

# PHA Plans

## Streamlined Annual Version

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

OMB No. 2577-0226  
(exp. 08/31/2009)

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

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

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# Streamlined Annual PHA Plan for Fiscal Year: 2008

## PHA Name: Johnson City Housing Authority

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**



**Streamlined Annual PHA Plan**  
**Fiscal Year 2008**  
[24 CFR Part 903.12(c)]

**Table of Contents**  
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

**A. PHA PLAN COMPONENTS**

- |   |  |                 |
|---|--|-----------------|
| <input type="checkbox"/>  | 1. Site-Based Waiting List Policies  | N/A             |
| <b>903.7(b)(2) Policies on Eligibility, Selection, and Admissions</b> |  |                 |
| <input checked="" type="checkbox"/>                                   | 2. Capital Improvement Needs   | Attachment A    |
| <b>903.7(g) Statement of Capital Improvements Needed</b>              |  |                 |
| <input type="checkbox"/>  | 3. Section 8(y) Homeownership  | N/A             |
| <b>903.7(k)(1)(i) Statement of Homeownership Programs</b>             |  |                 |
| <input type="checkbox"/>  | 4. Project-Based Voucher Programs  | N/A             |
| <input type="checkbox"/>  | 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan. | N/A             |
| <input checked="" type="checkbox"/>                                   | 6. Supporting Documents Available for Review   | Attachments D-N |
| <input checked="" type="checkbox"/>                                   | 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report                                | Attachment B    |
| <input checked="" type="checkbox"/>                                   | 8. Capital Fund Program 5-Year Action Plan   | Attachment C    |

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions; and**

**Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.**

**1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies) N/A**

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

**A. Site-Based Waiting Lists-Previous Year**

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

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

**B. Site-Based Waiting Lists – Coming Year**

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

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

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

## **2. Capital Improvement Needs**

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

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Capital Fund Program**

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: 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.

#### **Section N/A**

1.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

<b>HOPE VI Revitalization Grant Status</b>	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/> Revitalization Plan under development	
<input type="checkbox"/> Revitalization Plan submitted, pending approval	
<input type="checkbox"/> Revitalization Plan approved	
<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway	

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:

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

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

### **3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

#### **Section N/A**

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

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:

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

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

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

- Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

#### **4. Use of the Project-Based Voucher Program**

**Section N/A**

##### **Intent to Use Project-Based Assistance**

Yes  No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
  - low utilization rate for vouchers due to lack of suitable rental units
  - access to neighborhoods outside of high poverty areas
  - other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

#### **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: The Texas Department of Housing and Community Affairs

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 on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

There have been no policy changes since the last annual plan submission.

## **6. Supporting Documents Available for Review for Streamlined Annual PHA Plans**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
N/A	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
Yes	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
N/A	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
Yes	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
Yes	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
Yes	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
Yes	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
Yes	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
Yes	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
Yes	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 (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
Yes	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
N/A	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

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

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part I: Summary**

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

HA Name Johnson City Housing Authority	Comprehensive Grant No TX59P256501-06	FFY of Grant Approval 2006
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 2007  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>2</sup>	
		Original	Revised <sup>1</sup>	Obligated	Expended
1	Total non-CGP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (May not exceed 10% of line 20)	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.0	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	00.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	9,336.00	0.00	0.00	0.00
10	1460 Dwelling Structures	40,842.00	0.00	15,099.88	15,099.88
11	1465.1 Dwelling Equipment—Non-expendable	5,000.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	6,000.00	0.00	8,469.03	4,882.89
13	1475 Nondwelling Equipment	2,000.00	0.00	449.95	449.95
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1498 Mod Used for Development	0.00	0.00	0.00	0.00
19	1502 Contingency (May not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	<b>Amount of Annual Grant: (sum of lines 2 -20 20)</b>	<b>62,336.00</b>	<b>0.00</b>	<b>24,018.86</b>	<b>20,432.72</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 2 To be completed for the Performance and Evaluation Report.



Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

Office of Public and Indian Housing

Development Number/Name/ HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates <sup>2</sup>
	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	
<b>Agency Wide:</b>							
Operations	7/11/08			9/11/10			
Site Improvmts	7/11/08			9/11/10			
Dwelling Struct	7/11/08			9/11/10			
Dwelling Eqpt	7/11/08			9/11/10			
Non-Dwelling St	7/11/08			9/11/10			
Non-Dwelling Eq	7/11/08			9/11/10			

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement.  
 2 To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part I: Summary**

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

HA Name Johnson City Housing Authority	Comprehensive Grant No TX59P256501-07	FFY of Grant Approval 2007
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 2007  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>2</sup>	
		Original	Revised <sup>1</sup>	Obligated	Expended
1	Total non-CGP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (May not exceed 10% of line 20)	2,000.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	50,385.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Non-expendable	4,000.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	6,000.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	2,000.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1498 Mod Used for Development	0.00	0.00	0.00	0.00
19	1502 Contingency (May not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	<b>Amount of Annual Grant: (sum of lines 2 -20 20)</b>	<b>64,385.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 2 To be completed for the Performance and Evaluation Report.



Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

Office of Public and Indian Housing

Development Number/Name/ HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates <sup>2</sup>
	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	
<b>Agency Wide:</b>							
Operations	9/12/09			9/12/11			
Site Improvmts	9/12/09			9/12/11			
Dwelling Struct	9/12/09			9/12/11			
Dwelling Eqpt	9/12/09			9/12/11			
Non-Dwelling St	9/12/09			9/12/11			
Non-Dwelling Eq	9/12/09			9/12/11			

Signature of Executive Director \_\_\_\_\_ Date \_\_\_\_\_

Signature of Public Housing Director \_\_\_\_\_

Date \_\_\_\_\_

<sup>1</sup> To be completed for the Performance and Evaluation Report of a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part I: Summary**

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

HA Name Johnson City Housing Authority	Comprehensive Grant No TX59P256501-08	FFY of Grant Approval 2008
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 2007  Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost <sup>2</sup>	
			Original	Revised <sup>1</sup>	Obligated	Expended
1	Total non-CGP Funds		0.00	0.00	0.00	0.00
2	1406	Operations (May not exceed 10% of line 20)	2,000.00	0.00	0.00	0.00
3	1408	Management Improvements	2,000.00	0.00	0.00	0.00
4	1410	Administration	0.00	0.00	0.00	0.00
5	1411	Audit	0.00	0.00	0.00	0.00
6	1415	Liquidated Damages	0.00	0.00	0.00	0.00
7	1430	Fees and Costs	2,000.00	0.00	0.00	0.00
8	1440	Site Acquisition	0.00	0.00	0.00	0.00
9	1450	Site Improvement	14,000.00	0.00	0.00	0.00
10	1460	Dwelling Structures	38,000.00	0.00	0.00	0.00
11	1465.1	Dwelling Equipment—Non-expendable	5,000.00	0.00	0.00	0.00
12	1470	Nondwelling Structures	6,000.00	0.00	0.00	0.00
13	1475	Nondwelling Equipment	2,000.00	0.00	0.00	0.00
14	1485	Demolition	0.00	0.00	0.00	0.00
15	1490	Replacement Reserve	0.00	0.00	0.00	0.00
16	1492	Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1	Relocation Costs	0.00	0.00	0.00	0.00
18	1498	Mod Used for Development	0.00	0.00	0.00	0.00
19	1502	Contingency (May not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	<b>Amount of Annual Grant: (sum of lines 2 -20 20)</b>		<b>71,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security					
24	Amount of line 20 Related to Energy Conservation Measures					

Signature of Executive Director	Date	Signature of Public Housing Director	Date
---------------------------------	------	--------------------------------------	------

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
 2 To be completed for the Performance and Evaluation Report.



Annual Statement / Performance and Evaluation Report  
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

Development Number/Name/ HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates <sup>2</sup>
	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	
<b>Agency Wide:</b>							
Operations	8/30/10			8/30/12			
Administration	8/30/10			8/30/12			
Fees & Costs	8/30/10			8/30/12			
Site Improvmts	8/30/10			8/30/12			
Dwelling Struct	8/30/10			8/30/12			
Dwelling Eqpt	8/30/10			8/30/12			
Non-Dwelling St	8/30/10			8/30/12			
Non-Dwelling Eq	8/30/10			8/30/12			

Signature of Executive Director	Date	Signature of Public Housing Director	Date
---------------------------------	------	--------------------------------------	------

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement.  
 2 To be completed for the Performance and Evaluation Report.

# Five-Year Action Plan

## Part I: Summary

### Comprehensive Grant Program (CGP)

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

Office of Public and Indian Housing

OMB Approval No. 2577-0157

(exp. 3/31/2010)

HA Name <b>Johnson City Housing Authority</b>		Locality (City/County & State) <b>Johnson City/Blanco County, TX</b>		<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No: _____		
A	Development Number/Name	Work Stmt. For Year 1 FFY <u>2008</u>	Work Statement for Year 2 FFY <u>2009</u>	Work Statement for Year 3 FFY <u>2010</u>	Work Statement for Year 4 FFY <u>2011</u>	Work Statement for Year 5 FFY <u>2012</u>
	TX 256 – Oak Crest Acres	<b>See Annual Statement</b>				
B.	Physical Improvements Subtotal		66,000.00	69,000.00	77,000.00	85,000.00
C.	Management Improvements		3,000.00	3,000.00	4,000.00	5,000.00
D.	HA-Wide Nondwelling Structures and Equipment		5,000.00	10,000.00	10,000.00	10,000.00
E.	Administration		2,000.00	2,000.00	2,000.00	2,000.00
F.	Other		0.00	0.00	0.00	0.00
G.	Operations		2,000.00	2,000.00	2,000.00	2,000.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Replacement Reserve		0.00	0.00	0.00	0.00
J.	Mod Used for Development		0.00	0.00	0.00	0.00
K.	Total CGP Funds		<b>\$78,000</b>	<b>\$86,000</b>	<b>\$95,000</b>	<b>\$104,000</b>
L.	Total Non-GCP Funds					
M.	Grand Total					
Signature of Executive Director			Date	Signature of Public Housing Director		Date





## Appendix A Statement of Capital Improvements Needed



2250 US 281 N  
Blanco, TX 78606  
Phone: 830-833-2250  
FAX: 830-833-2257

March 17, 2006

Ms. Pamela Brace  
Johnson City Housing Authority  
P.O. Box 177  
304 S. Avenue F  
Johnson City, Texas 78636

**Re: Comprehensive Needs Assessment for Johnson City Housing for the Elderly.**

Dear Ms. Brace:

Baker Surveying and Engineering has finalized the estimates for the 5 categories of work involved in the proposed projects for the improvement of the Johnson City Housing for the Elderly per our agreement.

These prices are generally from contractors contacted and gave a quote to Johnson City Housing through Baker Surveying and Engineering, Inc. The estimates are as follows:

<b>SAFETY ISSUES:</b>		<b>Estimated Cost</b>
1. Drainage changes to relieve flooding on porches etc.		\$56,000
2. Area lighting to illuminate walkways, driveways etc.		\$65,000
3. Sidewalk repair (minor)		\$4,800
4. Interior electrical (at least the kitchen area)		\$42,000
5. New mailbox stand moved into the interior of area.		\$4,500
 <b>ECONOMIC ISSUES:</b>		
1. Insulation in ceiling and outside walls. (Williams Insulation)	Ceilings: \$12,900 Walls \$24,000	
2. Replace Air Conditioning systems to include duct work, grills. (Blanco Heating and Air Conditioning)		\$134,000
3. Replace single pane windows with insulated panes. (Marble Falls Glass) (approx. 480 windows)		\$105,288
	(Office Doors)	\$ 3,000
		\$ 3,000
4. Replace appliances. (Maintenance to replace at your cost.) (Refrigerator, Stove with vent a hood and microwave comb)		\$ 65,000

Amil Baker Surveying, Inc

**INTERIOR MAINTENANCE ISSUES: (D. Ray Construction)**

1. Painting Interior	\$75,000
2. Replace Counter Tops.	\$57,000
3. Replace Kitchen Sinks and Plumbing fixtures.	\$27,000
4. Replace or repair bathroom lavatory and shower plumbing fixtures.	\$15,000
5. Kitchen Cabinets (strip off old paint and repaint).	\$50,000
6. Vinyl flooring to be replaced. Bathrooms- flooring is tile and good repair.	\$80,000

**OUTSIDE MAINTENANCE ISSUES:**

1. Paint exterior of all buildings. (D. Ray Construction)	\$91,000
2. Seal Coat Parking lot.	\$14,000

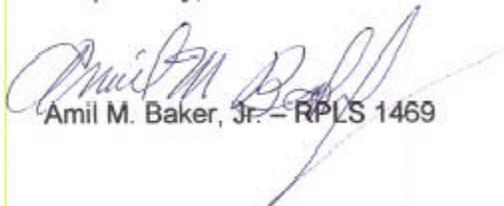
**ADDITIONS:**

1. Maintenance, storage and Laundry building	\$128,000
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**TOTAL: \$1,056,488**

We appreciate the opportunity to be of service to you and look forward to continuing working with you on this project. If you have any questions, please call me.

Respectfully,



Amil M. Baker, Jr. - RPLS 1469

Amil Baker Surveying, Inc

## Appendix B

### PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan

#### Streamlined PHA Plan PHA Certifications of Compliance

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

#### PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual PHA Plan

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the streamlined Annual PHA Plan for PHA fiscal year beginning April 1, 2006, hereinafter referred to as the Streamlined Annual Plan, of which this document is a part and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD), in connection with the submission of the Streamlined Plan and implementation thereof:*

1. The streamlined Annual Plan is consistent with the applicable comprehensive housing affordability strategy (or any streamlined Plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, and provided this Board or Boards an opportunity to review and comment on any program and policy changes since submission of the last Annual Plan.
3. The PHA made the proposed streamlined Annual Plan, including policy and program revisions since submission of the last Annual Plan, and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the streamlined Plan and invited public comment.
4. The PHA will carry out the streamlined Annual Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
6. For streamlined Annual Plans that include a policy or change in policy for site-based waiting lists:
  - a. The PHA regularly submits required data to HUD's MTCs in an accurate, complete and timely manner (as specified in PHH Notice 04-2).
  - b. The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site.
  - c. Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD.
  - d. The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing.
  - e. The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(b)(2).
7. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
8. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
9. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
10. The PHA has submitted with the streamlined Plan a certification with regard to a drug-free workplace required by 24 CFR Part 24, Subpart F.
11. The PHA has submitted with the streamlined Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.  
 18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).

The PHA will undertake any activities and programs covered by the streamlined Annual Plan in a manner consistent with its streamlined Annual Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its streamlined Plan.

20. All certifications and attachments (if any) to the streamlined Plan have been and will continue to be available at all times and all locations that the PHA streamlined Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the streamlined Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its streamlined Annual Plan and will continue to be made available at least at the primary business office of the PHA.

21. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):

- 903.7a Housing Needs
- 903.7b Eligibility, Selection, and Admissions Policies
- 903.7c Financial Resources
- 903.7d Rent Determination Policies
- 903.7e Demolition and Disposition
- 903.7f Homeownership Programs
- 903.7g Additional Information:
  - A. Progress in meeting 5-year mission and goals
  - B. Criteria for substantial deviation and significant amendments
  - C. Other information requested by HUD:
    - 1. Resident Advisory Board consultation process
    - 2. Membership of Resident Advisory Board
    - 3. Resident membership on PHA governing board

22. The PHA provides assurance as part of this certification regarding its streamlined annual PHA Plan that:  
 (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA.

(ii) The changes were duly approved by the PHA board of directors (or similar governing body); and

(iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.

Johnson City Housing Authority  
 PHA Name

TX256  
 PHA Number

Streamlined Annual PHA Plan for Fiscal Year: 2007

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** (18 U.S.C. 1010, 1011; 31 U.S.C. 3729, 3802) prosecute false claims and statements; conviction may result in criminal and/or civil penalties.

Name of Authorized Official	Title
Susan Hamlin	Chairperson, Board of Commissioners
Signature	Date
X <i>Susan Hamlin</i>	

## Appendix C Fair Housing Documentation

The Johnson City Housing Authority has reviewed its policies, procedures, and marketing outreach in regards to the compliance of The Fair Housing Act and finds no deficiencies. This finding is a result of the following facts.

1. No discrimination was found in the application phase or admissions due to:
  - a) Race or color
  - b) National origin
  - c) Religion
  - d) Sex
  - e) Familial Status (including children under the age of 18 living with parents or legal guardians, pregnant women and people securing custody of children under 18)
  - f) Disability
  
2. None of the following actions were taken, regarding the rental of a unit, based on race, color, national origin, sex, familial status or disability:
  - a) Refusal to rent a unit
  - b) Refusal to take an application
  - c) Closure of the waiting list
  - d) Denial of a unit
  - e) The setting of different terms or conditions for the rental of a unit
  - f) Providing different housing services or facilities
  - g) Falsely denying that housing is available for rent
  - h) Denying anyone access to membership in a facility or service related to renting a unit
  
3. Neither has the Housing Authority
  - a) Threatened, coerced, intimidated or interfered with anyone exercising a fair housing right or assisted others who exercised that right
  - b) Advertised or made any statement that indicated a limitation or preference based on race, color, national origin, religion, sex, familial status or handicap.
  
4. As a landlord, in regards to people with disabilities, the Housing Authority has never:
  - a) Refused to allow a resident to make reasonable modifications to their unit, at the tenant's expense, if the unit is not one of the previously designated handicapped units.
  - b) Refused to make additional modifications to the designated handicapped units and common use areas
  - c) Refused to make reasonable accommodations in rules, policies, practices or services if needed for a handicapped person to use a unit.
  
5. Johnson City Housing Authority is designated by HUD to house 44 of the fifty units to elderly and disabled households. Six units may be occupied by families with children. Those families units are located in one area apart from most of the elderly units. In respect to those six units, the Housing Authority does not and never has discriminated against households including children under the age of 18 living with parents or legal guardians, pregnant women or people securing custody of children under 18

  
Pamela Brace  
Executive Director

## Appendix D

### Housing Needs Statement of the Consolidated Plan for the jurisdiction in which the PHA is located

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# 2006 State of Texas Consolidated Plan One-Year Action Plan



January 2006

Prepared by:

**Texas Department of Housing and Community Affairs**

Division of Policy and Public Affairs

PO Box 13941

Austin, TX 78711-3941

Phone: (512) 475-3976

Fax: (512) 475-3746

[www.tdhca.state.tx.us](http://www.tdhca.state.tx.us)

**Office of Rural Community Affairs**

Community Development Division

PO Box 12877

Austin, TX 78711-2877

Phone: (512) 936-6701

Fax: (512) 936-6776

[www.orca.state.tx.us](http://www.orca.state.tx.us)

**Department of State Health Services**

HIV/STD Comprehensive Services Branch

1100 W. 49th St.

Austin, TX 78756

Phone: (512) 458-7111

Fax: (512) 490-2538

[www.dshs.state.tx.us](http://www.dshs.state.tx.us)

## **ACTION PLANS**

### **COMMUNITY DEVELOPMENT BLOCK GRANT**

#### **TEXAS COMMUNITY DEVELOPMENT PROGRAM 2006 ACTION PLAN**

#### **PY 2006 GENERAL PROGRAM INFORMATION**

##### ***Community Development Block Grant Program Administration***

The Office of Rural Community Affairs (ORCA) administers the State of Texas Community Development Block Grant Program (CDBG), called the Texas Community Development Program (TCDP). The Texas Department of Agriculture (TDA) administers the Texas Capital Fund through an interagency agreement between ORCA and TDA. The TCDP will continue to fund the Colonia Self-Help Centers Fund but administration of that program will remain with the Texas Department of Housing and Community Affairs (TDHCA) Office of Colonia Initiatives through a Memorandum of Understanding between ORCA and TDHCA.

The mission of the Office of Rural Community Affairs is to assist rural Texans who seek to enhance their quality of life by facilitating, with integrity, the use of the resources of our state so that sustained economic growth will enrich the rural Texas experience for the benefit of all.

#### **PY 2006 TCDP LEVERAGED RESOURCES**

In order to support the goals, objectives, and outcomes of the Texas Community Development Program and to encourage local commitments to the projects submitted for funding, match is required under most of the funding categories. The scoring criteria in the competitive funding categories give a scored weight to applicants that provide matching cash, in-kind labor, materials, and/or land and contributions from other sources. Leveraging resources other than local revenues, bonds, or loans from communities may include, but are not limited to the following:

- Texas Water Development Board,
- US Department of Agriculture – Rural Development, Natural Resource Conservation Service, Section 502 and Section 306c Programs,
- US Department of Homeland Security – Federal Emergency Management Agency,
- US Department of Treasury’s – North American Development Bank/Border Environment Cooperation Commission, and Small Business Administration,
- Texas Department of Transportation,
- Texas Department of Housing and Community Affairs – HOME Program, Housing Trust Fund, and Housing Assistance Council,
- Texas Department of Agriculture,
- Private businesses, organizations and/or Non-profits, and
- Banks and other lending institutions.

#### ***Eligible Applicants***

Eligible applicants are nonentitlement general purpose units of local government including cities and counties that are not participating or designated as eligible to participate in the entitlement portion of the federal Community Development Block Grant Program (CDBG). Nonentitlement cities that are not

ACTION PLANS

CDBG

participating in urban county programs through existing participation agreements are eligible applicants (unless the city's population is counted towards the urban county CDBG allocation).

Nonentitlement cities are located predominately in rural areas and are cities with populations less than 50,000 thousand persons; cities that are not designated as a central city of a metropolitan statistical area; and cities that are not participating in urban county programs. Nonentitlement counties are also predominately rural in nature and are counties that generally have fewer than 200,000 persons in the nonentitlement cities and unincorporated areas located in the county.

Hidalgo County, a designated CDBG urban county, is eligible to receive assistance under the Texas Community Development Program (TCDP) Colonia Fund (and each fund category included under the Colonia Fund).

Counties eligible under both the TCDP Colonia Fund and the Texas Water Development Board's Economically Distressed Areas Program (EDAP) are eligible under the TCDP Colonia Economically Distressed Areas Program Fund. Nonentitlement cities located within eligible counties that meet other eligibility criteria are also eligible applicants for the TCDP Colonia Economically Distressed Areas Program Fund.

With the enactment of §43.907 of the Texas Local Government Code, a colonia that is annexed by a municipality remains eligible for five years after the effective date of the annexation to receive any form of assistance for which the colonia would be eligible if the annexation had not occurred. This only applies to a colonia annexed by a municipality on or after September 1, 1999.

***Eligible Activities***

Eligible activities under the Texas Community Development Program are listed in 42 U.S.C Section 5305. The TCDP staff reviews all proposed project activities included in applications for all fund categories, except the Texas Capital Fund, to determine their eligibility. The Texas Department of Agriculture determines the eligibility of activities included in Texas Capital Fund applications.

All proposed activities must meet one of the following three National Program Objectives:

1. principally benefit low and moderate income persons; or
2. aid in the elimination of slums or blight; or
3. meet other community development needs of particular urgency that represent an immediate threat to the health and safety of residents of the community.

Area benefit can be used to qualify street paving projects. However, for street paving projects that include multiple and noncontiguous target areas, each target area must separately meet the principally benefit low and moderate income national program objective. At least 51 percent of the residents located in each noncontiguous target area must be low and moderate income persons. A target area that does not meet this requirement cannot be included in an application for TCDP funds. The only exception to this requirement is street paving eligible under the Disaster Relief/Urgent Need Fund.

***Ineligible Activities***

In general, any type of activity not described or referred to in 42 U.S.C Section 5305 is ineligible. Specific activities ineligible under the Texas Community Development Program are:

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*Action Plans*  
CDBG

1. construction of buildings and facilities used for the general conduct of government (e.g., city halls, courthouses, etc.);
2. new housing construction, except as last resort housing under 49 CFR Part 24 or affordable housing through eligible subrecipients in accordance with 24 CFR 570.204;
3. the financing of political activities;
4. purchases of construction equipment (except in limited circumstances under the STEP Program);
5. income payments, such as housing allowances; and
6. most operation and maintenance expenses.

The Texas Capital Fund (TCF) will not accept applications in support of public or private prisons, racetracks, and projects that address job creation/retention through a government supported facility. The Texas Capital Fund Program may be used to financially assist/facilitate the relocation of a business when certain requirements, as defined in the application guidelines, are met.

***Primary Beneficiaries***

The primary beneficiaries of the Texas Community Development Program are low to moderate income persons as defined under the US Department of Housing and Urban Development (HUD) Section 8 Assisted Housing Program (Section 102(c)). Low income families are defined as those earning less than 50 percent of the area median family income. Moderate income families are defined as those earning less than 80 percent of the area median family income. The area median family income can be based on a metropolitan statistical area, a nonmetropolitan county, or the statewide nonmetropolitan median family income figure.

***Displacement of Persons Assisted***

Applicant localities must certify that they will minimize the displacement of persons as a result of activities assisted with Texas Community Development Program grant funds.

## Appendix E Most recent board-approved operating budget

JCPHA Budget	Apr 07	May 07	Jun 07	Jul 07	Aug 07	Sep 07	Oct 07	Nov 07	Dec 07	Jan 08	Feb 08	Mar 08	Total
Ordinary Income/Expense													
Income													
Operating Revenues													
40000 Dwelling Rental	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	10,200.00	122,400.00
41200 Operating Subsidy	6,561.00	6,561.00	6,561.00	6,561.00	6,561.00	5,867.00	5,867.00	5,867.00	5,867.00	5,867.00	5,867.00	5,867.00	73,874.00
42800 Interest on Investment	378.00	380.00	385.00	390.00	395.00	400.00	405.00	415.00	425.00	430.00	435.00	440.00	4,878.00
43000 Other Income	300.00			300.00			300.00			300.00		300.00	1,500.00
HOME Administrative Fees	131.00	131.00	131.00	131.00	131.00	131.00	131.00	131.00	131.00	131.00	131.00	131.00	1,572.00
Total Operating Revenues	17,570.00	17,272.00	17,277.00	17,582.00	17,287.00	16,598.00	16,903.00	16,613.00	16,623.00	16,928.00	16,633.00	16,938.00	204,224.00
Reimbursed expenses													
General Expenses Reimbursed	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
Maintenance Expenses Reimbursed	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Payroll Expenses Reimbursed	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
Resident Electric Overuse Pmts	177.77	177.77	177.77	177.77	177.77	177.77	177.77	177.77	177.77	177.77	177.77	177.77	2,133.24
Total Reimbursed expenses	1,127.77	1,127.77	1,127.77	1,127.77	1,127.77	1,127.77	1,127.77	1,127.77	1,127.77	1,127.77	1,127.77	1,127.77	13,533.24
Total Income	18,697.77	18,399.77	18,404.77	18,709.77	18,414.77	17,725.77	18,030.77	17,740.77	17,750.77	18,055.77	17,760.77	18,065.77	217,757.24
Expense													
23400 Payroll Taxes													
Medicare Taxes	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Social Security Taxes	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	5,160.00
Total 23400 Payroll Taxes	530.00	530.00	530.00	530.00	530.00	530.00	530.00	530.00	530.00	530.00	530.00	530.00	6,360.00
6000 Operating Expenses													
60000 Administrative Salaries	3,100.00	3,248.00	3,248.00	3,248.00	3,248.00	3,248.00	3,248.00	3,248.00	3,998.00	3,248.00	3,248.00	3,248.00	39,578.00
60100 Staff Training	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
60300 Accounting Fees	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
60500 Telephone	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	2,640.00
60600 Office Supplies	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
60800 Admin Services Contract	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
61000 Travel	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
61100 Legal	25.00		25.00		25.00		25.00		25.00		25.00		150.00
62000 Tenant Services	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
62100 Tenant Services Salary	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
Total 6000 Operating Expenses	5,620.00	5,743.00	5,768.00	5,743.00	5,768.00	5,743.00	5,768.00	5,743.00	6,518.00	5,743.00	5,768.00	5,743.00	69,668.00
6200 Utilities													
62100 Water	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
6220 Electricity	4,760.00	4,760.00	4,760.00	4,760.00	4,760.00	4,760.00	4,760.00	4,760.00	4,760.00	4,760.00	4,760.00	4,760.00	57,120.00
62300 Sewer and Waste Water	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
62400 Garbage pick-up	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	2,640.00
Total 6200 Utilities	6,280.00	6,280.00	6,280.00	6,280.00	6,280.00	6,280.00	6,280.00	6,280.00	6,280.00	6,280.00	6,280.00	6,280.00	75,360.00
6300 Ordinary Maintenance													
63100 Maintenance Labor	2,136.00	2,136.00	2,136.00	2,136.00	2,136.00	2,136.00	2,136.00	2,136.00	2,629.00	2,136.00	2,136.00	2,136.00	26,125.00
63200 Materials	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
63300 Contract Costs	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
Total 6300 Ordinary Maintenance	4,336.00	4,336.00	4,336.00	4,336.00	4,336.00	4,336.00	4,336.00	4,336.00	4,829.00	4,336.00	4,336.00	4,336.00	52,525.00
6400 General Expense													
64100 Insurance	2,200.00			2,200.00						2,200.00			6,600.00
64300 Employee Benefits Main	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	6,240.00
Total 6400 General Expense	2,720.00	520.00	520.00	2,720.00	520.00	520.00	520.00	520.00	520.00	2,720.00	520.00	520.00	12,840.00
Total Expense	19,486.00	17,409.00	17,434.00	19,609.00	17,434.00	17,409.00	17,434.00	17,409.00	18,677.00	19,609.00	17,434.00	17,409.00	216,753.00
Net Ordinary Income	-788.23	990.77	970.77	-899.23	980.77	316.77	596.77	331.77	-926.23	-1,553.23	326.77	656.77	1,004.24

## Appendix F

### Public Housing Admissions and Continued Occupancy Policy

Under Separate Cover

## Appendix G

### Public Housing Management and Maintenance Policy

Under Separate Cover

## Appendix H

### Results of Latest Public Housing Assessment System



**integrated assessment subsystem (nass)**

REAL ESTATE ASSESSMENT CENTER  
 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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**individual reports**

**PHAS Score Report for Fiscal Year 2005**

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**PHA Information**

<b>PHA Code:</b>	TX256	<b>PHA Name:</b>	Johnson City Housing Authority	<b>Fiscal Year End:</b>	03/31
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**PHAS Score:** 78     **Designation Status:** Standard Performer     **PHAS Status:** Released

Select a PHAS Indicator to view details relating to the composite score.

PHAS Indicator	Original Score	Maximum Score	Indicator/PHAS Explanation
Physical	27	30	<a href="#">Explanation</a>
Financial	23	30	<a href="#">Explanation</a>
Management	22	30	<a href="#">Explanation</a>
Resident	6	10	<a href="#">Explanation</a>
<b>PHAS Total Score</b>	<b>78</b>	<b>100</b>	

**Last Updated: 12/30/2005**

[PHAS Score Report](#)  
[PHAS Scoring Packet \(printable version\)](#)

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**The sum of the indicators as displayed may not equal the composite PHAS score shown due to rounding.**

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