 810)	482,208.00
830		Cash Reserve Requirement- _____ % of line 480	

Comments

PHA/IHA Approval

Name ARNOLDO PADILLA

Title EXECUTIVE DIRECTOR

Signature _____

Date _____

Field Office Approval

Name _____

Title _____

Signature _____

Date _____

Operating Budget

Schedule of Nonroutine Expenditures

See back of page for Instructions and Public reporting burden statement

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0026
(exp. 10/31/01)

Name of Housing Authority	Locality	Fiscal Year
HOUSING AUTHORITY OF CITY OF SAN BENITO	PO BOX 1900, SAN BENITO, TEXAS 78586	9/30/2006

Extraordinary Maintenance and Betterments and Additions (Excluding Equipment Additions)							Equipment Requirements			
Work Project Number (1)	Description of Work Project (List Extraordinary Maintenance and Betterments and Additions separately) (2)	Housing Project Number (3)	Total Estimated Cost (4)	Percent Complete Current Budget Year End (5)	Requested Budget Year		Description of Equipment Items (List Replacement and Additions Separately) (8)	Requested Budget Year		
					Estimated Expenditure In Year (6)	Percent Complete Year End (7)		No. of Items (9)	Item Cost (10)	Estimated Expenditure in Year (11)
							Power Tools for Maint. Personnel			3000

Operating Budget

Schedule of Administration
Expense Other Than Salary

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

OMB Approval No. 2577-0026 (exp. 6/30/01)

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income housing program and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

Name of Housing Authority		Locality		Fiscal Year End		
HOUSING AUTHORITY OF THE CITY OF SAN BENITO		PO Box 1900 San Benito, TX 78586		9/30/2006		
(1) Description		(2) Total	(3) Management	(4) Development	(5) Section 8	(6) Other
1	Legal Expense (see Special Note in Instructions)		3,000			
2	Training (list and provide justification)		2,500			
3	Travel Trips to Conventions and Meetings (list and provide justification)		5,000			
4	Other Travel Outside Area of Jurisdiction		0			
5	Within Area of Jurisdiction		0			
6	Total Travel		5,000			
7	Accounting		21,500			
8	Auditing		4,000			
9	Sundry Rental of Office Space (Storage)		0			
10	Publications		1,000			
11	Membership Dues and Fees (list organization and amount)		2,400			
12	Telephone, Fax, Electronic Communications		6,800			
13	Collection Agent Fees and Court Costs		500			
14	Administrative Services Contracts (list and provide justification)		0			
15	Forms, Stationary and Office Supplies		10,500			
16	Other Sundry Expenses (provide breakdown)		3,500			
17	Total Sundry		24,700			
18	Total Administrative Expenses Other than Salaries		60,700			

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of authorized representative & Date

X

Justification/Breakdown:

Instructions for Preparation of Form HUD-52571

Prepare this form to reflect detailed estimates of Administration Expense, other than salaries, and the distribution to all programs administered by the Housing Authority.

The identification boxes in the upper right hand corner are self-explanatory.

1. **Legal Expense:** Enter in Column (2), Line 1 the estimated cost of legal service. Enter in Columns (3) through (6) the pro rata shares of amounts in Column (2) chargeable to programs administered by the Housing Authority.

Special Note: The amount entered on Form HUD-52564 should also include salaries of Staff Attorneys as shown on Form HUD-52566 and included on line for "Other" in the Summary of Staffing and Salary Data section of Form HUD-52573.

2. **Training:** List and provide justification for all training.
Travel Expense: Justification must be provided for travel.

3. **Trips to Conventions and Meetings:** Under Justification/Breakdown, List each convention and meeting to be attended by commissioners and staff, with the location. Enter the number of persons expected to attend and show the aggregate number of travel days and the estimated total cost of each trip including subsistence allowance, cost of transportation, and reimbursable miscellaneous expenses. Enter the sum of the total costs of all trips in Column (2). Enter in Columns (3) through (6) the pro rata shares of amounts in Column (2) chargeable to programs administered by the Housing Authority.

4. **Other Travel: Outside Area of Jurisdiction:** Enter in Column (2), Line 4 the estimated cost for travel by commissioners and staff, including subsistence, transportation, and reimbursable miscellaneous expenses. Follow instructions 3 above for columns (3) through (6).

5. **Other Travel:** Within Area of Jurisdiction: Enter in Column (2), Line 5 the estimated cost for travel, including fixed monthly allowances for reimbursement on a mileage basis for use of privately owned automobiles; and reimbursement for authorized use of local public transportation. Follow instructions 3 above for columns (3) through (6).

6. **Total Travel:** Sum Lines 3, 4, and 5 for Columns (2) through (7) and enter total for each on Line 6 "Total Travel."

7, thru 16. **Accounting, Auditing and Sundry:** Enter the estimated total for all programs in Column (2) for each item of expense in Lines 7 through 16. In Columns (3) through (6) enter the pro rata share of amounts shown in Column (2) chargeable to all programs administered by the Housing Authority.

14. **Administrative Services Contracts:** List and provide justification for all contracts (excluding accounting contracts).

16. **All Other Sundry Expense:** List all items identified under this expense.

18. **Total Administration Expense Other Than Salaries:**

Add the amounts on the following Lines:

Line 1 Legal Expense

Line 2 Training

Line 6 Total Travel

Line 7 Accounting

Line 8 Auditing

Line 17 Total Sundry

On Line 18 enter the appropriate totals in Columns (2) through (6). The amount shown in Column (3), lines 1, 2, 6, 7, 8, and 17, should be carried forward to Lines 150 through 200 of Form HUD-52564, Operating Budget.

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income housing program and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

Name of Housing Authority	Locality	Fiscal Year End
HOUSING AUTHORITY OF THE CITY OF SAN BENITO	PO Box 1900 SAN BENITO, TX 78586	9/30/2006

Operating Receipts

Dwelling Rental: Explain basis for estimate. For HUD-aided low-rent housing, other than Section 23 Leased housing, state amount of latest available total HA monthly rent roll, the number of dwelling units available for occupancy and the number accepted for the same month end. Cite HA policy revisions and economic and other factors which may result in a greater or lesser average monthly rent roll during the Requested Budget Year. For Section 23 Leased housing, state the number of units under lease, the PUM lease price, and whether or not the cost of utilities is included. If not included, explain method for payment at utility costs by HA and/or tenant.

AVERAGE MONTHLY DWELLING RENTAL CHARGES PER UNIT:	42.6
RENTAL INCOME ADJUSTMENT FACTOR:	1.03
	<u>43.88</u>
UNITS MONTHS AVAILABLE:	2,400
	<u>105,307.20</u>
PROJECTED OCCUPANCY RATE %:	97%
DWELLING RENTAL PROJECTED INCOME:	<u><u>102,147.98</u></u>

Excess Utilities. (Not for Section 23 Leased housing.) Check appropriate spaces in item 1, and explain "Other". Under item 2, explain basis for determining excess utility consumption. For example, Gas; individual check meters at OH-100-1, proration of excess over allowances at OH-100-2, etc. Cite effective date of present utility allowances. Explain anticipated changes in allowances or other factors which will cause a significant change in the total amount of excess utility charges during the Requested Budget Year.

1. Utility Services Surcharged: Gas Electricity Other

Comments:

NO EXCESS UTILITIES WILL BE CHARGED SINCE RESIDENTS PAY FOR THEIR UTILITIES.

Nondwelling Rent. (Not for Section 23 Leased housing.) Complete Item 1, specifying each space rented, to whom, and the rental terms. For example: Community Building Space - Nursery School - \$50 per month, etc. Cite changes anticipated during the Requested Budget Year affecting estimated Non-dwelling Rental Income.

1.	Space Rented	To Whom	Rental Terms
	<u>OFFICE SPACE-BUENA VIDA</u>	<u>CWCCP</u>	<u>\$100.00 PER MONTH</u>
	<u>DAY CARE-KENNETH LAKE</u>	<u>NINOS HEAD START</u>	<u>\$100.00 PER MONTH</u>
	<u> </u>	<u> </u>	<u> </u>
	<u> </u>	<u> </u>	<u> </u>
2. Comments:		Total:	<u>200.00 X 12=\$2,400</u>

Interest on General Fund Investments. State the amount of present General Fund investment and the percentage of the General Fund it represents. Explain circumstances such as increased or decreased operating reserves, dwelling rent, operating expenditures, etc., which will affect estimated average monthly total investments in the Requested Budget Year. Explain basis for distribution of interest income between housing programs.

INTEREST INCOME FOR FYE '06 IS ESTIMATED TO BE \$3,080 BASED ON EII SCHEDULE

PREPARED AT .99%

Other Comments On Estimates of Operating Receipts. Give comments on all other significant sources of income which will present a clear understanding of the HA's prospective Operating Receipts situation during the Requested Budget Year. For Section 23 Leased housing explain basis for estimate of utility charges to tenants.

LEASE PAYMENT --- ANTENNA	8,100
DAMAGE REIMBURSEMENTS	3,000
Laundromat	1,670
MANAGEMENT FEES	15,430
CAPITAL FUND PRG 501-104	86,000
MISCELLANEOUS INCOME	500
TOTAL OTHER INCOME	114,700

Operating Expenditures

Summary of Staffing and Salary Data

Complete the summary below on the basis of information shown on form HUD-52566, Schedule of All Positions and Salaries, as follows:

- Column (1)** Enter the total number of positions designated with the corresponding account line symbol as shown in Column (1), form HUD-52566.
- Column (2)** Enter the number of equivalent full-time positions allocable to HUD-aided housing in management. For example: A HA has three "A-NT" positions allocable to such housing at the rate of 80%, 70%, and 50% respectively. Thus, the equivalent full-time positions is two. (8/10 + 7/10 + 5/10).
- Column (3)** Enter the portion of total salary expense shown in Column (5) or Column (6), form HUD-52566, allocable to HUD-aided housing in management, other than Section 23 Leased housing.
- Column (4)** Enter the portion of total salary expense shown in Column(5) or Column(10), form HUD52566, allocable to Section 23 Leased housing in management.
- Column (5)** Enter the portion of total salary expense shown in Column (5) or Column (7), form HUD-52566, allocable to Modernization programs (Comprehensive Improvement Assistance Program or Comprehensive Grant Program).
- Column (6)** Enter the portion of total salary expense shown in Column (5) or Column (9), form HUD-52566, allocable to Section 8 Programs.

Note: The number of equivalent full-time positions and the amount of salary expense for all positions designated "M" on form HUD-52566 must be equitably distributed to account lines **Ordinary Maintenance and Operation—Labor, Extraordinary Maintenance Work Projects, and Betterments and Additions Work Projects.**

Account Line	Total Number of Positions (1)	Equivalent Full Time Positions (2)	HUD-Aided Management Program			
			Salary Expenses			
			Management (3)	Leased Housing (4)	Modernization Programs (5)	Section 8 Program (6)
Administration-Nontechnical Salaries ¹	1		2,450		4,640	9,270
Administration-Technical Salaries	8	5	104,700		76,880	41,050
Ordinary Maintenance and Operation-Labor ¹	4	4	96,852			
Utilities-Labor ¹						
Other (Specify) (Legal, etc.) ¹						
Extraordinary Maintenance Work Projects ²						
Betterments and Additions Work Projects ²						

¹ Carry forward to the appropriate line on HUD-52564, the amount of salary expense shown in Column (3) on the corresponding line above. Carry forward to the appropriate line on HUD-52564 (Section 23 Leased Housing Budget), the amount of salary expense shown in Column (4) on the corresponding line above.

² The amount of salary expense distributed to Extraordinary Maintenance Work Projects and to Betterments and Additions Work Projects is to be included in the cost of each individual project to be performed by the HA Staff, as shown on form HUD-52567.

Specify all proposed new positions and all present positions to be abolished in the Requested Budget Year. Cite prior HUD concurrence in proposed staffing changes or present justification for such changes. Cite prior HUD concurrence in proposed salary increases for Administration Staff or give justification and pertinent comparability information. Cite effective date for current approved wage rates (form HUD-52158) and justify all deviations from these rates.

SALARY INCREASE FROM LAST YEAR IS ESTIMATED AT 3% FOR ALL EMPLOYEES (SEE HUD-52566)

Travel, Publications, Membership Dues and Fees, Telephone and Telegraph, and Sundry. In addition to "Justification for Travel to Conventions and Meetings" shown on form HUD-52571, give an explanation of substantial Requested Budget Year estimated increases over the PUM rate of expenditures for these accounts in the Current Budget Year. Explain basis for allocation of each element of these expenses.

ALLOCATION OF THESE COSTS ARE DONE BY MEANS OF MANUAL SEPARATION OF TRACEABLE COSTS AND SPLITTING JOINT OR COMMON COST OF PROGRAMS ON A UNIT BASIS

Utilities. Give an explanation of substantial Requested Budget Year estimated increases over the PUM rate of expenditures for each utility service in the Current Budget Year. Describe and state estimated cost of each element of "Other Utilities Expense."

SEE PFS HUD-52722A FOR COMPUTATION OF PUM'S AND TOTAL ESTIMATED UTILITIES. ALLOWABLE UTILITIES EXPENDS PER UNIT MONTH OF: 8.85 (FROM HUD FORM 52722-A COLUMN 3 LINE 12)

Ordinary Maintenance & Operation—Materials. Give an explanation of substantial Requested Budget Year estimated increases over the PUM rate of expenditures for materials in the Current Budget Year.

BASED ON CURRENT YEAR TRANSACTIONS, IT IS ANTICIPATED THAT MATERIALS COSTS FOR FYE '06 WILL DECREASE, THE PHA HAS EVALUATED THE NEEDS THAT ARE CURRENTLY PRESSING AS IT IS CONTINUING IT'S PREVENTATIVE MAINT. PROGRAM. \$30,000

Ordinary Maintenance & Operation—Contract Costs. List each ordinary maintenance and operation service contracted for and give the estimated cost for each. Cite and justify new contract services proposed for the Requested Budget Year. Explain substantial Requested Budget Year increases over the PUM rate of expenditure for Contract Services in the Current Budget Year. If LHA has contract for maintenance of elevator cabs, give contract cost per cab.

GARBAGE COLLECTION	3,000
UNIT REPAIR & OTHER WORK	8,000
TEMPORARY CONTRACT LABOR	8,000
PEST CONTROL	7,500
OTHER	1,000
	27,500

Insurance. Give an explanation of substantial Requested Budget Year estimated increases in the PUM rate of expenditures for insurance over the Current Budget Year. Cite changes in coverage, premium rates, etc.

THE PHA HAS ACQUIRED VARIOUS INSURANCE COVERAGE FOR FYE '06 WHICH IT FEELS IS ADEQUATE AT THIS TIME. IT IS ESTIMATED THAT TOTAL INSURANCE COST SHOULD BE

FIRE AND EXTENDED COVERAGE	9,500	WORKER'S COMPENSATION	16,500
GENERAL LIABILITY	2,280	EMPLOYEE FIDELITY BOND	1,270
VEHICLE COMPREHENSIVE	6,680	FLOOD INSURANCE	8,300
PUBLIC OFFICIAL'S LIABILITY	4,400	WINDSTORM	<u>27,000</u>
			75,930

Employee Benefit Contributions. List all Employee Benefit plans participated in. Give justification for all plans to be instituted in the Requested Budget Year for which prior HUD concurrence has not been given.

FICA	17,900
UNEMPLOYMENT	2,280
RETIREMENT	23,400
HEALTH/HOSPITAL INSURANCE	<u>51,050</u>
	94,630

Collection Losses. State the number of tenants accounts receivable to be written off and the number and total amount of all accounts receivable for both present and vacated tenants as of the month in which the estimate was computed.

MANAGEMENT HAS BEEN ENFORCING COLLECTION & EVICTION POLICIES IN ORDER TO MINIMIZE CURRENT YEAR LOSSES. IT IS ESTIMATED COLLECTION LOSSES FOR FYE '06 NOT TO EXCEED \$3,500

Extraordinary Maintenance, Replacement of Equipment, and Betterments and Additions. Cite prior HUD approval or give justification for each nonroutine work project included in the Requested Budget and for those for future years which make up the estimate on form HUD-52570. Justifying information incorporated on or attached to form HUD-52567 need not be repeated here.

POWER TOOLS	3,000
	<u>3,000</u>

Contracts. List all contracts, other than those listed on page 3 of this form under Ordinary Maintenance & Operation (OMO). Cite the name of the contractor, type of contract, cost of contract, and contract period. Justification must be provided for all contract services proposed for the Requested Budget Year (RBY). Explain substantial RBY increases over the PUM rate of expenditure for these contracts in the Current Budget Year.

Operating Fund
Calculation of Operating Subsidy
 PHA Owned Rental Housing

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

OMB Approval No. 2577-0029
 (exp. 8/31/2001)

Section 1

a) Name and Address of Public Housing Agency THE HOUSING AUTHORITY OF THE CITY OF SAN BENITO PO BOX 1900 SAN BENITO, TEXAS 78586					b) Budget Submission to HUD Required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No c) Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.	
d) No. of HA Units 200	e) Unit Months Available (UMAs) 2,400	f) Subject FYE 9/30/2006	g) ACC Number FW1441	h) Operating Fund Project Number T X 0 2 5 0 0 1 0 5 S		i) (Reserved)

Section 2

Line No.	Description	Requested by PHA (PUM)	HUD Modifications (PUM)
Part A. Allowable Expenses and Additions			
01	Previous Allowable expense level (Part A, Line 08 of form HUD-52723 for previous year)	180.85	
02	Part A, Line 01 multiplied by .005	0.90	
03	Delta from form HUD-52720-B, if applicable (see instructions)	-3.67	
04	"Requested" year units from latest form HUD-52720-A (see instructions)	200	
05	Add-ons to allowable expense level from previous fiscal year (see instructions)		
06	Total of Part A, Lines 01, 02, 03, and 05	178.08	
07	Inflation factor	1.032	
08	Revised allowable expense level (AEL) (Part A, Line 06 times Line 07)	183.78	
09	Transition Funding	0.00	
10	Increase to AEL	0.00	
11	Allowable utilities expense level from form HUD-52722-A	8.85	
12	Actual PUM cost of Independent Audit (IA) (Through FYE)	2.92	
13	Costs attributable to deprogrammed units		
14	Total Allowable Expenses and Additions (Sum of Part A, Lines 08 through 13)	195.55	
Part B. Dwelling Rental Income			
01	Total rent roll as of () \$	8,307	
02	Number of occupied units as of rent roll date	195	
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01 / Line 02)	42.60	
04	Average monthly dwelling rental charge per unit for prior budget year (2005)	33.85	
05	Average monthly dwelling rental charge per unit for budget year 2 years ago (2004)	43.30	
06	Three-year average monthly dwelling rental charge per unit ((Part B, Line 03+Line 04+Line 05)/3)	39.92	
07	50/50 Income split ((Part B, Line 03 + Line 06) / 2)	41.26	
08	Average monthly dwelling rental charge per unit (lesser of Part B, Line 03 or Line 07)	41.26	
09	Rental income adjustment factor	1.03	1.
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)	42.50	
11	Projected occupancy percentage from form HUD-52728	97%	
12	Projected average monthly dwelling rental income per unit (Part B, Line 10 times Line 11)	41.22	
Part C. Non-dwelling Income			
01	Other Income		
02	Total operating receipts (Part B, Line 12 plus Part C, Line 01)	41.22	
03	PUM deficit or (Income) (Part A, Line 14 minus Part C, Line 02)	154.33	
		Requested by PHA (Whole dollars)	HUD Modifications (Whole dollars)
04	Deficit or (Income) before add-ons (Part C, Line 03 times Section 1, e)	370,386	

Line No.	Description	Requested by PHA (Whole dollars)	HUD Modifications (Whole dollars)
Part H. Calculation of Adjustments for Subject Fiscal Year			
This part is to be completed only after the subject fiscal year has ended			
01	Indicate the types of adjustments that have been reflected on this form: <input type="checkbox"/> Utility Adjustment <input type="checkbox"/> HUD discretionary adjustment (Specify under Section 3)		
02	Utility adjustment from form HUD-52722-B		
03	Deficit or (Income) after adjustments (total of Part E, Line 01 and Part H, Line 02)		
04	Operating subsidy eligibility after year-end adjustments (greater of Part E, Line 02 or Part H, Line 03)		
05	Part E, Line 03 of latest form HUD-52723 approved during subject FY (Do not use Part E, Line 03 of this revision)		
06	Net adjustments for subject fiscal year (Part H, Line 04 minus Part H, Line 05)		
07	Utility adjustment (enter same amount as Part H, Line 02)		
08	Total HUD discretionary adjustments (Part H, Line 06 minus Line 07)		
09	Unfunded portion of utility adjustment due to proration		
10	Unfunded portion of HUD discretionary adjustment due to proration		
11	Prorated utility adjustment (Part H, Line 07 plus Line 09)		
12	Prorated HUD discretionary adjustment (Part H, Line 08 plus Line 10)		

Section 3

Remarks (provide part and line numbers)

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Authorized HA Representative & Date: X ARNOLD PADILLA, EXECUTIVE DIRECTOR	Signature of Authorized Field Office Representative & Date: X
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Line No.	Description	Requested by PHA (Whole dollars)	HUD Modifications (Whole dollars)
Part D. Add-ons for changes in Federal law or regulation and other eligibility			
01	FICA contributions	8,588	
02	Unemployment compensation	2,277	
03	Family Self-Sufficiency Program	0	
04	Energy Add-On for loan amortization	0	
05	Unit reconfiguration	0	
06	Non-dwelling units approved for subsidy	0	
07	Long-term vacant units	0	
08	Phase Down for Demolitions	0	
09	Units Eligible for Resident Participation:		
	Occupied Units (Part B, Line 02)	195	
10	Employee Units		
11	Police Units		
12	Total Units Eligible for Resident Participation (Sum of Part D, Lines 09 through 11)	195	
13	Funding for Resident Participation (Part D, Line 12 x \$25)	4,875	
14	Other approved funding, not listed (Specify in Section 3)	0	
15	Total add-ons (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13, and 14)	15,740	
Part E. Calculation of Operating Subsidy Eligibility Before Adjustments			
01	Deficit or (Income) before adjustments (Total of Part C, Line 04 and Part D, Line 15)	386,126	
02	Actual cost of Independent Audit (IA)	5,000	
03	Operating subsidy eligibility before adjustments (greater of Part E, Line 01 or Line 02) (If less than zero, enter zero (0))	386,126	
Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)			
01	Utility Adjustment for Prior years	19,084	
02	Additional subject fiscal year operating subsidy eligibility (specify)		
03	Unfunded eligibility in prior fiscal year to be obligated in subject fiscal year		
04	HUD discretionary adjustments		
05	Other (specify)		
06	Other (specify)		
07	Unfunded portion due to proration	() ()	
08	Net adjustments to operating subsidy (total of Part F, Lines 01 through 07)	19,084	
09	Operating subsidy approvable for subject fiscal year (total of Part E, Line 03 and Part F, Line 08)		
HUD Use Only (Note: Do not revise after the end of the subject FY)			
10	Amount of operating subsidy approvable for subject fiscal year not funded		()
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
12	Funds obligated in subject fiscal year (sum of part F, Lines 09 thru 11) (Must be the same as line 690 of the Operating Budget, form HUD-52564, for the subject fiscal year)		
	Appropriation symbols:		
Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules			
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)		
02	Total amount to be collected in subject fiscal year (Identify individual amounts under Section 3)		()
03	Total additional amount due HUD (include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)		
04	Total amount due HUD to be collected in future fiscal year(s) (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)	0	

beginning 1/1/2001 and thereafter

Operating Budget

Schedule of All Positions and Salaries

See back of page for Instructions and Public reporting burden statement

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

OMB Approval No. 2577-0026 (exp. 6/30/01)

Name of Housing Authority HOUSING AUTHORITY OF CITY OF SAN BENITO	Locality PO BOX 1900, SAN BENITO, TEXAS 78586	Fiscal Year End 9/30/2006
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Position Title and Name Organizational Unit and Function	by	Present Salary Rate As of (date)	Requested Budget Year			Allocation of Salaries by Program						
			Salary Rate	Estimated Payment		Management	Modernization	CHSCI	Section 8 Program	Other Programs	HOME Program	Method of Allocation
				No. Moths	Amount							
(1)	(1a)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
EXECUTIVE DIRECTOR		45,000.00	3,862.50	12	46,350.00	32,445	4,403		9,270		232	CERTIFICATION: Pursuant to Notice HUD-90, issued 01/11/90 regarding proration of PH and IHA positions and salaries. "This is to certify that the PHA of San Benito, Texas is in compliance with Notice HUD-90 and that no employee is serving in a variety of positions which exceed 100% of his/her time and pursuant to paragraph 2-6 and Exhibit 2-7 of the Financial Management Handbook 7475-1 Rev."
ASSISTANT DIRECTOR CAPITAL FUND		42,432.00	3,642.08	12	43,705.00	13,111	30,593					
ASSISTANT DIRECTOR HOUSING		31,293.00	2,686.00	12	32,232.00	32,232						
ASSISTANT DIRECTOR LEASED HSNG.		26,340.00	2,260.83	12	27,130.00				27,130			
ACCOUNTING ASSISTANT		20,729.00	1,779.25	12	21,351.00	10,675	8,540		2,135			
ASSISTANT DIRECTOR RES. SERV.		20,191.00	1,733.08	12	20,797.00		20,797					
ADM. ASST./MANAGER		20,569.00	1,765.50	12	21,186.00	4,237	3,178	13,771				
PUBLIC HOUSING MANAGER		22,920.00	1,967.33	12	23,608.00	23,608						
OCCUPANCY MANAGER		17,056.00	1,464.00	12	17,568.00	8,784			8,784			
RECEPTIONIST		14,564.00	1,250.08	12	15,001.00	12,001			3,000			
		261,094.00	22,410.67		268,928.00	137,093.00	67,511.00	13,771.00	50,319.00	0.00	232.00	
MAINTENANCE FOREMAN		24,183.00	2,075.67	12	24,908.00	24,908						
MECHANIC A		18,845.00	1,617.50	12	19,410.00	19,410						
MECHANIC A		18,304.00	1,571.08	12	18,853.00	18,853						
MECHANIC B		21,046.00	1,806.42	12	21,677.00	21,677						
FORCE ACCOUNT FOREMAN		22,067.00	1,894.08	12	22,729.00		22,729					
FORCE ACCOUNT CARPINTER		18,757.00	1,610.00	12	19,320.00		19,320					
FORCE ACCOUNT CARPINTER		18,757.00	1,610.00	12	19,320.00		19,320					
FORCE ACCOUNT PAINTER		18,757.00	1,610.00	12	19,320.00		19,320					
FORCE ACCOUNT CARPINTER		19,860.00	1,704.67	12	20,456.00		20,456					
ON CALL/OVER TIME COST		12,003.00			12,003.00	12,003						
		192,579.00	15,499.42		197,996.00	96,852	101,145					

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	Executive Director or Designated Official Arnold Padilla, Executive Director	Date 5/5/2005
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Total (this page only)					
C1. Grand Total (all pages)					
C2. Ratio of two or more bedroom units in high-rise family projects to total dwelling units (C1/Col.9, Part 1)					

form HUD-52720 (3/95)
ref. Handbook 7475.13

**Operating Fund
Calculation of Formula Delta**
PHA-Owned Rental Housing

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

OMB Approval No. 2577-0026 (exp. 6/30/01)

Public Reporting Burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for operation of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Allowable Expense Level(AEL), Allowable Utility Expense Level (AUEL) and Other Costs for the major Operating Fund components. HUD reviews the information (Operating subsidy calculation) to determine each PHA's share of the total operating subsidy funds appropriated by Congress each fiscal year. HUD also uses the information as a means of estimating the annual aggregate operating subsidy eligibility of PHAs which serves as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Public Housing Agency HOUSING AUTHORITY OF THE CITY OF SAN BENITO	AC Contract No. FW-4033	Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision ()
Requested Fiscal Year Ending Date: 9/30/2006		

Part I. Number of pre-1940 rental units occupied by poor households as a percentage of the population of the community

1	2	3	4	5
	Percentage	Multiplier	Current Year	Requested Year
Current and Requested	0.37	7.795	2.94298	2.94298

Part 11. Local Government Wage Rate Index

	Wage Rate Index	Multiplier	Current Year	Requested Year
Current and Requested	0.83	116.496	96.69168	96.69168

Part 111. Number of two or more bedroom units or 15,000 whichever is less. (Transfer from form HUD-52720-A, Part II, A2)

	2 or more bedroom units	Multiplier	Current Year	Requested Year
Current	137	0.002896	0.39675	
Requested	82	0.002896		0.237472

Part IV. Ratio of three or more bedroom units to total dwelling units. (Transfer from form HUD-52720-A, Part II, B3)

	Ratio	Multiplier	Current Year	Requested Year
Current	0.27757	22.303	6.19064	
Requested	0.19	22.303		4.23757

Part V. Ratio of two or more bedroom units in high rise family projects to total dwelling units. Enter 0 if there are no high rise family projects

(Transfer from HUD-52720-A, Part III, C2)	Multiplier	Current Year	Requested Year
Current			
Requested			

Part VI. Calculation of Formula Expense Level and Delta.

		Current Year	Requested Year
1	Sum of the five products in columns 4 and 5	106.22205	104.1097
2	Enter Equation Calibration Constant	-0.2344	-0.2344
3	Combine Line 1 and line 2	105.98765	103.8753
4	Formula Expense Level (use FEL Increase Worksheet)	198.43574	194.76143
5	Delta (Subtract line 4, column 4, form line 4, column 5)		-3.67431