

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
(exp 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours 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. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

PHA Name:
Housing Authority of the City of Abilene

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan

Agency Identification

PHA Name: Housing Authority of the City of Abilene **PHA Number:** TX327

PHA Fiscal Year Beginning: (mm/yyyy) 10/2005

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: **213**
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: **925**

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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 and attachments (if any) 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)

Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

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: (state mission here)

The Housing Authority's mission is to service the needs of low-income, very low-income and extremely low-income families in the Public Housing Authority's jurisdiction and to (1) increase availability of decent, safe, and sanitary and affordable housing in its communities; (2) ensure equality opportunity in housing; (3) promote self-sufficiency and asset development of families and individuals; and (4) improve community quality of life and economic viability. In addition, the Housing Authority will strive to upgrade sub-standard housing through construction and modernization and to provide quality home ownership which will build stronger and healthier communities while promoting economic independence.

Progress Statement: *The Housing Authority is currently leased at 903 units and is trying to maintain expenditures at the maximum monthly allowance. The new funding formula implemented in 2004 does not allow for over leasing, therefore new policies will be implemented to help reduce the cost per each unit allowing for additional families to lease. Examples of policy revision are to change occupancy standards, reduce payment standards and increase fraud investigation-audit controls. The opt-out program was initiated. However, HUD pulled vouchers due to owner request. The pre-pay opt-out program for Court Yard Apartments was implemented by the PHA, however, HUD withdrew program and states they will fund 13 of the 62 enhanced vouchers available to eligible families of Court Yard..*

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 NOFA's are published*
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
The Homeownership program whereby assistance is given to first time homeowner to assist with down payment and closing costs.
- Acquire or build units or developments: *additional 130 estimated vouchers through HUD opt-out program when notified by Owner and HUD*
- Other (list below)

Progress Statement: *The PHA continues to strive for 100% lease up to expend full allocated budget. The Opt-out program is still an option. However it has not been awarded to date. The housing authority made additional request in 2004 for \$130,000 in funding from HOME funds to assist families through the TBRASS program. The TBRASS program is aimed as temporary assistance for families who are either full time students or working with dependent children meeting Section 8 Housing Voucher choice requirements.*

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
Achieve Standard Performer status
 - Improve voucher management: (SEMAP score)
Achieve and maintain standard performer status
 - Increase customer satisfaction: *The PHA hired a Resident Coordinator.*
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
On-going training of staff and commissioners on new regulations including flex voucher program.
 - Renovate or modernize public housing units: *Upon availability of CFP funding.*
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

Progress Statement: *The PHA has made significant progress in the completion of the Capital Funds awarded and did in fact complete and fully expend the 2001 Capital Funds. The PHA did award a contract for full replacement of the old evaporative coolers with an energy efficient central air conditioning system. The PHA received an overall standard performer status on the PHAS. However, the PHA scores fell below 70 in two important RASS components, in the areas of Communication and Safety. The PHA continues to try to address the communication needs by funding a full time Resident Coordinator position to work at building stronger tenant/management relationships. The PHA has continued to work with the residents or the resident advisory board to address any concerns that they may have, and will continue to do so. The contracted off duty police patrol is on duty working with management to keep down crime and drug problems on all sites. The housing authority continues to look to its residents for information or suggestions to improve the quality of public housing. The housing authority hopes to pursue any opportunity to attain additional market units, or rental vouchers.*

- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling: *For each new participant at briefing and current participants with unit transfer.*
 - Conduct outreach efforts to potential voucher landlords: *Outreach performed through quarterly landlord meetings and through staff involvement in community based organizations and local publications.*
 - Increase voucher payment standards *as needed*
 - Implement voucher homeownership program: *ongoing*
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

Progress Statement: *The housing authority has not fully implemented the new Section 8 homeownership program, however is working on outreach and building partner relationship with lenders. The housing authority has recently identified a lender who wants to work in conjunction with the housing authority to get the program started. The housing authority is still providing the First Time Homeownership opportunity through use of CDBG funds. There were 24 families assisted, 1 Section 8 and 1 Public housing.*

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 Tenant Selection Process*
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: *Through Tenant Selection Process*
 - Implement public housing security improvements: *On-going lighting, fencing, landscaping, tenant meetings, resident education, neighborhood watch programs and contract police patrol.*
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

Progress Statement: *The PHA has installed central cooling in all units to try to attract higher income families, since most apartment/duplexes offer central cooling. Landscaping and other visible changes are being made to entice renters. The flat rent is being updated to ensure rents stay competitive with market units available.*

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: *On-going, 5 persons per year.*
 - Provide or attract supportive services to improve assistance recipients' employability: *On-going, working with Head Start and several other agencies*
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities. *On-going, PHA will provide resources that will assist with transportation to medical appointments, meals, etc.*
 - Other: (list below)

Progress Statement: *The HA has had numerous successful graduates of the FSS program, with several large escrows paid out to the participants. The HA has worked diligently to fill the remaining 15 FSS vouchers, and at 9/30/04 was at 98% leased. The Public Housing continues to monitor the family's compliance to the community work responsibility and the newly implemented Rent Integrity requirements. Public Housing has gone from a previous 91 working adults to 95, with an additional 8 attending a work and/or education training program. The HA works with other FSS programs such as the TBRASS program that houses families on a monthly basis. This program funds only families with at least one dependent that work or attend school on a full time basis. Goals must be set with accomplishments monitored to ensure that families can meet the major goal of becoming self-sufficient and free of governmental assistance.*

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: *On-going*
 - 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: *On-going*
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: *On-going*
 - Other: (list below)

Progress Statement: *During the last 3 years, the PHA has modified the exterior of its office to improve the access for ADA/504 compliance. Repairs and additions to sidewalks for the Disabled/Elderly to ensure residents can access to neighboring units. The PHA continues to offer repair program to city residents to repair or modify homes that are badly dilapidated, and could become hazardous.*

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan PHA Fiscal Year 2005 [24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

		Page #
	Executive Summary	8
<input checked="" type="checkbox"/>	1. Housing Needs	9
<input checked="" type="checkbox"/>	2. Financial Resources	14
<input checked="" type="checkbox"/>	3. Policies on Eligibility, Selection and Admissions	15
<input checked="" type="checkbox"/>	4. Rent Determination Policies	24
<input checked="" type="checkbox"/>	5. Capital Improvements Needs	28
<input type="checkbox"/>	6. Demolition and Disposition	29
<input checked="" type="checkbox"/>	7. Homeownership	30
<input checked="" type="checkbox"/>	8. Civil Rights Certifications (included with PHA Certifications of Compliance)	31
<input checked="" type="checkbox"/>	9. Additional Information	31
	a. PHA Progress on Meeting 5-Year Mission and Goals	
	b. Criteria for Substantial Deviations and Significant Amendments	
	c. Other Information Requested by HUD	
	i. Resident Advisory Board Membership and Consultation Process	
	ii. Resident Membership on the PHA Governing Board	
	iii. PHA Statement of Consistency with Consolidated Plan	
	iv. (Reserved)	
<input type="checkbox"/>	10. Project-Based Voucher Program	37
<input checked="" type="checkbox"/>	11. Supporting Documents Available for Review	38
<input checked="" type="checkbox"/>	12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report (<i>tx327a01</i>)	41
<input checked="" type="checkbox"/>	13. Capital Fund Program 5-Year Action Plan (<i>tx327b01</i>)	43
<input checked="" type="checkbox"/>	14. Other (List below, providing name for each item)	
	- 2004 Performance and Evaluation Report (<i>tx327c01</i>)	
	- 2003 Performance and Evaluation Report (<i>tx327d01</i>)	
	-2003 Performance and Evaluation Report – Supplemental (<i>tx327e01</i>)	
	-2002 Performance and Evaluation Report (<i>tx327f01</i>)	

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;
Form HUD-50071, Certification of Payments to Influence Federal Transactions;
Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

The Housing Authority of the City of Abilene has prepared this Annual PHA Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

The purpose of the Annual Plan is to provide a framework for local accountability and an easily identifiable source by which public housing residents and other members of the public may locate basic PHA policies, rules and requirements related to the operations, programs and services of the agency.

The Mission Statement and the Goals and Objectives were based on information contained in our jurisdiction's Consolidated Plan and will assure that our residents will receive the best customer service.

Excellent customer service and fulfillment of the Mission Statement and Goals and Objectives is ensured by implementation of a series of policies that are on display. This important document covers the public housing tenant selection and assignment plan, outreach services, grievance procedures, etc.

The most important challenges to be met by the Housing Authority of the City of Abilene during FY 2005 include:

- *Implemented programs to promote Welfare to Work – employment or education.*
- *Preserve and improve the public housing stock through the approved COMP, (i.e. roofing, foundation, pavement & parking and sewer)*
- *Involve the public housing residents and the Section 8 participants through the Annual Plan Resident Advisory Board and by continuing to find the resident Initiative coordinator and the development of community partnerships;*
- *Comply with regulatory requirements of REAC, PIC, MTCS, SEMAP, PHAS, Lead-Based paint and other mandatory reporting.*
- *Keep staff and commissioners informed of new regulations that directly take Advantage of the operations of the HA and opportunities in the new law and regulations to better serve our residents and the community;*
- *Identify, develop and leverage services to enable low-income families to become self-sufficient (i.e. Homeownership and job training); and by identifying funds to use to ensure goals are met;*
- *De-concentration of Housing*
- *Community by extensive outreach*

In closing, this Annual PHA Plan exemplifies the commitment of the Housing Authority of the City of Abilene to meet the housing needs of the full range of low income residents. The Housing Authority, in partnership with agencies from all levels of government, the business community, non-profit community groups, and residents will use this plan as a road map to reach the “higher quality of life” destination for the City of Abilene.

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 PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	233		64%
Extremely low income <=30% AMI	202	86.7%	
Very low income (>30% but <=50% AMI)	30	12.87%	
Low income (>50% but <80% AMI)	1	.43%	
Families with children	128	54.93%	
Elderly families	17	7.29%	
Families with Disabilities	37	15.87%	
White/Non-Hispanic	98	42.06%	
White/Hispanic	90	38.62%	
Black/African American	39	16.74%	
American Indian/Alaska Native	3	1.29%	
Asian	1	.43%	
Native Hawaiian/Other Pacific Islander	2	.86%	
Characteristics by Bedroom Size (Public Housing Only)	233		
1BR	140	60.09%	
2 BR	73	31.33%	
3 BR	16	6.87%	
4 BR	4	1.71%	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
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			

Housing Needs of Families on the PHA's Waiting Lists			
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	1027		186
Extremely low income <=30% AMI	795	77.41%	
Very low income (>30% but <=50% AMI)	220	21.42%	
Low income (>50% but <80% AMI)	12	1.17%	
Families with children	750	73.02%	
Elderly families	57	5.55%	
Families with Disabilities	232	22.59%	
White/Non-Hispanic	448	43.62%	
White/Hispanic	350	34.08%	
Black/African American	213	20.7%	
American Indian/Alaska Native	12	1.17%	
Asian	4	.39%	
Native Hawaiian/Other Pacific Islander	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	N/A
2 BR	N/A	N/A	N/A
3 BR	N/A	N/A	N/A
4 BR	N/A	N/A	N/A
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	N/A
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 on the PHA's public housing and Section 8 waiting lists **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)
 - *Deconcentration and Income Targeting regulation*

2. Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	536,000.00	
b) Public Housing Capital Fund (Based on 2004)	375,043.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,018,059.00	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant (City of Abilene is grantee-HA is sub-recipient)	310,000.00	Public housing supportive services
h) HOME	350,000.00	Other
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2003 CFP Supplement and 2004 CFP	439,584.00	Public housing capital improvements
Sub-total	6,028,686.00	
3. Public Housing Dwelling Rental Income		
	212,000.00	Public housing operations
4. Other income (list below)		
	58,110.00	Public housing operations
Interest on General Funds Investments, 10,110.00		
Lawn care, damages, other 48,000.00		
5. Non-federal sources (list below)		
Park Ridge Place Apartments	1,082,203.00	Other (Affordable Housing)
Sub-total	1,352,313.00	
Total resources	\$7,380,999.00	

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) *first 20 from top of list*
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
- *The qualifying factors of eligibility will not be verified until the family is in a position on the waiting list to be offered a housing unit.*

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)
- *Credit Check*
 - *Sex Offender Registry Check*
 - *Social Security Number Check*
 - *Citizenship/Legal Non-Citizen Status Check*
 - *Unit Damage*
 - *Background check from previous landlord*

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)

PHA obtains criminal information through:

- *the Tenant Tracker system*
- *Abilene Police Department; and*
- *New contract with Profile Solutions*

(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. Site-Based Waiting Lists-Previous Year

The PHA does not operate site-based waiting lists.

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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**

The PHA does not plan to operate site-based waiting lists.

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

Resolve conflict on a case by case basis

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)

Not Applicable – The PHA does not plan to employ admission preferences. All selections will be made by date and time only.

Former Federal preferences:

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

Other preferences: (select below)

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

For elderly/disabled and near elderly (55 % over), will have preference over other singles.

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.

Not Applicable – The PHA does not plan to employ admission preferences. All selections will be made by date and time only.

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in 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)

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 working days of change*

(6) Deconcentration and Income Mixing

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

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

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

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):
- Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes? *Abilene Police Department*

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? *Department of Public Safety (DPS)*

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)
- Resident last known mailing address
 - Current and former landlord name and mailing address

(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:

- *Extenuating circumstances (i.e. hospitalization, family emergency, disability accessibility needs, vacancy rate). Must provide proof of search.*

(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))

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)

Not Applicable – The PHA does not plan to employ admission preferences.

Former Federal preferences

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

Other preferences (select all that apply)

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

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.

Not Applicable – The PHA does not plan to employ admission preferences.

- Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- 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)

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

(Note: Home Funded Program is based on the guidelines of Section 8 Family Self-sufficiency Program)

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 903.12(b), 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 of the following two)

- 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))
- 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:

- *Flat Rents*

c. Rents set at less than 30% of 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 \$50 monthly allowance limit – as defined in the A&O Policy
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)
 - Uniforms, net income for new employment (after federal/state tax deduction), verifiable child support payments – as defined in the A&O Policy

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one) PHA ceiling rents are based on 90% of the approved FMR.

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)
 - *Resident must report any and all changes in the family income and/or composition within 10 working days of such change. After verification, PHA will determine if there will be an adjustment to rent.*

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

a. 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)

- 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)
 - *Funding Shortfalls*

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)
 - *Number of families on waiting list*

(2) Minimum Rent

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

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

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

5. Capital Improvement Needs

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

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. 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.).

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

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)

Development name:

Development (project) number:

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

c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:

d. Yes No: 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:

e. Yes No: 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:

6. Demolition and Disposition

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

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

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: (DD/MM/YY)
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. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

(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, what is the maximum number of participants this fiscal year? 25 or fewer 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:

- *Section 8 Homeownership Capacity Statement*

c. What actions will the PHA undertake to implement the program this year (list)?

- *The PHA will continue to meet with local lenders to encourage partnerships toward obtaining financing for the Homeownership participants.*
- *The PHA may pursue avenues to become developers in order to assist families become homeowners*
- *The PHA may pursue a partnership with local lenders or builders as an avenue for the Homeownership participants.*
- *The PHA will seek a joint memorandum with Community Action Program (CAP) to enhance homeownership training opportunities and larger down payment for participants in the PHA program.*

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

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

- a. Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience 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: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

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

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 -2004.)

The Housing Authority of the City of Abilene has been successful in achieving its mission and 5 year plan goals during the period FY 2000-2004.

Concerning modernization the PHA has done substantial renovation of the Riviera Apartment complex as follows: major plumbing and sewer repairs; extensive remodeling of kitchens; new floors; new cabinets; and asbestos abatement. Installation of new fences around the air conditioner units and new doors.

Concerning self-sufficiency and crime and safety, PHA efforts reduced crime in the communities through signed contract with Police Department; revised parking and towing; stronger enforcement of parking policy. Work with the City of Abilene to impose parking restrictions.

Concerning improving the quality of life, the PHA has worked with WIC to provide on-site training. We also work with City Light Ministry who provide transportation for residents to participate in their Big A program. The PHA has enhanced the appearance of the complexes by planting flowers at the entry.

To ensure compliance with the Public Housing Reform Act of 1998 and the HUD Rental Housing Integrity Improvement Program (RHIP), every policy was reviewed and updated as needed. Most significant was the update to the Admissions and Occupancy Policy and the Section 8 Administrative Plan.

Concerning ensuring equal opportunity outreach efforts have been made by making renewed partnerships with community groups and medical facilities.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

- a. Substantial Deviation from the 5-Year Plan
 - *Any change to the Mission Statement*
 - *50% deletion from or addition to the goals and objectives as a whole; and*
 - *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 Resource Statement and/or the Capital Fund Program Annual Statement*
 - *Any change being submitted to HUD that requires a separate notification to residents, such as changes in the Hope VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Public Housing Homeownership programs, and*
 - *Any change in policy or operation that is inconsistent with the applicable Consolidated Plan.*

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

Concern: The tenants say there is a need concerning safety.

Response: The police foot patrol was a result of the tenants stating there was a safety issue.

Concern: The number to call for emergencies after the office is closed does not work. The protocol was to call the office answering machine. The message would advise what maintenance member was on call. The answering machine does not pick up.

Response: Ms. Thompson directed Richard Rolison to assign one cell phone to be designated on call cell phone. This number is to be posted at all sites. A mail out is to be sent to all of the residents advising them of the number. The maintenance staff

member on call will carry this cell phone so there will be availability at all times of a staff member. Ms. Thompson instructed Richard Rolison to get in touch with Housing Program Coordinator, Frances Gonzales, and get a cell phone that will just be used for after hour emergency calls. The flyers and mail outs should be done immediately.

Concern: Would like to have a monthly Calendar of Events.

Response: Tanya Johnson, Resident Program Coordinator is responsible for monthly calendars. The residents can get together with her and do a calendar of events. Ms. Thompson suggested getting the kids together and finding out what they would like to participate in. This would help ensure a good turn out. The residents stated they would help pass out the calendars. It was suggested the on call emergency persons name be put on the calendar. This would improve communications.

Concern: The internet/email access is currently not working.

Response: Tanya Johnson and Richard Rolison have contacted the Internet provider. Mr. Rolison stated he needed to speak with accountant to ensure the Internet bill is being paid. However, may need to find a new Internet form. Ms. Thompson suggested Mr. Rolison contact the City to find out if another form of Internet could be used or if they could change providers. Richard and Tanya were instructed to resolve the issue.

June 9th follow-up research into the issue revealed the computers were not Internet accessible because of the age of the computers. The PHA will submit a non-funded budget item request form to purchase 3 computers from the City of Abilene Auction scheduled for July 2005. These computers will be city employee replacement computers and will have modem that will allow Internet access.

Concern: The back corner of 4350 Capitol at Earl Williams Place is not well lit.

Response: Ms. Thompson instructed Mr. Rolison to look at the problem tonight. Stated it may be a problem with a light being out or may need to check into getting lights placed in that area.

June 9th follow-up: Mr. Rolison went to the Public Housing site after dark and discovered the area was not well lit. Then tenant's backyard area is between two light poles. Mr. Rolison called WTU Electric and AEP to discuss having a light put on the pole directly behind the tenants home. He was informed the pole has a transformer on it and neither WTU or AEP would be permitted to install a new pole. He was instructed the Housing Authority would need to get an independent contractor to install the pole and provide maintenance. Mr. Rolison was instructed to research the cost of installing a light pole. He was further instructed to research the cost of installing a motion sensor light on the porch of the tenant. Policies will be developed

to help determine justification for a motion light installation in the event other tenants may be inclined to request installation. This will be completed in 30 days.

Concern: Resident Ina Bowen requested doors be installed over her shelves in the bathroom of Apt. D-11 at Vogel.

Response: Richard Rolison, Public Housing Manager, and maintenance staff was instructed to go to the unit and assess the shelves. Staff was further instructed to research cost at Lowe's and other similar stores and install doors to the shelving unit. Maintenance staff went to the unit and observed the shelves. They will be comparing prices and have the doors installed within 30 days.

Concern: Residents Melinda Herrera and Mary Ann Andrade at Pioneer stated the dryer vents in their apartments were not big enough to hold a dryer.

Response: Public Housing Staff instructed to go to the tenant's respective apartments and assess problems. Maintenance staff went to both apartments. It was discovered in Ms. Andrade's apartment that removal of the bottom shelf would allow room for the dryer. The maintenance staff offered assistance in removing the shelf and installing the dryer. It was discovered in Ms. Herrera's apartment that the contractor had installed the dryer vent in the bedroom closet. The contractor will be notified and the dryer vent will be installed in the pantry. This space will accommodate a dryer.

Concern: Resident Vicky Ribordy, Earl Williams Place, requests better participation at tenant functions from the Abilene Housing Authority staff at tenant activities.

Response: The Executive Director made the commitment to visit scheduled activities. The Resident Initiative Coordinator participates in all activities. The Executive Director will attend for a period.

Concern: Residents would like to know if they could have more than one parking permit.

Response: Richard Rolison, Public Housing manager was instructed to research the amount of parking spaces available at each site. Further, he is to research the amount of visitor parking spaces and handicap spaces. The Housing Authority will research these numbers and formulate the amount of spaces available. This information will be taken to the Housing Authority Board and necessary changes will be made to the Parking and Towing Policy.

b. 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)
 - *Will be working with residents to try to implement comments.*

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: *Dale Barthem*

Method of Selection:

- Appointment
The term of appointment is (include the date term expires): July 2004 thru November 2005
- Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process *Not applicable – Resident Member is appointed*

Nomination of candidates for place on the ballot: (select all that apply) *N/A*

- 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)

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)

Eligible voters: (select all that apply) *N/A*

- 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)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? *N/A*

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member: November 2005

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): *Honorable Mayor, Norm Archibald*

(3) PHA 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).

Consolidated Plan jurisdiction: (provide name here) *City of Abilene*

a. 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 on its waiting list 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 the Voucher Program*
 - *Modernization of the public housing units*
- Other: (list below)

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

- *Promote adequate affordable housing*
- *Promote economic opportunity*
- *Promote a suitable living environment without discrimination*
- *The preservation and rehabilitation of the City's existing housing stock primarily for extremely low, very low and low-income families (0-80 percent of median income)*
- *The expansion of economic opportunities in the community particularly for lower income residents*

(4) (Reserved)

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

10. Project-Based Voucher Program

a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply: *N/A*

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): *NA*

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
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 for 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	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types	Annual Plan: Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<input type="checkbox"/> check here if included in Section 8 Administrative Plan	and Maintenance
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	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	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
N/A	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report <i>See attachment tx327a01</i>					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Abilene		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input 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				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan See attachment tx327b01					
Part I: Summary					
PHA Name Housing Authority of the City of Abilene				<input 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: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

CAPITAL FUND PROGRAM TABLES START HERE

Attachment tx327a01

Annual Statement /Performance and Evaluation Report 6/29/2005

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

PHA Name: <p align="center">Housing Authority of the City of Abilene</p>	Grant Type and Number: Capital Fund Program No: TX21P32750105 Replacement Housing Factor Grant No:	Federal FY of Grant: <p align="center">2005</p>
--	--	---

Original Annual Statement
 Reserved for Disasters/Emergencies
 Reserved for Disasters/Emergencies
 Performance and Evaluation Report for Program Year Ending _____
 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 Operating Expenses	0.00			
3	1408 Management Improvements	58,798.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	57,500.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	151,000.00			
10	1460 Dwelling Structures	107,745.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	0.00			
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 (sums of lines 2-20)	\$375,043.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 Related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security - Soft Costs	20,000.00			
25	Amount of Line 21 Related to Security - Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			

Annual Statement/Performance and Evaluation Report

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

6/29/2005

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Abilene		Grant Type and Number: Capital Fund Program No: TX21P32750105 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	
Pioneer	Site Improvement:							
TX327-02	Retaining wall and foundation repairs	1450		0.00	0.00			
	Wrought iron fencing w/brick pillars east side property	1450		13,500.00				
	Subtotal 1450			13,500.00				
	Dwelling Structures							
	Fascia Boards and Roof Replacement	1460	38 units	87,745.00				
	Bathroom Vanity tops/lavatories and faucets	1460		20,000.00				
	Subtotal 1460			107,745.00				
	Total Site 002			\$121,245.00				
Vogel and Rebecca	Site Improvement:							
TX327-03	Wrought iron fencing w/brick pillar west side property	1450		13,500.00				
	Maintenance/Storage Building /acquisition property	1450		100,000.00				
	Subtotal 1450			113,500.00				
	Total Site 003			\$113,500.00				
	Site Improvement:							
Riviera	Installation of gutters and drain pipe-splashguard	1450		10,000.00				
TX327-04	Air Conditioning pads-concrete	1450		14,000.00				
	Subtotal 1450			24,000.00				
	Total Site 004			\$24,000.00				
	TOTAL ESTIMATED GRANT FOR 2005			\$375,043.00				

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx327c01

Annual Statement /Performance and Evaluation Report 7/11/2005

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

PHA Name: Housing Authority of the City of Abilene	Grant Type and Number: Capital Fund Program No: TX21P32750104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
--	---	-------------------------------------

<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserved for Disasters/Emergencies	<input type="checkbox"/> Reserved for Disasters/Emergencies
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 3/31/05	<input type="checkbox"/> 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 Operating Expenses	0.00		0.00	0.00
3	1408 Management Improvements	59,343.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	65,000.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	142,000.00		0.00	0.00
10	1460 Dwelling Structures	0.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	65,500.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	43,200.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
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)	\$375,043.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00

Annual Statement/Performance and Evaluation Report

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

7/11/2005

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Abilene		Grant Type and Number: Capital Fund Program No: TX21P32750104 Replacement Housing Factor Grant No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds	Funds	
PHA Wide	Operations	1406		0.00		0.00	0.00	
TX327	Total 1406			0.00		0.00	0.00	
	Management Improvements:							
	Contract Police Patrol	1408		20,000.00		0.00	0.00	
	Hire Resident Management Coordinator	1408		28,798.00		0.00	0.00	
	Update computers, monitors, modems & housing software	1408		10,545.00		0.00	0.00	
	Total 1408			59,343.00		0.00	0.00	
	Fees & Costs:							
	Hire on-site inspector to monitor labor compliance, inspect work in progress	1430		22,000.00		0.00	0.00	
	Agency Plan update (annual consultant fees)	1430		5,000.00		0.00	0.00	
	Conduct required 5 yr energy audit	1430		7,000.00		0.00	0.00	
	Provide funds for reproduction of blueprints and specifications	1430		1,500.00		0.00	0.00	
	Sundry costs	1430		500.00		0.00	0.00	
	Hire an Architect	1430		29,000.00		0.00	0.00	
	Total 1430			65,000.00		0.00	0.00	
	Non-Dwelling Equipment:							
	Replacement of 62 inch Mower	1475	1	18,000.00		0.00	0.00	
	Replacement of Maintenance Van	1475	1	25,200.00		0.00	0.00	
	Total 1475			43,200.00		0.00	0.00	
	SUB-TOTAL			\$167,543.00		\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report

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

7/11/2005

Part II: Supporting Pages

PHA Name:		Grant Type and Number:				Federal FY of Grant:		
Housing Authority of the City of Abilene		TX21P32750104				2004		
		Capital Fund Program No:						
		Replacement Housing Factor Grant No:						
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	
Pioneer	Site Improvement:							
TX327-02	Repair parking and Designated Streets	1450		45,000.00		0.00	0.00	
	Subtotal 1450			45,000.00		0.00	0.00	
	Dwelling Equipment:							
	Replacement of Stoves and Refrigerators	1465.1		25,000.00		0.00	0.00	
	Install Stove Top Extinguishers	1465.1		4,500.00		0.00	0.00	
	Subtotal 1465.1			29,500.00		0.00	0.00	
	Total Site 002			\$74,500.00		\$0.00	\$0.00	
Vogel and Rebecca	Site Improvement:							
TX327-03	Covered Parking Structures	1450		47,000.00		0.00	0.00	
	Landscaping	1450		20,000.00		0.00	0.00	
	Subtotal 1450			67,000.00				
	Dwelling Equipment:							
	Replacement of Stoves and Refrigerators	1465.1		28,000.00		0.00	0.00	
	Install Stove Top Extinguishers	1465.1		4,500.00		0.00	0.00	
	Subtotal 1465.1			32,500.00		0.00	0.00	
	Total Site 003			\$99,500.00		\$0.00	\$0.00	
	Site Improvement:							
Riviera	Repair, resurface and restripe all parking lots	1450		30,000.00		0.00	0.00	
TX327-04								
	Subtotal 1450			30,000.00		0.00	0.00	
	Dwelling Equipment:							
	Install Stove Top Extinguishers	1465.1		3,500.00		0.00	0.00	
	Subtotal 1465.1			3,500.00		0.00	0.00	
	Total Site 004			\$33,500.00		\$0.00	\$0.00	
	TOTAL GRANT FOR 2004			\$375,043.00		\$0.00	\$0.00	None Obligated

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx327d01

Annual Statement /Performance and Evaluation Report *Note: See Account No. Corrections* 7/11/2005
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Abilene	Grant Type and Number: Capital Fund Program No: TX21P32750103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
--	---	-------------------------------------

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 Operating Expenses	0.00		0.00	0.00
3	1408 Management Improvements	20,000.00		20,000.00	0.00
4	1410 Administration	3,000.00		3,000.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	54,000.00		54,500.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	161,953.00		161,953.00	0.00
10	1460 Dwelling Structures	84,390.00		84,390.00	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	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
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)	\$323,343.00		\$323,843.00	\$0.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00

Annual Statement/Performance and Evaluation Report

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

7/11/2005

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Abilene		Grant Type and Number: Capital Fund Program No: TX21P32750103 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	
Pioneer TX327-002	Landscaping at entry to development for positive recognition & improve appearance	1450		0.00		0.00	0.00	
	Replace 139 interior doors including hardware (139 @ approx. \$125)	1460	139 ea	6,590.00		6,590.00	0.00	
	Replace existing bi-fold door including hardware in 20 units @ appr. \$140 ea.	1460	20 units	2,800.00		2,800.00	0.00	
	Total 002			\$9,390.00		9,390.00	0.00	0.00% Completed
Deegen Place Vogel Complex TX327-003	Install wrought iron fencing around new a/c unit complex (36 units) B-site	1450	36	42,000.00		42,000.00	0.00	<i>Acct. No. corrections from 1460</i>
	Install wrought iron fencing around central a/c unit complex (36 units) D-site	1450	36	42,000.00		42,000.00	0.00	<i>Acct. No. corrections from 1460</i>
	Repave interior street including restriping the parking lines	1450		0.00		0.00	0.00	
	Total 003			\$84,000.00		\$84,000.00	\$0.00	0.00% Completed
Riviera TX327-004	Landscaping/irrigation	1450		0.00		0.00	0.00	
	Complete underground main drainlines and all connecting drainlines	1450		77,953.00		77,953.00	0.00	<i>Moved \$20,000 from 1460 to account 1430 - correction</i>
	Asbestos Abatement and tile removal	1460		75,000.00		75,000.00	0.00	<i>for Cost of Asbestos Survey</i>
	Total 004			\$152,953.00		\$152,953.00	\$0.00	0.00% Completed
TOTAL GRANT FOR 2003						\$323,843.00	\$0.00	0.00% Completed

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx327e01

Annual Statement /Performance and Evaluation Report 7/11/2005
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <p align="center">Housing Authority of the City of Abilene "Set-Aside Supplemental Funds"</p>	Grant Type and Number: Capital Fund Program No: TX21P32750203 Replacement Housing Factor Grant No:	Federal FY of Grant: <p align="center">2003</p>
---	--	---

- | | | |
|--|---|--|
| <input type="checkbox"/> Original Annual Statement | <input type="checkbox"/> Reserved for Disasters/Emergencies | <input type="checkbox"/> Revised Annual Statement/Revision Number _____ |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 3/31/05 | | <input type="checkbox"/> 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 Operating Expenses	21,398.00		0.00	0.00
3	1408 Management Improvements	5,000.00		0.00	0.00
4	1410 Administration	3,000.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	20,000.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	4,501.00		0.00	0.00
10	1460 Dwelling Structures	0.00		0.00	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	10,642.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
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)	\$64,541.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00

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

7/11/2005

PHA Name: Housing Authority of the City of Abilene		Grant Type and Number: Capital Fund Program No: TX21P32750203 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	
PHA Wide	Operations	1406		21,398.00		0.00	0.00	
TX327	Total 1406			21,398.00		0.00	0.00	
	Management Improvements:							
	Regulation training for executive director, staff and maintenance workers	1408		5,000.00		0.00	0.00	
	Hire Resident Management Coordinator	1408		0.00		0.00	0.00	
	Total 1408			5,000.00		0.00	0.00	
	Administration:							
	Sundry costs	1410		3,000.00		0.00	0.00	
	Total 1410			3,000.00		0.00	0.00	
	Fees & Costs:							
	Contract Architect-Engineer to develop drawings & specifications	1430		0.00		0.00	0.00	
	Agency Plan update (annual consultant fees)	1430		0.00		0.00	0.00	
	Hire on-site inspector to monitor labor compliance, inspect work in progress	1430		18,000.00		0.00	0.00	
	Provide funds for reproduction of blueprints	1430		2,000.00		0.00	0.00	
	Total 1430			20,000.00		0.00	0.00	
	Site Improvement:			4,501.00				
	Landscaping, irrigation repairs			4,501.00				
	Non-Dwelling Equipment							
	Riding mower, utility trailer	1475	1 ea.	10,642.00		0.00	0.00	
	Total 1475			10,642.00		0.00	0.00	
	TOTAL SUPPLEMENTAL FUNDS FOR 2003			\$64,541.00		\$0.00	\$0.00	None obligated

CAPITAL FUND PROGRAM TABLES START HERE

Attachment tx327f01

Annual Statement /Performance and Evaluation Report 7/11/2005
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Abilene	Grant Type and Number: Capital Fund Program No: TX21P32750102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
--	---	-------------------------------------

Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number 1
 Performance and Evaluation Report for Program Year Ending **3/31/2005**
 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 Operating Expenses	0.00	0.00	0.00	0.00
3	1408 Management Improvements	25,000.00	25,000.00	25,000.00	23,941.47
4	1410 Administration	3,000.00	3,000.00	3,000.00	1,027.89
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	54,500.00	67,500.00	67,500.00	51,061.27
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	166,398.00	166,398.00	166,398.00	166,398.00
10	1460 Dwelling Structures	113,900.00	103,911.00	103,911.00	103,911.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	2,500.00	2,500.00	2,500.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	16,675.00	16,675.00	16,675.00	6,441.81
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	3,011.00	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$384,984.00	\$384,984.00	\$384,984.00	\$352,781.44
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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

7/11/2005

PHA Name: Housing Authority of the City of Abilene		Grant Type and Number: Capital Fund Program No: TX21P32750102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Management Improvements:							
TX327	Regulation training for executive director, staff and maintenance workers	1408		5,000.00	5,000.00	5,000.00	3,941.47	
	Hire Resident Management Coordinator	1408		20,000.00	20,000.00	20,000.00	20,000.00	
	Total 1408			25,000.00	25,000.00	25,000.00	23,941.47	96% Completed
	Administration:							
	Sundry costs	1410		3,000.00	3,000.00	3,000.00	1,027.89	
	Total 1410			3,000.00	3,000.00	3,000.00	1,027.89	34% Completed
	Fees & Costs:							
	Contract Architect-Engineer to develop drawings & specifications	1430		29,000.00	29,000.00	29,000.00	12,561.27	
	Agency Plan update (annual consultant fees)	1430		5,000.00	5,000.00	5,000.00	5,000.00	
	Hire on-site inspector to monitor labor compliance, inspect work in progress	1430		18,000.00	18,000.00	18,000.00	18,000.00	
	Provide funds for reproduction of blueprints	1430		2,500.00	2,500.00	2,500.00	2,500.00	
	Hire consultant to prepare specifications to abate the material containing asbestos, and removal of asbestos and air monitoring	1430		0.00	10,000.00	10,000.00	10,000.00	
	State of Texas requirements for notification fee for asbestos work	1430		0.00	3,000.00	3,000.00	3,000.00	
	Total 1430			54,500.00	67,500.00	67,500.00	51,061.27	76% Completed
	Relocation Costs:							
		1495		16,675.00	16,675.00	16,675.00	6,441.81	
	Total 1495			16,675.00	16,675.00	16,675.00	6,441.81	39% Completed
	Contingency	1502		3,011.00	0.00	0.00	0.00	
	Total 1502			3,011.00	0.00	0.00	0.00	
	TOTAL PHA WIDE			102,186.00	112,175.00	112,175.00	82,472.44	74% Completed

Annual Statement/Performance and Evaluation Report

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

7/11/2005

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Abilene		Grant Type and Number: Capital Fund Program No: TX21P32750102 Replacement Housing Factor Grant No:						Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Pioneer TX327-002	Build reinforced concrete retaining walls and brick repair	1450		66,398.00	66,398.00	66,398.00	66,398.00	
	Install dryer connections	1460	75 units	9,000.00	9,000.00	9,000.00	9,000.00	
	Total 002			75,398.00	75,398.00	75,398.00	75,398.00	100% Completed
Deegen Place Vogel Complex TX327-003	Repair walkways, stairs, brick walls and foundations	1450		40,000.00	40,000.00	40,000.00	40,000.00	
	Repaint interior of units	1460	28 units	17,500.00	7,511.00	7,511.00	7,511.00	
	Repaint interior community center	1470		2,500.00	2,500.00	2,500.00	0.00	
	Total 003			60,000.00	50,011.00	50,011.00	47,511.00	95% Completed
Riviera TX327-004	Landscaping/irrigation Refurbish existing parking & assigned parking	1450		20,000.00	20,000.00	20,000.00	20,000.00	
	Replace vinyl mini-blinds in all units	1460	34 units	9,400.00	9,400.00	9,400.00	9,400.00	
	Remove and replace wood floors upstairs & Replace floor tile in all units (wood is cracked and chipped)	1460	34 units	40,000.00	40,000.00	40,000.00	40,000.00	
	Refurbish existing kitchen cabinets. Replace damaged countertops if needed.	1460	34 units	18,000.00	18,000.00	18,000.00	18,000.00	
	Paint interior	1460	34 units	20,000.00	20,000.00	20,000.00	20,000.00	
	Total 004			147,400.00	147,400.00	147,400.00	147,400.00	100% Completed
	TOTAL GRANT FOR 2002			\$ 384,984.00	\$ 384,984.00	\$ 384,984.00	\$ 352,781.44	92% Completed

