

PHA Plans
Streamlined Annual
Version

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

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

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief 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.

Streamlined Annual PHA Plan

For Fiscal Year: 2008

PHA Name:

SCHERTZ HOUSING AUTHORITY

TX350

RESOLUTION #401-APPROVAL OF 2008 ANNUAL PHA PLAN

CHAIRPERSON: _____

SECRETARY: _____

DATE: _____

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 Agency Identification

PHA Name: SCHERTZ HOUSING AUTHORITY **PHA Number:** TX350

PHA Fiscal Year Beginning: (01/01/2008)

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units:
 Number of S8 units:
 Number of public housing units:
 Number of S8 units:

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

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

PHA Plan Contact Information:

Name: MYNETTE BENEDICT Phone: 210/658-1001
 TDD: 800/735-2989
 Email (if available): SCHERTZHA1@SATX.RR.COM;

Public Access to Information

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

PHA's main administrative office
 PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.
 Yes
 No.

If yes, select all that apply:

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

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

Main business office of the PHA
 PHA development management offices

Other (list below)

Streamlined 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

1. Site-Based Waiting List Policies
903.7(b) (2) Policies on Eligibility, Selection, and Admissions
2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
4. Project-Based Voucher Programs
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.
6. Supporting Documents Available for Review
7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
8. Capital Fund Program 5-Year Action Plan

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-LLL a, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Parts 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. NO NONE

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

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

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? NONE
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.

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):

HOPE VI Revitalization Grant Status
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)]

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: N/A

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

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: STATE OF 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 on its waiting lists on the needs expressed in the Consolidated Plan/s. Texas 2003 Plan Goals
- 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)

GOAL 1: SHA will increase and preserve the availability of safe, decent and affordable housing for the very low, low, and moderate income persons and families by working diligently with landlords in the area bringing more landlords with acceptable housing into the program to provide better and more affordable housing and holding them to the HUD HQS standards in the Section 8 Program and UPCS in Public Housing.

GOAL 2: SHA will provide safe, decent and affordable housing for the elderly and disabled through the SHA's Public Housing Community by ensuring the community meet and exceed the HUD requirements by maintaining the property and providing services to the residents in accordance with the 5-Year Plan.

STRATEGIES FOR REACHING GOALS:

GOAL 1/GOAL 2-

1. Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size.
2. Exceed HUD federal targeting requirements by closely monitoring the targeting levels for families at or below 30% of AMI in both the Section 8 and Public Housing programs.
3. Increase training for PHA staff improving knowledge and skills (certifications where required) related to both programs.
4. Continue to be proactive in developing investment strategies to increase rate of return on the operating funds providing more available funds for improvement in the programs.
5. Implemented VAWA-"Violence Against Women Act" notification/procedures as directed by federal and HUD requirements.
6. Administered 4 programs in 2006-2007 (PHA, CFP, SEC8, and DVP); will pick up the additional DHAP (Disaster Program) effective September 2006 - March 2009 (which will be administered similarly to SEC8).
7. Created Receptionist position to assist with taking phone calls and walk-in traffic. PHA will create a new position to help administer the DHAP for 16 months-Sept. 2006-March 2009.

7. Installed/purchased additional items to better service the SEC8/DVP Programs' clients and the Public Housing Residents more effectively: Purchase of new SEC8 vehicle; additional computer equipment while upgrading existing software programs on all the other systems; more files for storage; rental of off-site storage facility; additional phone lines. PHA will be expanding/upgrading the current phone system and office facilities to accommodate the high volume of all program types participants and the Public at large.

GOAL 1: SECTION 8 PROGRAM-

1. Maintain and increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction while maximizing number of families able to assist.
2. Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
3. Maintain or increase Section 8 lease-up rates by encouraging owners/agents to effectively screen Section 8 applicants and to enforce their lease requirements (which maintains a professional relationship between client/owner); which results in increase of owner acceptance of, and participation in, the program.
4. Provide information to resident, clients and owners of HUD and PHA requirements of maintaining properties in acceptable condition and fulfilling responsibilities of the HAP contracts to better improve the reputation of the HUD programs. Now require all clients that fail the HQS Housekeeping requirement to view a Housekeeping DVD and then re-inspect the unit to ensure passing HQS.
5. Provide more comprehensive orientation for clients at entry time into program and annual recertification time- initiated DVD training for all new and existing clients in the program in addition to the face-to-face orientation.
6. Contract with HQS Contractor to complete QC-Quality Control on HQS periodically.

GOAL 2: PUBLIC HOUSING PROGRAM-

1. Employ effective maintenance and management policies to minimize the number of public housing units offline.
2. Reduce turnover time for vacated public housing units. Use contractors for painting/make-ready when multiple units vacated at same time.
3. Improve on-going preventive maintenance program. Created second Maintenance Staff position to provide more in-house services and better control.
4. RO-Resident Organization- Started a very active RO in 2006. Continue to provide the RO with more opportunities and support to meet their goals as a social and service program to the SHA community. The RO serves as the Community RAB (Resident Advisory Board). Programs for Residents include:
 - a. Weekly Exercise class led by visiting Wesley Nurse;
 - b. Weekly Wesley Nurse visit/blood pressure checks;
 - c. Monthly Wesley Nurse blood sugar level checks;
 - d. Monthly Angel Food Ministry opportunity;
 - e. Monthly RO meetings;
 - f. Community volunteer groups that provide seasonal entertainment for residents;

- g. On-site library;
 - h. Fundraisers- Raise funds for activities/projects-Yard sales, plant sales, quilt raffle, hand-made items, etc.;
 - i. Resident hosted card game days (3 times per week);
 - j. Transportation to Wal-Mart store monthly;
 - k. Monthly luncheons;
 - l. Monthly informational meetings with special guest speakers from the community: (GVEC-Electric Company Representative-Energy Conservation Tips; Police-Identity Theft; Insurance issues; Neighborhood Watch Program; Food Bank presentation; DHS- Dept. Human Service information; APS- Adult Protective Services; etc);
 - m. Newly formed Neighborhood Watch Program;
 - o. Monthly Newsletter that keeps residents informed of community/property issues;
 - p. Active participation of Residents at monthly Board Meetings;
 - q. Weekly Resident hosted quilters group;
 - r. Fun trips (Botanical Gardens, etc. More to come); and,
 - s. Service Projects-Meals to the sick/shut-ins; Welcome Wagon to new Residents; Operation Home-Front for the US Military and their families).
5. Continue to assess the physical property needs and address corrections/improvements. as needed.
6. Continue to encourage and provide opportunity for active participation of all our Residents in the Community programs.
7. Continue to work in cooperation with the City of Schertz in resolving Community issues and needs.

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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<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
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies Resolution#305
N/A	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
N/A	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Community Service & Self-Sufficiency
X	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
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
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
N/A	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
N/A	Public Housing Community Service Policy/Programs <input 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
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Management and Operations

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Schertz Housing Authority			Grant Type and Number Capital Fund Program Grant No: 2007 Replacement Housing Factor Grant No: TX59P35050107		Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised 9/6/07	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	4000	40,000	0	
3	1408 Management Improvements	4000	500	0	
4	1410 Administration	5000	1,000		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10000	200	0	
8	1440 Site Acquisition				
9	1450 Site Improvement	50000	31,000	0	
10	1460 Dwelling Structures	39000	4,550	0	
11	1465.1 Dwelling Equipment—Nonexpendable	45400	6,754		
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	2000	100		
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)	\$159,400	\$84,104	0	0
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				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Schertz Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2007 Replacement Housing Factor Grant No: TX59P35050107			Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised 9/6/07	Obligated	Expended
	Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: SCHERTZ HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: 2007 Replacement Housing Factor Grant No: TX59P35050107			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 9/6/07	Funds Obligated	Funds Expended	
HA WIDE	Abatement of Asbestos Floor Tile 25% of units/4 yr Plan	1460		16000	850			
HA WIDE	Paint Occupied Units 4/Yr \$1500/Unit	1460		6000	1,500			
HA WIDE	Refrigerators/Stoves	1465		2400	1,000			
HA WIDE	Gas Furnaces Replaced	1465		43000	5,754			
HA WIDE	Administrative	1410		5000	1,000			
HA WIDE	Advertising	1430		1000	100			
HA WIDE	Mgt Improvements	1408		4000	500			
HA WIDE	Operations	1406		4000	40,000			
HA WIDE	Parking Lot	1450		45000	26,000			
HA WIDE	Carpets	1460		6000	2,000			
HA WIDE	Mirror Replacements	1460		5000	100			
HA WIDE	Vanities Replaced	1460		6000	100			
HA WIDE	Tree Removal/Replace	1450		5000	5,000			
HA WIDE	Architectural Fees	1430		9000	100			
HA WIDE	Lawn Equipment	1475		2000	100			

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: SCHERTZ HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: 2007 Replacement Housing Factor Grant No: TX59P35050107			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 9/6/07	Funds Obligated	Funds Expended	
PAGE 2/2	TOTAL			\$159,400	\$84,104			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: SCHERTZ HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: 2007 Replacement Housing Factor No: TX59P35050107				Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA WIDE	9/2009			9/2011			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name		SCHERTZ HOUSING AUTHORITY		<input checked="" type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 4	
Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FYE: 12/31	Work Statement for Year 3 FFY Grant: 2010 PHA FYE: 12/31	Work Statement for Year 4 FFY Grant: 2011 PHA FYE: 12/31	Work Statement for Year 5 FFY Grant: 2012 PHA FYE: 12/31
HA WIDE	Annual Statement				
1406		44000	44000	44000	44000
1408		4000	4000	4000	4000
1410		5000	5000	5000	5000
1430		13000	10000	10000	10000
1450		2000	47000	2000	2000
1460		104600	60600	25600	25600
1465.1		13100	13100	13100	13100
1475		0	0	0	0
CFP Funds Listed for 5-year planning		185,700	183,700	103,700	103,700
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Schertz Housing Authority			Grant Type and Number Capital Fund Program Grant No: 2008 Replacement Housing Factor Grant No: TX59P35050108		Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	54000		0	
3	1408 Management Improvements	4000		0	
4	1410 Administration	5000			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	9000		0	
8	1440 Site Acquisition	0			
9	1450 Site Improvement	47000		0	
10	1460 Dwelling Structures	25600		0	
11	1465.1 Dwelling Equipment—Nonexpendable	13100			
12	1470 Non-dwelling Structures	0			
13	1475 Non-dwelling Equipment	2000			
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)	\$159,700		0	0
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				

8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Schertz Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2008 Replacement Housing Factor Grant No: TX59P35050108			Federal FY of Grant: 2008	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
	Measures					

8. Capital Fund Program Five-Year Action Plan

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

PHA Name: SCHERTZ HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 2008 Replacement Housing Factor Grant No: TX59P350508				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	Abatement of Asbestos Floor Tile 25% of units/4 yr Plan	1460		16000				
HA WIDE	Paint Occupied Units 4/Yr \$1500/Unit	1460		6000				
HA WIDE	Refrigerators/Stoves	1465		2100				
HA WIDE	Gas Furnaces Replaced	1465		5000				
HA WIDE	Administrative	1410		5000				
HA WIDE	Advertising	1430		1000				
HA WIDE	Mgt Improvements	1408		4000				
HA WIDE	Operations	1406		54000				
HA WIDE	Parking Lot	1450		45000				
HA WIDE	Carpets	1460		3600				
HA WIDE	Mirror Replacements	1460		0				
HA WIDE	Vanities Replaced	1460		0				
HA WIDE	Tree Removal/Replace	1450		2000				
HA WIDE	Architectural Fees	1430		8000				
HA WIDE	Lawn Equipment	1475		2000				
HA WIDE	AC UNITS	1465		6000				
PAGE 2/2	TOTAL			\$159,700				

8. Capital Fund Program Five-Year Action Plan