

Attachment A

Deconcentration Policy

The following resolution was introduced by Secretary Boatright and read in full and considered by each Commissioner:

RESOLUTION # 160

June 10, 1999

JOHNSON CITY HOUSING AUTHORITY

WHEREAS, THEREFORE BE IT RESOLVED by the Commissioners of the Housing Authority of the City of Johnson City, Texas that according to the **Quality Housing and Work Responsibility Act of 1998** under Initial Guidance; Notice issued February 18, 1999, effective April 01, 1999, as required by said law, the following statement is adopted and to be inserted in the Housing Authority's "Admissions and Occupancy Policy" under Section XIII. TENANT SELECTION AND ASSIGNMENT as B-4, is hereby approved and accepted both at to form and substance.

In its assignments of units, the Housing Authority will to the maximum extent possible, avoid concentration of the most economically and socially deprived families in any one or all of its developments, in an attempt to achieve a broad range of incomes, as required by the Quality Housing Responsibility Act of 1998.

- A. At least 40 percent of the families admitted during each fiscal year must not have incomes over 30 percent of the median income for the County of Blanco, Johnson City, Texas as defined by HUD.
- B. In order to prevent or correct concentrations of the lowest income families in any one area, The Housing Authority may skip over another family on the waiting list in order to house a family with higher incomes.

After discussion Commissioner Stearns moved that the Resolution be adopted as introduced and read. The motion was seconded by Commissioner Matus and on roll call the following vote was recorded:

AYES: Commissioners Hawkins, Stearns, Charles, Feuge

NAYES: Commissioners - None

The Chairperson thereupon declared the motion carried and Resolution adopted.

Attachment B

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P256501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input 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: 03/31/2005 <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	11,362.00			
3	1408 Management Improvements	5,500.00			
4	1410 Administration	2,500.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	3,000.00			
10	1460 Dwelling Structures	32,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	18,000.00		7,758.44	7,758.44
12	1470 Nondwelling Structures	3,000.00		282.44	282.44
13	1475 Nondwelling Equipment	1,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	77,362.00		8,040.88	8,040.88
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				

Attachment B

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P256501-04 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 Activities	Operations	1406 .1		11,362				
HA-Wide Activities	Management Improvements							
	Computer Software	1408 .10		5,000				Pending
	Training	1408 .10		500				Pending
HA-Wide Activities	Administration Expenses							
	Salaries and Benefits	1410 .1		2,000				Pending
	Travel	1410 .10		500				Pending
HA-Wide Activities	Fees & Cost							
	In-House Inspection Costs	1430 .1		500				Pending
	Sundry Planning Costs	1430 .2		500				Pending
	Site Improvement							
	Exterior Lighting	1450 .1		3,000				Pending
	Dwelling Structures							
	Repair and Paint Unit Exteriors	1460 .1	50	30,000				Pending
	Interior Improvements	1460 .1		2,000				Pending
	Dwelling Equipment							
	Air Conditioner Repair/Replcmt.	1465 .1	5	15,000		7,198.00	7,198.00	Started
	Refrigerators and Ranges	1465 .1	10	3,000		560.44	560.44	Started
	Non-Dwelling Structures							
	Repair/Paint Community. Bldg.	1470 .1		3,000		282.44	282.44	Started
	Non-Dwelling Equipment							
	Office Furniture/Equipment	1475 .1		500				Pending
	Maintenance Equipment	1475 .2		500				Pending
	Total Grant Amount			77,362		8,040.88	8,040.88	

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

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program No: TX59P256501-04 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	9/14/06			9/14/08				
Administration	9/14/06			9/14/08				
Fees & Costs	9/14/06			9/14/08				
Site Improvements	9/14/06			9/14/08				
Dwelling Structures	9/14/06			9/14/08				
Dwelling Equipment	9/14/06			9/14/08				
Non-Dwelling Structures	9/14/06			9/14/08				
Non-Dwelling Eqpt.	9/14/06			9/14/08				

Attachment B

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P256501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00			
2	1406 Operations	1,295.00			
3	1408 Management Improvements	3,000.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	2,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	13,000.00			
10	1460 Dwelling Structures	25,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	15,000.00			
12	1470 Nondwelling Structures	4,000.00			
13	1475 Nondwelling Equipment	2,000.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	65,295.00			
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				

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P256501-05 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 Activities	Operations	1406 .1		1,295				
HA-Wide Activities	Management Improvements							
	CFP Consultant	1408 .0		3,000				
HA-Wide Activities	Fees & Cost							
	Sundry Planning Costs	1430 .2		2,000				
HA-Wide Activities	Site Improvement							
	Exterior Lighting	1450 .1		10,000				
	Retaining Wall	1450 .1		3,000				
HA-Wide Activities	Dwelling Structures							
	HVAC Replacement	1460 .1	10	25,000				
HA-Wide Activities	Dwelling Equipment							
	Refrigerators and Ranges	1465 .1	10	15,000				
HA-Wide Activities	Non-Dwelling Structures							
	Repair/Paint Community. Bldg.	1470 .1		4,000				
HA-Wide Activities	Non-Dwelling Equipment							
	Maintenance Equipment	1475 .2		2,000				
	Total Grant Amount			65,295				

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Johnson City Housing Authority			Grant Type and Number Capital Fund Program No: TX59P256501-05 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
	Original	Revised	Actual	Original	Revised	Actual	
Agency Wide:							
Operations	8/30/07			8/30/07			
Administration	8/30/07			8/30/07			
Fees & Costs	8/30/07			8/30/07			
Site Improvements	8/30/07			8/30/07			
Dwelling Structures	8/30/07			8/30/07			
Dwelling Equipment	8/30/07			8/30/07			
Non-Dwelling Structures	8/30/07			8/30/07			
Non-Dwelling Eqpt.	8/30/07			8/30/07			

Attachment B

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Johnson City Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 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
	Annual Statement				
H/A Wide:					
Operations		5,000.00,	5,000.00,	10,000.00,	10,000.00,
Management Improvements		3,000.00	3,000.00	3,000.00	3,000.00
Administration		5,000.00	5,000.00	5,000.00	5,000.00
Fees & Costs		5,000.00	5,000.00	5,000.00	5,000.00
Site Improvements		13,000.00	13,000.00	5,000.00	10,000.00
Dwelling Structures		42,000.00	42,000.00	42,000.00	40,000.00
Dwelling Equipment		4,000.00	7,000.00	4,000.00	4,000.00
Non-Dwelling		5,000.00	7,000.00	7,000.00	7,000.00
Non-Dwelling Equipment		3,000.00	1,000.00	1,000.00	1,000.00
CFP Funds Listed for 5-year planning		\$85,000	\$85,000	\$85,000	\$85,000
Replacement Housing Factor Funds					

Attachment B

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :2006 - 2007 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2007 - 2008 FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA Wide	Operations	5,000.00	HA Wide	Operations	5,000.00
Annual						
Statement	HA Wide	Mgmt Improvements		HA Wide	Mgmt Improvements	
		Training	2,000.00		Training	1,000.00
		Office Furniture/Eqpt	1,000.00		Office Furniture/Eqpt	2,000.00
	HA Wide	Administration	5,000.00	HA Wide	Administration	5,000.00
	HA Wide	Fees & Costs	5,000.00	HA Wide	Fees & Costs	5,000.00
	HA Wide	Site Improvements		HA Wide	Site Improvements	
		Lighting	5,000.00		Sidewalks	6,000.00
		Grading/Walls	8,000.00		Paving	7,000.00
	HA Wide	Dwelling Structures	0	HA Wide	Dwelling Structures	
		Interior Improvements	5,000.00		Interior Improvements	5,000.00
		Weatherization	15,000.00		Weatherization	15,000.00
		HVAC	22,000.00		HVAC	22,000.00
	HA Wide	Dwelling Equipment		HA Wide	Dwelling Equipment	
		Appliances	4,000.00		Appliances	4,000.00
	HA Wide	Non-Dwelling Strctrs	5,000.00	HA Wide	Non-Dwelling Strctrs	7,000.00
	HA Wide	Non-Dwelling Eqpt	3,000.00	HA Wide	Non-Dwelling Eqpt	1,000.00
	Total CFP Estimated Cost		\$85,000.00			\$85,000.00

Attachment H

Activities for Year :2008 - 2009 FFY Grant: 2008 PHA FY: 2008			Activities for Year FFY Grant: PHA FY:	
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	M
HA Wide	Operations	10,000.00	HA Wide	C
		0		
HA Wide	Mgmt Improvements	0	HA Wide	Mgmt
	Training	1,000.00		
	Office Furniture/Eqpt	2,000.00		Office
		0		
HA Wide	Administration	5,000.00	HA Wide	Ad
		0		
HA Wide	Fees & Costs	5,000.00	HA Wide	F
		0		
HA Wide	Site Improvements	5,000.00	HA Wide	Site
		0		
HA Wide	Dwelling Structures	0	HA Wide	Dwel
	Interior Improvements	13,000.00		Interior
	Exterior Improvements	10,000.00		Exterior
	HVAC	22,000.00		
		0		
HA Wide	Dwelling Equipment	0	HA Wide	Dwel
	Appliances	4,000.00		
HA Wide	Non-Dwelling Strctrs	7,000.00	HA Wide	Non-D
HA Wide	Non-Dwelling Eqpt	1,000.00	HA Wide	Non-
Total CFP Estimated Cost		\$85,000		