

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

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# PHA Plans

5 Year Plan for Fiscal Years – Not Applicable  
Annual Plan for Fiscal Year 2007

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

## **PHA Plan Agency Identification**

**PHA Name:** Central Texas Housing Consortium -Temple and Belton Housing Authorities (Temple Housing Authority Lead Agency)

**PHA Number:** TX030, TX213

**PHA Fiscal Year Beginning: (mm/yyyy)** 10/2007

This represents a joint plan transmission on behalf of the Central Texas Housing Consortium. The Temple Housing Authority is the lead agency. The following is a list of all housing authorities with the number of units and funding sources currently participating in the consortium. All units are public housing units.

1. Temple Housing Authority (Lead Agency) 326 units, operating subsidy, capital funding, ROSS funding
2. Belton Housing Authority – 156 units, operating subsidy, capital funding

### **Public Access to Information**

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

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

### **Display Locations For PHA Plans and Supporting Documents**

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

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

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

- Main business office of the PHA
- PHA development management offices
- Other (list below)

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

**A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)  
Provide and professionally manage an adequate supply of safe, affordable housing of reasonable quality for low income persons while administering programs that offer opportunities for residents to advance in society. Be a leader and work in partnership with other agencies to enhance the quality of life for all persons of low income in the city.

**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:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)  
Develop affordable single family homes for ownership by low income families.  
Add Housing Authorities to the Consortium as opportunities arise.
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)

- Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing: Demolish 4-6 elderly units to make space for office expansion needs in 5-10 years.
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)
- Operate community center on minority heavy side of Temple as center of social life and public concerns.  
Transfer ownership of BHA Senior Center to another entity.

- PHA Goal: Increase assisted housing choices  
Objectives:
  - Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)

Continue to improve THA locally owned rental choice to include single family, duplexes and multifamily units.  
Renovate 64 unit high rise building for housing for elderly and disabled under the Section 8 Moderate Rehabilitation Program.

**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: Utilize income category preferences.
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements: Maintain night patrols by police and provide COPS substations.
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - Other: (list below)

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)
  - Provide GED training and scholarships for local college attendees
  - Operate community center on minority heavy side of city and provide additional programs for elderly using service coordinators.
  - Renovate building for self-sufficiency activities.

**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:
- 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:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)
  - \* Use Texas Department of Housing and Community Affairs and City of Temple Down Payment Assistance funds to provide homeownership opportunities.
  - \* Act as developer and leader of partnership to build single family affordable homes for purchase by low income families.

**Other PHA Goals and Objectives: (list below)**

**No other goals or objectives.**

**Annual PHA Plan**  
**PHA Fiscal Year 2006**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

**Not required - optional component**

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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**Attachments**

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

**Required Attachments:**

(tx030a01) Admissions Policy for Deconcentration

See Plan Text FY 2006 THA Capital Fund Program Annual Statement  
 See Plan Text FY 2007 THA Capital Fund Program Annual Statement  
 See Plan Text FY 2005 BHA Capital Fund Program Annual Statement  
 See Plan Text FY 2006 BHA Capital Fund Program Annual Statement  
 See Plan Text FY 2007 BHA Capital Fund Program Annual Statement

Not Applicable Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

tx030b01 Civil Rights Certifications  
 tx030c01 Drug Free Workplace Certification  
 tx030d01 Disclosure of Lobbying Activities  
 tx030e01 Certification of Payments to Influence Federal Transactions  
 tx030f01 Resident Advisory Board Member List  
 tx030g01 CTHC Resident Board Member  
 tx030h01 Implementation of Public Housing Resident Community Service Requirements  
 tx030i01 Summary of Progress Meeting 5 Year Plan Goals  
 tx030j01 Voluntary Conversion of Public Housing to Tenant-based Assistance

**Optional Attachments:**

(tx030k01) CTHC Management Organizational Chart  
 See Plan Text FY 2006 Capital Fund Program 5 Year Action Plan  
 Public Housing Drug Elimination Program (PHDEP) Plan  
 See Plan Text Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)  
 Other (List below, providing each attachment name)  
 (tx030l01) Substantial Deviation/Significant Amendment Definition  
 (tx030m01) RASS Follow-up Plan

## Supporting Documents Available for Review

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 6. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 7. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	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	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Resident Advisory Board Suggestions	Annual Plan: Residents and Public comments
X	Pet Policy	Annual Plan: Pet Policy

## **6. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **6. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

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

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford- ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access- ibility</b>	<b>Size</b>	<b>Loca- tion</b>
Income <= 30% of AMI	2231	5	4	4	2	3	5
Income >30% but <=50% of AMI	1753	5	4	4	2	3	4
Income >50% but <80% of AMI	2611	4	4	4	2	3	4
Elderly	1437	4	4	4	2	2	2
Families with Disabilities	1112	5	5	4	4	5	5
Race/Ethnicity W	3759	5	4	4	2	3	2
Race/Ethnicity B	1319	5	4	4	2	3	5
Race/Ethnicity H	1121	5	4	4	2	3	5
Race/Ethnicity Other	396	5	4	4	2	3	5

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year:
- U.S. Census data: SOCDs CHAS Data: Housing Problems Output for All Households
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

<b>Housing Needs of Families on the Waiting List</b>			
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	188		176
Extremely low income <=30% AMI	149	79	
Very low income (>30% but <=50% AMI)	35	19	
Low income (>50% but <80% AMI)	4	2	
Families with children	60	32	
Elderly families	41	22	
Families with Disabilities	11	6	
Race/ethnicity W	84	45	
Race/ethnicity B	69	37	
Race/ethnicity H	35	18	
Race/ethnicity O	0	0	

<b>Housing Needs of Families on the Waiting List</b>			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	127	68	52
2 BR	40	21	78
3 BR	17	9	39
4 BR	4	2	7
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			

### C. Strategy for Addressing Needs

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

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)  
Provide supportive services to promote education advancement, job search and placement, childcare and other identified services.

**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) Provide supportive services to promote education advancement, job search and placement, childcare and other identified services.

**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)  
Provide a Service Coordinator to assess individuals to determine needs and provide services which will enable elderly residents to live independently for as long as possible.  
Provide Service Coordinator to coordinate activities such as meals, health fairs and outings for elderly and Friendship House Community Center participants.

**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)  
Provide a Service Coordinator to assess individuals to determine needs and provide services which will enable disabled residents to live independently for as long as possible.

**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)  
Comply with marketing strategies listed in existing Fair Housing Marketing Plan.

**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)

\* Efficient management of existing Public Housing units enable more residents to be served and reduces the length of time on the waiting list for applicants.

\* Provision of social services provides support activities, such as childcare, scholarships, and tutoring, which enables adults family members to enroll in academic and vocational training and participate in job search and placement.

## **Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants</b> (FY 2007 grants)		
a) Public Housing Operating Fund	829,259	
b) Public Housing Capital Fund (2006)	598,615	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	N/A	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	N/A	N/A
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
THA ROSS 2004	38,245	
THA CFP 2005 (as of 1/31/07)	36,159	
<b>3. Public Housing Dwelling Rental Income</b>	941,767	Public Housing Operation
<b>4. Other income</b> (list below)		
Excess utilities	72,940	Public Housing Operation
Other Income	8,014	Public Housing Operation
Sales and Services	33,000	Public Housing Operation
Late charges	11,000	Public Housing Operation
Pay telephone commission		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
Laundry commission	2,500	Public Housing Operation
Lawn care (non elderly)	11,000	Public Housing Operation
Cable income	11,000	Public Housing Operation
Management fee	0	
<b>4. Non-federal sources</b> (list below)		
Investment income	24,499	Public Housing Operation
<b>Total resources</b>	<b>\$2,617,998</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

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

##### **(1) Eligibility**

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time) (30 Days)
- Other: (describe)

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

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

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

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

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

**(2)Waiting List Organization**

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

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

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

- PHA main administrative offices – Temple office for public housing units and Belton office for Belton housing units
- PHA development site management office
- Other (list below)

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

1. How many site-based waiting lists will the PHA operate in the coming year? 3

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

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

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

**(3) Assignment**

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

- One
- Two
- Three or More

- b.  Yes  No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Federally declared disaster
- 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)

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.

Former Federal preferences:

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

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

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

**(6) Deconcentration and Income Mixing**

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

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

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

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

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

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

Other (list policies and developments targeted below)

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

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

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

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

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

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

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

## B. Section 8 - Not Applicable

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)

### (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:

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

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

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

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

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

- Through published notices
- Other (list below)

## **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

### **A. Public Housing**

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

#### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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

- For the earned income of a previously unemployed household member  
 For increases in earned income  
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

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

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> 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)

- 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**

6. 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)  
Comparison with other similar assisted units in the city with comparable amenities and services.

**B. Section 8 Tenant-Based Assistance NOT APPLICABLE**

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

**(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually  
 Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

## **5. Operations and Management Not required to submit – High Performer**

[24 CFR Part 903.7 9 (e)]

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

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

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

## B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	482 (THA & BHA)	176
Section 8 Vouchers	NA	NA
Section 8 Certificates	NA	NA
Section 8 Mod Rehab	60 (Kyle)	10
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	NA
Public Housing Drug Elimination Program (PHDEP)	NA	NA
Other Federal Programs (list individually)		
Section 8 New Construction	100 (GH)	21
Section 8 Property Dispos.	45 (AB)	17
USDA, Rural Development	40	20
Public Housing Service Coordinator	182	N/A
BHA ROSS 2003 Neighborhood Networks	85	N/A
THA ROSS 2004 Res. Svc. Delivery Model	144	N/A

## C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
1. Capitalization of Property Policy
  2. Collection Policy for Rent and Other Charges
  3. Community Service and Self-Sufficiency Requirements Policy (Included in Occupancy Policy)
  4. Consortium Agreement
  5. Criminal, Drug Treatment, and Registered Sex Offender Classification Records Management Policy
  6. Deconcentration Policy (Included in Occupancy Policy)
  7. Depositories and Signature Authority
  8. Disposition of Property Policy
  9. Fair Housing Marketing Plan

10. Grievance Procedures Policy
  11. Number of HUD Handbooks
  12. Interlocal Cooperation Agreement
  13. Investment Policy
  14. Joint Investment Policy (THA policy only)
  15. Landscape Care Plan
  16. Lease and Addendum, Public Housing only
  17. Maintenance Policies and Procedures Manual
  18. Minority Business Enterprise (MBE) Program
  19. Occupancy Policy
  20. Personnel Policies and Procedures (Main library)
  21. Pest Control Policy
  22. Pet Policy (Included in Occupancy Policy)
  23. Petty Cash Fund Procedures Memo
  24. Procurement Policy
  25. Reasonable Accommodation and Modification Policy (Back-up documentation included in PHA Plan binder)
  26. Safety Handbook (Located in main library and Grants Director's office)
  27. Schedule of Charges
  28. Section 3 Policy
  29. Smoking Controls Policy
  30. TANF Cooperation Agreement (Tab 13)
  31. Transfer Policy (Included in Occupancy Policy)
  32. Privacy Policy (Applicants/Residents)
- All management and maintenance policy documents are included for review in the Five-Year and Annual Plan files. HUD Handbooks and manuals are located in the CTHC's library at the lead agency's office.

(2) Section 8 Management: (list below)

**6. PHA Grievance Procedures Not required to submit – High Performer**

[24 CFR Part 903.7 9 (f)]

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

**A. Public Housing**

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

PHA main administrative office

- PHA development management offices
- Other (list below)

**B. Section 8 Tenant-Based Assistance -- Not Applicable**

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

**7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

**A. Capital Fund Activities**

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

**(1) Capital Fund Program Annual Statement**

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

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

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

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

<b>PHA Name:</b>  Temple Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P03050107 Replacement Housing Factor Grant No:	<b>Federal FY of Grant: 2007</b>
--	--	--

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

Line	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	54,713			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	2,917			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	314,500			
11	1465.1 Dwelling Equipment—Nonexpendable	25,000			
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)	397,130.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	15,000			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Temple Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX21P03050107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
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	
AMP = Asset Management Project								
AMP 1 - Family (TX01, 02 & 7 family units in 07)	TX01, TX02 Rehab Bathrooms	1460	126	271,500				
AMP 2 - Elderly (TX 30-03 & 18 elderly units in 07)	AL Replace water lines/cutoffs	1460		43,000				
	Architect	1430		2,917				
AMP 3 – Elderly Highrise (TX30-04)								
PHA Wide	Appliances	1465		25,000				
	Overtime Police Patrols	1408		15,000				
PHA Wide Admin	Management fee			39,713				

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

PHA Name: Temple Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: TX21P03050107 Replacement Housing Factor No:					<b>Federal FY of Grant:</b> 2007	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
AMP1	09/30/09			09/30/11				
AMP 2	09/30/09			09/30/11				
AMP 3	NA			NA				
PHA Wide	09/30/09			09/30/11				
PHA Wide Admin	09/30/09			09/30/11				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:  Temple Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX21P03050106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1 ) <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	11,000.00	4,822.50	4,822.50	4,822.50
4	1410 Administration	42,500.00	42,500.00	20,621.26	20,621.26
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,500.00	23,582.99	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	274,130.00	351,694.51	22,440.00	22,440.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	54,000.00	8,130.00	0	0
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)	397,130.00	430,730	47,883.76	47,883.76
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	11,000	4,822.50	4,822.50	4,822.50

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Temple Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P03050106 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2006</b>
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: 1 )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Temple Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX21P03050106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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	
TX 30-01	Rehab Bathrooms	1460	76	75,000	108,000.00	0	0	
	Architect	1430		5,000	23,582.99	0	0	
TX 30-02	Rehab Bathrooms	1460	50	44,000	102,000.00	0	0	
	Reroof Buildings	1460	15	67,130	0			
	Architect	1430		2,500	0			
TX 30-03	Replace Water Lines/Cutoffs	1460		28,000	0			
	Architect	1430		3,000	0			
TX30-04	Masonry Emergency Repairs	1460		0	49,254.51	49,254.51	0	
	Exterior Building Repairs	1460		0	70,000.00	70,000.00	0	
TX 30-07	Reroof Buildings	1460	6	60,000	22,440.00	22,440.00	22,440.00	Complete
	Architect	1430		5,000	0			
PHA Wide	Overtime Police Patrols	1408		11,000	4,822.50	4,822.50	4,822.50	Complete
	Playground Equipment/Landscaping	1475		38,000	0			
	Maintenance equipment	1475		10,000	5,000.00	0	0	
PHA Wide Mgmt Needs	Office equipment, computer, furnishings	1475		6,000	3,130.00	0	0	
PHA Wide Admin	Salary and benefits CFP Grant Administrator	1410		42,500	42,500.00	20,621.26	20,621.26	In Progress

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

PHA Name: Temple Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: TX21P03050106 Replacement Housing Factor No:					<b>Federal FY of Grant: 2006</b>	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
TX 30-01	09/30/08	09/30/08		09/30/10	09/30/10			
TX 30-02	09/30/08	09/30/08		09/30/10	09/30/10			
TX 30-03	09/30/08	09/30/08		09/30/10	09/30/10			
TX30-04	N/A	9/30/07		N/A	9/30/07			
TX 30-07	09/30/08	09/30/08		09/30/10	09/30/10			
PHA Wide Mgmt	09/30/08	09/30/08		09/30/10	09/30/10			
PHA Wide Admin	09/30/08	09/30/08		09/30/10	09/30/10			

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Belton Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P21350107 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2007
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	8,337			
3	1408 Management Improvements	20,148			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	150,000			
11	1465.1 Dwelling Equipment—Nonexpendable	15,000			
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)	\$201,485			
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				

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

PHA Name: <b>Belton Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX21P21350107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
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	
AMP 2 (TX02)	Remodel Units	1460	12	150,000				
	Architect	1430		8,000				
PHA Wide	Operations	1406		8,337				
	Appliances	1465		15,000				
PHA Wide Admin	Management Fee			20,148				

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

PHA Name: Belton Housing Authority		Grant Type and Number Capital Fund Program No: TX21P21350107 Replacement Housing Factor No:					Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AMP 1	09/30/09			09/30/11			
AMP 2	09/30/09			09/30/11			
PHA Wide	09/30/09			09/30/11			
PHA Wide ADMIN	09/30/09			09/30/11			

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

<b>PHA Name:</b> Belton Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P21350106 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2006
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$15,000	15,000.00	5,343.47	5,343.47
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$45,600	45,600.00	43,229.72	43,229.72
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$133,485	150,842.00	45,314.00	45,314.00
11	1465.1 Dwelling Equipment—Nonexpendable	3,000	2,690.00	0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$4,400	4,400.00	0	0
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)	\$201,485	218,532.00	88,543.72	88,543.72
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				

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

PHA Name: <b>Belton Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX21P21350106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
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	
TX213-001	Remodel Units	1460	15	133,485	150,842.00	45,314.00	45,314.00	
	Architect	1430		9,000	9,000.00	7,900.75	7,900.75	
TX213 002								
TX213-003								
PHA Wide	Maint. Equipment	1475		3,000	3,000.00	0	0	
	Appliances	1465		3,000	2,690.00	0	0	
	Asbestos Abatement	1430		30,600	30,600.00	29,985.00	29,985.00	
	Asbestos Consultant	1430		6,000	6,000.00	0	0	
PHA Wide Mgmt Needs	Office Equipment	1475		1,400	1,400.00	0	0	
	Social Services Coordinator	1408		15,000	15,000.00	5,343.47	5,343.47	

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

PHA Name: Belton Housing Authority		Grant Type and Number Capital Fund Program No: TX21P21350106 Replacement Housing Factor No:					Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX213-001	09/30/08			09/30/10			
TX213-002	09/30/08			09/30/10			
TX213-003	09/30/08			09/30/10			
PHA Wide	09/30/08			09/30/10			
PHA Wide MGMT	09/30/08			09/30/10			
PHA Wide ADMIN	09/30/08			09/30/10			

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

<b>PHA Name:</b> <p style="text-align: center;"><b>Belton Housing Authority</b></p>	<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P21350105 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <p style="text-align: center;"><b>2005</b></p>
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 3/31/06  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$9,000	9,000.00	9,000.00	9,000.00
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$44,800	28,914.50	22,914.50	22,914.50
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$147,200	161,028.50	161,028.50	161,028.50
11	1465.1 Dwelling Equipment—Nonexpendable	7,000	7,000.00	5,442.67	5,442.67
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$19,078	21,135.00	17,613.17	17,613.17
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$700	700.00	250.61	250.61
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$227,778	227,778.00	216,249.46	216,249.46
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				

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

PHA Name: <b>Belton Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: TX21P21350105 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	
TX213-001	Remodel Units	1460	16	147,200	161,028.50	161,028.50	161,028.50	Complete
	Architect	1430		10,000	10,000.00	10,000.00	10,000.00	Complete
TX213-003	Remodel Units	1460						
PHA Wide	Maint. Equipment	1475		2,800	2,800.00	549.00	549.00	In Progress
	Appliances	1465		7,000	7,000.00	5,442.68	5,442.68	In Progress
	Vehicle	1475	1	13,778	15,835.00	15,835.00	15,835.00	Complete
	Asbestos Abatement	1430		28,800	12,914.50	12,914.50	12,914.50	Complete
	Asbestos Consultant	1430		6,000	6,000.00	0	0	In Progress
PHA Wide Mgmt Needs	Office Equipment	1475		2,500	2,500.00	1,229.17	1,229.17	In Progress
	Social Services Coordinator	1408		9,000	9,000.00	9,000.00	9,000.00	Complete
	Relocation Costs	1495		700	700.00	250.61	250.61	In Progress

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

PHA Name: Belton Housing Authority		Grant Type and Number Capital Fund Program No: TX21P21350105 Replacement Housing Factor No:					Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TX213-001	09/30/06			09/30/07			
TX213-002	09/30/06			09/30/07			
TX213-003	09/30/06			09/30/07			
PHA Wide	09/30/06			09/30/07			
PHA Wide MGMT	09/30/06			09/30/07			
PHA Wide ADMIN	09/30/06			09/30/07			

**(2) Optional 5-Year Action Plan**

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name  
-or-

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

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name <b>Temple Housing Authority</b>				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1 2007	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2011
	Annual Statement				
AMP 1		207,000	50,000	132,500	77,500
AMP 2		0	202,500	0	10,000
AMP 3		104,917	10,000	84,000	130,000
TX 30 PHA Wide		45,500	52,500	98,500	97,500
TX 30 PHA Wide Admin		39,713	35,000	35,000	35,000
CFP Funds Listed for 5-year planning	397130	397,130	350,000	350,000	350,000
Replacement Housing Factor Funds					

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year 1 2007	Activities for Year : <b>2 Temple</b> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <b>3 Temple</b> FFY Grant: 2009 PHA FY: 2009		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See Annual Statement</b>	AMP 1	CV/JMH Rehab Bathrooms Architect WB Playground Equipment WB Replace Windows	123,000 9,000 25,000 50,000	AMP 1	JMH/CV Playground Equipment	50,000
	AMP 2			AMP 2	AL/RAT Reroof buildings AL Sewer upgrade Engineer/Architect	140,000 56,000 6,500
	AMP 3	Replace water heater Replace LR windows Exterior Repairs Architect	10,000 60,000 27,000 7,917	AMP 3	Operations	10,000
	TX 30 PHA Wide	Appliances Overtime police patrols	30,500 15,000	TX 30 PHA Wide	Appliances Overtime police patrols Water heaters	30,000 15,000 7,500
	TX 30 PHA Wide Admin	Management fee	39,713	TX 30 PHA Wide Admin	Management fee	35,000
Total CFP Estimated Cost			\$397,130			\$350,000

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year : <b>4 Temple</b> FFY Grant: 2010 PHA FY: 2010			Activities for Year: <b>5 Temple</b> FFY Grant: 2011 PHA FY: 2011		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
AMP 1	JMH, CV, WB family Replace kitchen countertops, cabinets, sinks and faucets Architect WB Reseal/restripe parking lot	100,000 6,000 26,500	AMP 1	JMH/CV Install exterior lighting JMH/CV Reroof buildings	27,500 50,000
AMP 2			AMP 2	AL/RAT Install exterior lighting	10,000
AMP 3	Renovate common areas Elevator rehab Architect	15,000 65,000 4,000	AMP 3	Reroof building Replace chillers Install exterior lighting	50,000 75,000 5,000
TX 30 PHA Wide	Appliances Overtime Police Patrols Water heaters	40,000 15,000 43,500	TX 30 PHA Wide	Appliances Overtime Police Patrols Replace Water Heaters Replace Office Bldg Roof	30,000 15,000 27,500 25,000
TX 30 PHA Wide Admin	Management fee	35,000	TX 30 PHA Wide Admin	Management fee	35,000
Total CFP Estimated Cost		\$350,000			\$350,000

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name <b>Belton Housing Authority</b>		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
	2007	FFY Grant: 2008 PHA FY: 2008	FFY Grant: 2009 PHA FY: 2009	FFY Grant: 2010 PHA FY: 2010	FFY Grant: 2011 PHA FY: 2011
AMP 1	Annual Statement	102,000	157,000	0	73,500
AMP 2		52,652	0	155,000	88,000
TX 213 – PHA Wide		26,685	14,000	16,000	9,500
TX 213 – PHA Wide Admin		20,148	19,000	19,000	19,000
CFP Funds Listed for 5-year planning		201,485	190,000	190,000	190,000
Replacement Housing Factor Funds					

## Capital Fund Program Five-Year Action Plan

### Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 <b>Belton</b> FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 <b>Belton</b> FFY Grant: 2009 PHA FY: 2009		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See Annual Statement</b>	AMP 1	Remodel Units (6) Asbestos Abatement Asbestos Consultant	85,000 7,000 10,000	TX 213-001	Remodel Units (10) Architect Asbestos Consultant Asbestos Abatement	130,000 6,300 4,200 16,500
	AMP 2	Remodel Units (11) Architect	37,652 15,000	TX 213-002		
	TX 213-PHA Wide	Appliances	26,685	TX 213-PHA Wide	Appliances	14,000
	TX 213-PHA Wide Admin	Management Fee	20,148	TX 213-PHA Wide Admin	Management Fee	19,000
Total CFP Estimated Cost			\$201,485	Total CFP Estimated Cost		\$190,000

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages—Work Activities**

Activities for Year : <b>4 Belton</b> FFY Grant: 2010 PHA FY: 2010			Activities for Year: <b>5 Belton</b> FFY Grant: 2011 PHA FY: 2011		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
AMP 1			TX 213-001	Install HVAC (15) Architect Asbestos Consultant Asbestos Abatement Replace windows	25,000 2,500 6,000 25,000 15,000
AMP 2	Remodel Units (11) Architect	146,000 9,000	TX 213-002	Remodel Units (9) Architect	83,000 5,000
TX 213-PHA Wide	Appliances	16,000	TX 213-PHA Wide	Appliances	9,500
TX 213-PHA Wide Admin	Management Fee	19,000	TX 213-PHA Wide Admin	Management Fee	19,000
Total CFP Estimated Cost		\$190,000	Total CFP Estimated Cost		\$190,000

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

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

### NOT APPLICABLE

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

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development  
 Revitalization Plan submitted, pending approval  
 Revitalization Plan approved  
 Activities pursuant to an approved Revitalization Plan underway

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

- Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

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

### **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

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

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

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

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

## B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

Yes  No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria below:

## 12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

## Not Required to Submit – High Performer

### A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? Temple Housing Authority 08/07/00 Belton Housing Authority 07/31/02

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

- Client referrals  
 Information sharing regarding mutual clients (for rent determinations and otherwise)

- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Job training and placement	9 Programs	Resident request	Social Services office	Public Housing
Education Programs	10 Programs	Resident request	Social Services office	Public Housing
Youth Programs	12 Programs	Resident request	Social Services office	Public Housing
Childcare/After School Programs	5 Programs	Resident request	Social Services office	Public Housing
Homeownership Program	2 Programs	Resident request	Social Services office	Public Housing
Senior Adult Programs	14 Programs			
Service Coordinator	45 Programs	Resident request	Social Services office	Public Housing

**(2) Family Self Sufficiency program/s      Not Applicable**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: _____)
Public Housing	N/A	N/A
Section 8	N/A	N/A

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

**C. Welfare Benefit Reductions**

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

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

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

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

**Program Terminated in 2002.**

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments

- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

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

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

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

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

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

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

**C. Coordination between PHA and the police**

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan

- Police provide crime data to housing authority staff for analysis and action
  - Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
  - Police regularly testify in and otherwise support eviction cases
  - Police regularly meet with the PHA management and residents
  - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
  - Other activities (list below)
2. Which developments are most affected? (list below)

**D. Additional information as required by PHDEP/PHDEP Plan**

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

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

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**Extract from Occupancy Policy**

**18.0 Pet Policy**

**18.1 EXCLUSIONS**

This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all subsidized housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

**18.2 PETS IN SUBSIDIZED HOUSING**

The Consortium will allow for pet ownership in subsidized housing projects or buildings.

**18.3 Approval**

Residents must have prior approval of the Consortium before moving a pet into their unit.

## 18.4 Types and Number of Pets

The Consortium will allow only common household pets such as a domesticated dog, cat, bird, rodent (including a rabbit) fish, or turtle. A common household pet does not include reptiles (except turtles).

Only one (1) pet per unit is allowed.

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

No animal may exceed 15 inches in height and 20 pounds in weight when fully grown.

## 18.5 Inoculations

In order to be registered, pets must be appropriately inoculated against rabies and other conditions prescribed by local ordinances.

## 18.6 Pet Deposit

A pet deposit of \$200.00 is required at the time of registering a pet. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear.

Residents residing in elderly complexes in Public and Section 8 Housing, may pay an initial deposit of \$50 and gradually accumulate the remaining required deposit by paying \$10 monthly until the deposit is paid in full.

## 18.7 Financial Obligation of Residents

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and the Consortium reserves the right to exterminate and charge the resident.

## 18.8 Nuisance or Threat to Health or Safety

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.

Repeated substantiated complaints by neighbors or Consortium personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance will result in the owner having to remove the pet or move him/herself.

## 18.9 Designation of Pet areas

Pets must be kept in the owner's apartment or on a leash (under the resident's supervision) at all times when outside the apartment. Pets are not allowed in common areas (laundry rooms, offices, community rooms, or other recreational facilities) or other dwelling units.

Pet owners must clean up after their pets and are responsible for disposing of pet waste. Pets may not be tied to any fixed object anywhere outside the dwelling unit.

## 18.10 REMOVAL OF PETS

The Consortium shall require the removal of any pet from a project if: (1) the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located; or (2) the Consortium determines, based on the pet owner's habits and practices, that the pet owner will be unable to keep the pet in compliance with the pet rules and other lease obligations.

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. (See Attachment tx030b01)

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain?
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

### **Not Required to Submit – High Performer**

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

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name)
- Provided below:  
Resident comments were positive and in support of the Plan.

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

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

Other: (list below)

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

**C. Statement of Consistency with the Consolidated Plan**

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

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

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

\*\*Continuation of self-sufficiency program which includes job search, job training, education and childcare.

\*\*Continuation of home ownership program.

Other: (list below)

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

X Provide down payment assistance to first time homebuyers to support affordable housing purchase program.

X The activities proposed for funding are designed to meet the needs of low and very low income households to enable their incomes to increase above the poverty line.

X The activities require, encourage and actively support education opportunities for those served and generally assist recipients of services in the welfare to work concept of welfare reform.

X Make loans, grants and incentives available to fund eligible housing activities and preserve/create housing units for low, very low and moderate income households.

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

X The state plans to address obstacles to meeting underserved needs, foster and maintain affordable housing and reduce the number of poverty level families.

X Increase awareness of programs which promote homeownership and self-sufficiency for residents of subsidized and assisted housing.

#### **D. Other Information Required by HUD**

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

**No other information requested.**

## **Attachments**

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

### **Attachment tx030a01**

#### **Deconcentration Policy**

#### **(Extract from Central Texas Housing Consortium Occupancy Policy)**

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

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

Prior to the beginning of each fiscal year, we will analyze the income levels of families in each of our developments and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

**Attachment tx030b01 Civil Rights Certifications**

**Attachment tx030c01 Drug Free workplace Certification**

**Attachment tx030d01 Disclosure of Lobbying Activities**

**Attachment tx030e01 Certification of Payments to Influence Federal Transactions**

Hard copies of these documents were mailed to the Ft. Worth HUD Field Office.

**Attachment tx030f01**  
**Resident Advisory Board List**

<b>Name of Resident</b>	<b>Complex</b>	<b>Term Expiration Date</b>
Johnnie Downs	Autumn Leaves	9/07
Dorothy Stetson	Autumn Leaves	9/07
Maria Euresti	Crestview	9/09
Maria Madrigil	Crestview	9/08
Quincey Evans	Frances Graham Hall	9/08
Linda Blackmon	Frances Graham Hall	9/09
Sarah Pierce	Jonathan Moore Homes	9/08
Loretta Haynes	Jonathan Moore Homes	9/09
Norma Davis	Ratliff Homes	9/09
Carolyn Lange	Ratliff Homes	9/08
Diane Burke	Willow Brook	9/08
Timlicia Robinson	BHA – 916 W. Avenue I	9/07
Shanae Anchando	BHA – 846 Mitchell Street	9/07

**Attachment tx030g01  
Resident Board Member**

**Term:** 1/25/06—1/23/08

**Member:**  
Sarah Pierce Jonathan Moore Homes 17-2

## **Attachment tx030h01 Implementation of Public Housing Resident Community Service Requirements**

In order to be eligible for continued occupancy, each adult family member must (unless exempt) contribute 8 hours per month of community service, participate in an economic self-sufficiency program for 8 hours per month or perform 8 hours per month of combined activities.

We identify all adult family members who are not exempt, notify them of the requirement and provide them with a list of suitable volunteer positions. We provide them with volunteer time sheets, instructions for completing the time sheets and track their progress.

Adult family members failing to meet the requirements are notified that they are in noncompliance, the determination is subject to the grievance procedures policy and unless they enter into an agreement to comply with the requirements, their lease will not be renewed or will be terminated.

**Attachment tx030i01**  
**Summary of Progress Meeting 5 Year Plan Goals**

**Temple Housing Authority**  
**5-Year Plan Goal Tracking (2004-2008)**

**Goal 1: Expand the supply of assisted housing by increasing number of THA units and affordable units within the City**

**Baseline data:** THA has 969 housing units and Workforce Housing Program developed 357 homes as of 3/31/07.

**Results:**

**Goal 2: Improve the quality of assisted housing**

**Objectives:**

1. Renovate or modernize public housing units.
2. Demolish or dispose of obsolete public house: Demolish 4-6 elderly units to make space for office expansion needs in 5-10 years.
3. Operate senior citizen center on minority side of Temple as center of social life and public concerns.

**Baseline data:**

1. Senior center is operational and offering many programs to multiple age groups.
2. Bathroom renovations at JMH/CV are pending.

**Results:**

**Goal 3: Increase assisted housing choices by continuing to improve PHA locally owned rental choices for duplexes and multifamily units and homeownerships programs for single family units.**

**Baseline data:**

- 357 single family homes sold as of 3/31/07
- THA 969 units

**Results:**

**Goal 4: Improve community quality of life and economic vitality by maintaining night patrols by police and providing COPS substations.**

**Objectives:**

- Maintain night patrols
- Provide COPS substations

**Baseline Data:**

- Night patrols funded by THA three nights per week.
- Four substations provided in THA complexes.

**Results:**

**Goal 5: Promote self-sufficiency and asset development of assisted households by:**

**Objectives:**

1. Increase the number and percentage of employed persons in assisted families
2. Provide or attract supportive services to improve residents' employability.
3. Provide or attract supportive services to increase independence for the elderly or families with disabilities.
4. Provide GED training and scholarships for local college attendees.
5. Operate a senior citizen center on minority heavy side of city and provide additional programs for elderly using social service coordinator.

**Baseline Data:**

1. 55 % able-bodied THA and 47% BHA residents employed, 64 THA and 5 BHA enrolled in training, 4 THA and 6 BHA students enrolled in GED classes as of 2/28/07.
2. Friendship House operational.
3. Supportive Services staff/programs operational.

**Results:**

**Goal 6: Ensure Equal Opportunity in Housing**

**Objectives:**

1. Use TDHCA and City down payment assistance for homeownership.
  2. Act as developer and leader of partnership to build single family affordable homes for purchase by low income families.
  3. Research and pursue alternative sources of funding for single family homeownership program.

**Baseline Data:**

- Applied to TDHCA for 2003 Homebuyer Assistance grant to assist 49 homebuyers (Total request was 34 THA + 14 COB)
- 357 homes sold as of 3/31/07.

**Results:**

**Belton Housing Authority  
5-Year Plan Goal Tracking (2004-2008)**

**Goal 1: Expand the supply of assisted housing by reducing vacancies and by developing single family homes for ownership by low income families.**

**Baseline data:**

As of 2/28/07:

1. BHA had 196 units with an 88% occupancy rate. (15 units under modernization)
2. 357 single family affordable house have been sold in the Downpayment Assistance Program.

**Results:**

**Goal 2: Improve the quality of assisted housing by improving PHAS score and by renovating public housing units.**

**Objectives:**

1. Renovate or modernize all public housing units: Renovation of 12 units planned utilizing 2007 CFP funding.
2. Increase PHAS score to high performer range.

**Baseline data:**

1. PHAS score as of 95 as of 3/31/07.
2. Completed renovation of 106 units.

**Results:**

**Goal 3: Improve community quality of life by increasing the availability of Head Start by adding early age program and converting an available building for elderly, family and children's programs.**

**Objectives:**

1. Apply for self-sufficiency grant to provide funding for self-sufficiency activities.

**Baseline Data:**

1. Preparing 2007 ROSS grant application.

**Results:**

**Goal 4: Promote self-sufficiency and asset development of assisted households.**

**Objectives:**

Increase the number and percentage of employed residents, provide or attract supportive services to improve resident employability and increase independence for the elderly or families with disabilities.

**Baseline Data:**

As of 3/31/07:

1. Social Services personnel routinely assess resident needs for new residents and as required for existing residents.
2. A weekly job listing is made available to residents who are actively seeking employment.
3. Social Services personnel continue to develop partnerships with community service providers.

**Results:**

## Attachment tx030j01 Voluntary Conversion of Public Housing to Tenant-based Assistance

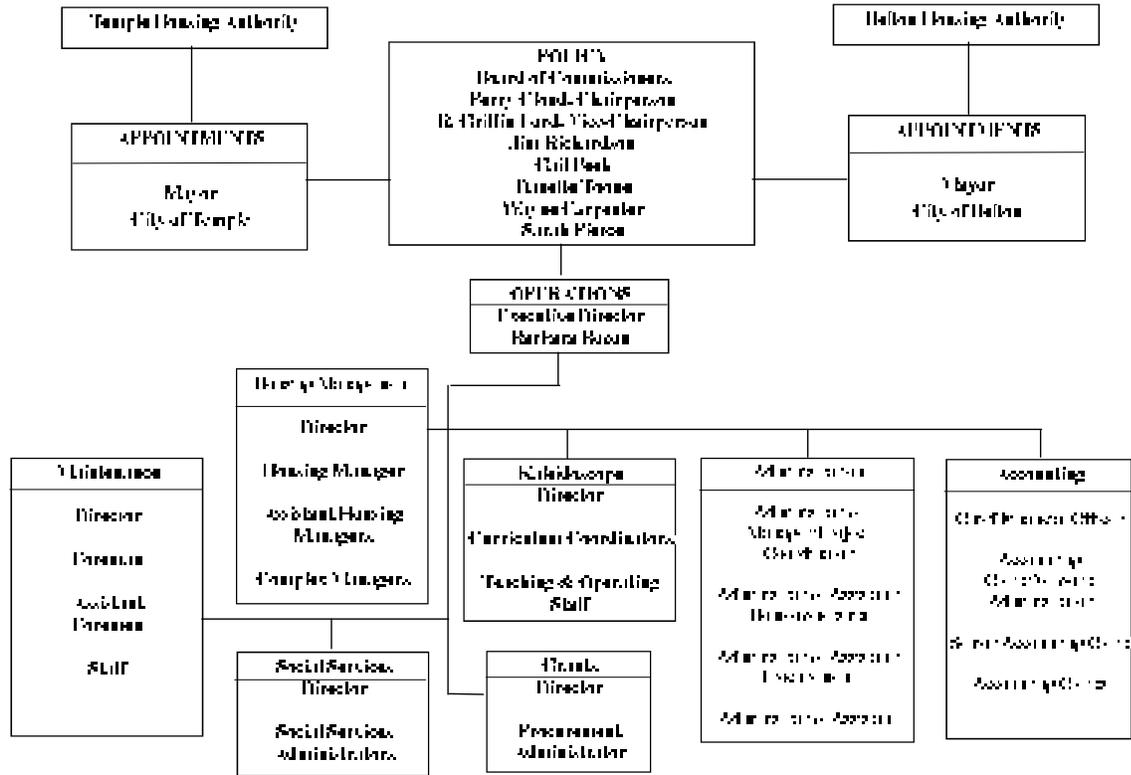
- A. How many of the PHA's developments are subject to the Required Initial Assessments? 5
- B. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemption (e.g., elderly and/or disabled developments not general occupancy projects?) 3
- C. How many Assessments were conducted for the PHA's covered developments? 5
- D. Identify PHA developments that me be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None Appropriate	None Appropriate

- If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:  
Not Applicable—Initial Assessment have been completed.

# Attachment tx030k01 CTHC Management Organizational Chart

## CENTRAL TEXAS HOUSING CONSORTIUM ORGANIZATIONAL CHART



## **Attachment tx030l01 Substantial Deviation/Significant Amendment Definition**

As required in the October 21, 1999 Public Housing Agency Plan Final Rule, 903.7(r), definitions for “Substantial Deviation” and “Significant Amendment or Modification” follow:

Substantial Deviation – A major change or alteration to the approved plan.

Significant Amendment or Modification – The activities added to the approved plan to correct the substantial deviation.

Exception to this definition will be any required mandatory regulatory changes.

**Attachment tx030m01**  
**RASS Follow-up Plan**

**Communication:**

Survey scores indicated that the Housing Authority scored higher than the national average in three of six categories. Management courteousness and professionalism was 1.1% higher than the national average. The two areas that need the most attention are provision of information about maintenance and repair and management responsiveness to questions and concerns. We are not satisfied with the percentages in these areas and will take the following steps to improve communications with residents:

- Flyers pertaining to specific maintenance or repair issues will be used to keep residents informed prior to start of the repair work, if possible, on a regular basis.
- Housing Authority staff will attend Resident Advisory Board meetings and Resident Association meetings to give those present an opportunity to ask questions.
- We will stress the importance of responding to phone calls and written correspondence in a timely fashion.
- Newsletters that will include articles to inform residents about projects, lease terms, and policies are distributed bi-monthly.

## **Attachment tx030a01**

### **Deconcentration Policy**

**(Extract from Central Texas Housing Consortium Occupancy Policy)**

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

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

Prior to the beginning of each fiscal year, we will analyze the income levels of families in each of our developments and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

**Attachment tx030b01 Civil Rights Certifications**

Hard Copy of this form was mailed to the Ft. Worth HUD Field Office.

## **Attachment tx030c01 Drug Free workplace Certification**

Hard copy of this document was mailed to the Ft. Worth HUD Field Office.

**Attachment tx030d01 Disclosure of Lobbying Activities**

Hard copy of this document will be mailed to the Ft. Worth HUD Field Office.

**Attachment tx030e01**  
**Certification of Payments to Influence Federal Transactions**

Hard copy of this document will be mailed to the Ft. Worth HUD Field Office.

## Attachment tx030f01 Resident Advisory Board List

<b>Name of Resident</b>	<b>Complex</b>	<b>Term Expiration Date</b>
Johnnie Downs	Autumn Leaves	9/07
Dorothy Stetson	Autumn Leaves	9/07
Maria Euresti	Crestview	9/09
Maria Madrigil	Crestview	9/08
Linda Blackmon	Frances Graham Hall	9/06
Quincy Evans	Frances Graham Hall	9-08
Sarah Pierce	Jonathan Moore Homes	9/05
Joretta Haynes	Jonathan Moore Homes	9-09
Norma Davis	Ratliff Homes	9/09
Carolyn Lange	Ratliff Homes	9/08
Diane Burke	Willow Brook	9/08
June Dudik	726 W. Avenue H	9/05
Geraldine O'Kane	724 W. Avenue F	9/05

**Attachment tx030g01  
Resident Board Member**

**Term:** 1/25/07—1/23/08

**Member:**  
Sarah Pierce Jonathan Moore Homes

## **Attachment tx030h01 Implementation of Public Housing Resident Community Service Requirements**

In order to be eligible for continued occupancy, each adult family member must (unless exempt) contribute 8 hours per month of community service, participate in an economic self-sufficiency program for 8 hours per month or perform 8 hours per month of combined activities.

We identify all adult family members who are not exempt, notify them of the requirement and provide them with a list of suitable volunteer positions. We provide them with volunteer time sheets, instructions for completing the time sheets and track their progress.

Adult family members failing to meet the requirements are notified that they are in noncompliance, the determination is subject to the grievance procedures policy and unless they enter into an agreement to comply with the requirements, their lease will not be renewed or will be terminated.



**Attachment tx030i01**  
**Summary of Progress Meeting 5 Year Plan Goals**

**Central Texas Housing Consortium**  
**Five Year Goal Tracking Data**  
**(2005-2009)**

**Goal 1: Expand the supply of assisted housing by leveraging private or other public funds to create additional housing opportunities, acquiring or building units or developments and developing affordable single family homes for ownership by low income families.**

**Baseline Data: (As of 6/30/05)**

CTHC has 1,160 rental units (964 – THA and 196 – BHA) and 322 Workforce Housing Program homes developed.

**Results:**

As of 6/30/06, CTHC has 1,161 rental units (965 – THA and 196 – BHA) and 340 Workforce Housing Program homes developed.

**Goal 2: Improve the quality of assisted housing.**

**Objectives:**

1. Renovate or modernize public housing units.
2. Demolish or dispose of obsolete public housing: Demolish 4-6 elderly units to make space for office expansion needs in 5-10 years.
3. Operate community center on minority heavy side of Temple as center of social life and public concerns.

**Baseline Data: (As of 6/30/05)**

1. Exterior painting, soffit and fascia replacement at JMH, CV, AL and RAT pending.
2. Construction of warehouse in Temple pending.
3. Replacement of entry doors in Temple pending.
4. Concrete replacement at THA maintenance shop pending.
5. Installation of roof turbines at BHA pending.
6. HVAC duct replacement at FGH pending.
7. Senior center is operational.

**Results:**

As of 6/30/06

Items 1-6 have been completed. Senior center is operational.

**Goal 3: Increase assisted housing choices by continuing to improve THA locally owned rental choice to include single family, duplexes and multifamily units, and implementing public housing or other homeownership programs renovating 64 unit high rise building.**

**Baseline Data: (As of 6/30/05)**

1. Researching funding opportunities to renovate the Kyle.
2. Three duplexes are pending construction.
3. Demolition of structurally damaged scattered site unit is pending.

**Results:**

As of 6/30/06.

Structurally damaged scattered site unit at 1015 South Main has been demolished. Two duplexes are under construction.

**Goal 4: Improve community quality of life and economic vitality by maintaining night patrols by police and providing COPS substations/office space.**

**Objectives:**

1. Maintain night patrols
2. Provide COPS substations/office space

**Baseline Data: (As of 6/30/05)**

1. Night police patrols are funded by THA CFP three nights per week.
2. Four substations provided in THA complexes.

**Results:**

As of 6/30/06

Night patrols continue at all Public Housing complexes three nights per week and substations continue to be operational.

**Goal 5: Promote self-sufficiency and asset development of families and individuals.**

**Objectives:**

1. Increase the number and percentage of employed persons in assisted families:
2. Provide or attract supportive services to improve assistance recipients' employability:
3. Provide or attract supportive services to increase independence for the elderly or families with disabilities.
4. Provide GED training and scholarships for local college attendees
5. Operate community center on minority heavy side of city and provide additional programs for elderly using service coordinator.

**Baseline Data: (As of 6/30/05)**

1. THA: 58% able-bodied resident employed, 79 enrolled in training, 3 students enrolled in GED.
2. BHA: 54% able-bodied resident employed, 8 enrolled in training, 5 students enrolled in GED.
3. Friendship House operational.

**Results:**

- As of 6/30/06 61% THA and 48% BHA able-bodied residents employed, 68 THA and 4 BHA residents enrolled in training, 6 THA and 13 BHA residents are enrolled in GED classes.
- Friendship House programming provided daily, m-F, and averages 25 attendees.
- Provided 17 self-sufficiency workshops for elderly.
- 80 refurbished computer systems donated to residents and computer classes held twice weekly.

**Goal 6: Ensure equal opportunity and affirmatively further fair housing.**

**Baseline Data: (As of 6/30/05)**

1. Application for down payment assistance is pending at TDHCA.

**Objectives:**

1. Use Texas Department of Housing and Community Affairs and City of Temple Down Payment Assistance funds to provide homeownership opportunities.
2. Act as developer and leader of partnership to build single family, affordable homes for purchase by low income families.

**Results:**

As of 6/30/06

340 homes have been purchased using down payment assistance provided by prior year grants.

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Tenant-based Assistance**

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**Attachment tx030k01  
CTHC Management Organizational Chart**

**CENTRAL TEXAS HOUSING CONSORTIUM  
ORGANIZATIONAL CHART**

