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

PHA Plans

5-Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2009

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

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

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:
The Housing Authority of the City of Fort Worth (FWHA) is committed to providing quality affordable housing in a living environment that integrates low-and moderate-income individuals and families into the greater community without discrimination; and to creating economic opportunities for our program participants to become self-sufficient.

In order to achieve this Mission, we will:

- Expand housing opportunities in the Fort Worth area.
- Provide information and referral services.
- Manage our resources efficiently and effectively.
- Network with other groups and organizations that share our goals to improve the quality of life for individuals and families.
- Educate the community about who we are and what we do.

The PHA's vision statement is:

Develop quality affordable housing in mixed-income communities to create economic, educational, and employment opportunities leading to self-sufficiency.

B. Goals

The following are goals that are revised and proposed by the Fort Worth Housing Authority for the current five-year agency plan. Accomplishments of the previous goals are contained in Tab G.

GOAL ONE: DEVELOP A VARIETY OF QUALITY AFFORDABLE HOUSING OPTIONS FOR MODERATE INCOME FAMILIES.

GOAL TWO: PROVIDE SAFE AND QUALITY AFFORDABLE HOUSING FOR THE ELDERLY/SENIOR VIA MIXED INCOME PROPERTIES.

- GOAL THREE: EXPAND AND PROMOTE HOMEOWNERSHIP OPPORTUNITIES FOR PARTICIPANTS IN THE PUBLIC HOUSING AND VOUCHER PROGRAMS.**
- GOAL FOUR: IMPROVE OPERATIONAL EFFICIENCIES TO MAINTAIN AND REDUCE OPERATIONAL COSTS FOR FUTURE GROWTH AND EXPANSION.**
- GOAL FIVE: MAINTAIN THE QUALITY OF FIXED ASSETS, AS WELL AS FINACIAL AND REGULATORY COMPLIANCE.**

PHA Plan Agency Identification

PHA Name: FORT WORTH HOUSING AUTHORITY

PHA Number: TX004

PHA Fiscal Year Beginning: 01/2009

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

PHADevelopment and Asset Management Office
PHA Website

Annual PHA Plan
PHA Fiscal Year 2009

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

ii. Executive Summary of the Annual PHA Plan

The 2009 Annual Agency Plan for the Fort Worth Housing Authority (FWHA) has been prepared in compliance with the Quality Housing and Work Responsibility Act of 1998 and any subsequent amendments to the Act.

The purpose of the Annual Plan is to provide a framework for local accountability to serve as a reference source for public and assisted housing residents, and to provide the public with information on policies that govern FWHA's operation, programs and services.

The achievement of FWHA's mission and the accomplishment of goals are ensured by a commitment to create and manage innovative housing options for low-income families, and to provide supportive services that enhance opportunities for housing residents to achieve self-sufficiency.

The Public Housing Admissions and Continued Occupancy policy and the Housing Choice Voucher Program (HCVP) Administrative Plan are two major policies detailed in this plan. These policies contain information on public housing tenant selection and assignment plan, outreach services, and FWHA's use of vouchers and the responsibilities of HCVP participants and landlords including grievance procedures, etc.

The Fort Worth Housing Authority has also employed strategic initiatives that support the agency's overall success. One major initiative has been the continuation of the strategic planning process used to identify and assess past, current and future performance of the agency goals, initiatives and activities. The strategic planning process culminates in the development of an agency Strategic Plan that guides long-term operations.

Additional strategic initiatives that have been implemented to support the continued success of the Agency Plan for FY 2009 include:

- A business model transition to Asset Management that will manage the agency's growing inventory of mixed-income properties and represent FWHA interest in developing tax credit incentive partnerships
- The decentralization of FWHA property management through the establishment of site-based budgeting for the measurement of individual site financial performance
- The implementation of an Energy Performance Contract with Energy Services Company (ESCO) that offered major cost savings throughout all conventional public housing sites
- The establishment of new partnerships with community partners, private businesses and outreach ministries that greatly contributed to the expansion of resident self-sufficiency programs and activities
- Significant progress achieved in the replacement of Ripley Arnold Place housing units from 268 to 234.
- We are confident that the various strategic initiatives directly support the overall success of the Agency Plan for FY 2009. FWHA will continue to evaluate the goals, objectives and procedures that have been established for the next five years to ensure that the housing authority continues to operate in an efficient manner.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments: TAB 3

- A. Admissions Policy for Deconcentration (tx004a01)
- B. FY 2009 Capital Fund Program Annual Statement (tx004b01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- C. FY 2009 Capital Fund Program 5 Year Action Plan (tx004c01)
- D. Housing Choice Voucher Homeownership Capacity Statement (tx004d01)
- E. Pet Policy (tx004e01)
- F. Implementation of Public Housing Resident Community Service Requirements (tx004f01)

- G. Progress In Meeting The Five-Year Plan Mission and Goals (tx004g01)
- H. Resident Membership of the PHA Governing Board (tx004h01)
- I. Membership of the Resident Advisory Board (tx004i01)
- J. Most Recent PHAS Score (tx004j01)

Optional Attachments:

- PHA Management Organizational Chart
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - K. Voluntary Conversion Assessment Certification (tx004k01)
 - L. Deconcentration and Income Mixing (tx004l01)
 - M. Site Based Waiting List/Mixed Income Property (tx004m01)
 - N. Oil/Gas Lease (Significant Amendment) (tx004n01)
 - O. FWHA Organization Chart (tx004o01)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Housing Choice Voucher Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: <ul style="list-style-type: none"> • PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US 	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and <ul style="list-style-type: none"> Documentation of the required deconcentration and income mixing analysis 	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <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	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 HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	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	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to Section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Equal Housing Plan	
X	ACOP	
X	Housing Choice Voucher Administrative Plan	
X	Personnel Policy	
X	Investment Policy	
X	Procurement and Disposition Policy	
X	Minority Business Enterprise Policy	
X	Section 3 Policy	
X	Community Space Policy	
X	Resident Charges	
X	Maintenance Policy	
X	Safety and Crime Prevention Program	
X	Community Service/FSS Plan	
X	Resident Survey Follow Up Plan	
X	Business Travel Policy	
X	Effective Communication Policy	
X	Reasonable Accommodation	
X	Violence Against Women Act Policy	
X	Public Housing Homeownership Policy	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Income <= 30% of AMI	16,753	5	5	5	3	3	3
Income >30% but <=50% of AMI	12,863	5	5	4	3	2	2
Income >50% but <80% of AMI	17,551	3	4	3	3	2	2
Elderly	7,771	5	4	4	4	1	3
Families with Disabilities	30,564	5	5	5		5	5
White	44,180	5	5	5	5	5	5
Black	17,262	5	5	5	5	5	5
Hispanic	11,573	5	5	5	5	5	5
Other Minorities	1,949	5	4	3	5	2	4

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2005-2010
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1623		
Extremely low income <=30% AMI	402	25%	
Very low income (>30% but <=50% AMI)	28	2%	
Low income (>50% but <80% AMI)	3	0%	
Families with children	1110	68%	
Elderly families	50	3%	
Families with Disabilities	286	18%	
White	365	22%	
Black	1074	66%	
Hispanic	203	37%	
American Indian	3	0%	
Asian Pacific	8	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	656	40%	
2 BR	589	36%	
3 BR	287	18%	
4 BR	43	3%	
5 BR	8	0%	
5+ BR	0	0%	

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed ? 3 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	7,634		
Extremely low income <=30% AMI	5,459	72%	
Very low income (>30% but <=50% AMI)	1,736	23%	
Low income (>50% but <80% AMI)	337	4%	
Families with children	5,306	70%	
Elderly families	584	8%	
Families with Disabilities	2,269	30%	
White	2,730	36%	
Black	4,814	63%	
Hispanic	1,038	14%	
American Indian	30	1%	
Asian Pacific	51	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2,602	34%	
2 BR	2,925	39%	
3 BR	1,170	23%	
4 BR	288	4%	
5 BR	26	0%	
5+ BR	4	0%	

Is the waiting list closed (select one)? No Yes

If yes: How long has it been closed (# of months)? 7 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Establishment of Project-Based Voucher Assistance Program.

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families in public housing with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Fund	4,605,628	subject to proration; PH Operations
a) Public Housing Capital Fund	1,900,000	PH Modernization/Rehab
b) HOPE VI Revitalization	0	
c) HOPE VI Demolition	0	
d) Annual Contributions for Section 8 Tenant-Based Assistance	28,619,201	HAP & HCV Operations
e) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
f) Resident Opportunity and Self-Sufficiency Grants	350,000	Residents Self Sufficiency & Supportive Services
g) Community Development Block Grant	27,000	Childcare
h) HOME	0	
Other Federal Grants (list below)		
1. Annual Contribution for HCV Project Based Assistance	324,361	HAP & Operations
2. Family Self Sufficiency/Homeownership	43,511	Coordinator's Salary Benefits
3. Shelter Plus Care	2,943,631	Housing for homeless with disabilities
4. Public Housing Neighborhood Network	93,731	Computer based training
5. Public Housing FSS Coordinators	54,310	Resident Services
6. Fannie Mae	40,000	Homeless Redevelopment
2. Prior Year Federal Grants (unobligated funds only) list below)		
Graduation Incentive Bonus Grant	0	
2006 Capital Fund	379,191	PH Modernization/Rehab
2007 Capital Fund	1,433,601	PH Modernization/Rehab

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2008 Capital Fund	1,972,629	PH Modernization/Rehab
3. Public Housing Dwelling Rental Income	2,719,104	PH Operations
4. Other income (list below)		
Investments	85,000	PH Operations
Resident Charges	198,470	PH Operations
Commercial Rents	146,966	PH Operations
4. Non-federal sources (list below)		
Total resources	45,936,334	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (30-90 days)
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
- Sex Offender Registration
- Prior Public Housing/Housing Choice Voucher Tenancy Debt

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

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

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

(2)Waiting List Organization

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

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

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

- PHA main administrative office
- PHA development site management office
- Other (list below)

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

1. How many site-based waiting lists will the PHA operate in the coming year? 11

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? (1)

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? (11)

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

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

(3) Assignment

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

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Money Follows The Person – persons leaving nursing homes

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

1 Date and Time

Former Federal preferences:

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

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy

- PHA briefing seminars or written materials
- Other source (list)

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

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

Fair Park, 19 Scattered Sites, Overton Park, Butler Place, Cavile Place, Butler Addition, Hunter Plaza, and Fair Oaks, Stonegate, Cabridge, Candletree

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

Other (list policies and developments targeted below)

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments

- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
Fair Park, 101 Scattered Sites, Overton Park, Butler Place, Cavile Place, Butler Addition, Hunter Plaza, and Fair Oaks, Stonegate, Cambridge, Candletree, Sycamore

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
Sex offender registration/prior public housing/Section 8 tenancy/current debt owed to any assisted housing agency
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)
Past landlord names and phone numbers

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)
Social service agencies
Homeless shelters

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Families that are unable to secure units due to circumstances beyond their control.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

Special Purpose Section 8 Assistance Programs

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- 2 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- 1 Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- 1 Victims of reprisals or hate crimes
Other preference(s) (list below)
4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- Date and time of application
- Drawing (lottery) or other random choice technique
5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)
- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
Landlord Handbook
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- Through published notices
- Other (list below)
Flyers, notices to specific social service agencies serving the special population for the new allocation, website.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

FWHA will notify at time of admission and recertification all families of the right to request a minimum rent hardship exemption and that determination is subject to the Grievance Procedure. If the family requests a hardship exemption, the FWHA will immediately suspend the minimum rent for the family until the Housing Authority can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature.

A hardship exists in the following circumstances:

1. When the family has lost eligibility for or is waiting on eligibility determination for a Federal, State or local assistance program;
2. When the family would be evicted as a result of the imposition of the minimum rent requirement.
3. When the income of the family has decreased because of changed circumstances, including loss of employment;
4. When a death has occurred in the family.

No hardship: If FWHA determines there is no qualifying hardship, the minimum rent will be reinstated and back payment of minimum rent for the time of suspension will be required.

Temporary hardship: If the FWHA determines that the hardship is temporary, the minimum rent will be imposed and include back payment for the minimum rent from the time of the suspension. If the family is unable to repay the entire new rent due, the family cannot be evicted for non-payment during the 90-day period commencing on the date of the family's request for exemption. A reasonable repayment agreement must be offered for any such rent not paid during that period. If the family thereafter demonstrates that the financial hardship is of long-term duration, the FWHA shall retroactively exempt the family from the minimum rent requirement.

Appeals: The family may use the grievance procedure to appeal FWHA's determination regarding the hardship. No escrow deposit will be required to access the grievance procedure.

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
 At family option
 Any time the family experiences an income increase
 Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
 Other (list below)
An interim adjustment shall be made only if the rent has been decreased.

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
 Survey of rents listed in local newspaper
 Survey of similar unassisted units in the neighborhood
 Other (list/describe below)
Public Housing operating costs

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
 Other (list below)

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

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

(2) Minimum Rent

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

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

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

Refer to P.H. Section 4.A.1 (2 & 3)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1354	489
Section 8 Vouchers	4834	900
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	65	100
Special Purpose Section		

8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually) Disaster Housing Assistance Program	139	139

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
Admissions & Continued Occupancy Policy (ACOP) (TAB 6)
- (2) Section 8 Management: (list below)
Refer to Administrative Plan (TAB 6)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
 - PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment TAB (C)

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

Butler Place/Addition, Hunter Plaza and/or Cavile

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

Ripley Arnold & Ripley Arnold Addition
Cambridge Court
Candletree Apartments
Sycamore Center Villas (acquisition)
Spring Glen
Spring Hill
Wind River
Lincoln Terrace

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

Ripley Arnold & Ripley Arnold Addition
Cambridge Court
Candletree Apartments
Hunter Plaza
Sycamore Center Villas (acquisition)
Spring Glen
Spring Hill
Wind River
Lincoln Terrace
Apply for Replacement Vouchers for Sale of Scattered Sites

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Butler Place 1b. Development (project) number: TX4-2
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:
5. Number of units affected: 412
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/2009 b. Projected end date of activity: 01/2012
Demolition/Disposition Activity Description
1a. Development name: Cavile Place 1b. Development (project) number: TX4-4B
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:
5. Number of units affected: 300
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 01/2009 b. Projected end date of activity: 01/2012
Demolition/Disposition Activity Description
1a. Development name: Scattered Sites 1b. Development (project) number: TX4-16
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 07/2008

<p>5. Number of units affected: 85</p> <p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p> <p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: 11/06</p> <p>b. Projected end date of activity: 01/2012</p>
Demolition/Disposition Activity Description
<p>1a. Development name: Butler Place/Addition, Cavile Place, Hunter Plaza, Fair Oaks, Fair Park, Scattered Sites, Overton Park Townhomes, Sycamore Center Villas, and Stonegate Villas</p> <p>1b. Development (project) number: TX4-2/TX4-4B, TX4-3, TX4-5, TX4-6, TX4-12, TX4-16, TX4-18, TX4-19, and TX4-20</p>
<p>2. Activity type: Demolition <input type="checkbox"/></p> <p style="padding-left: 40px;">Disposition <input checked="" type="checkbox"/> Oil and Gas Lease</p>
<p>3. Application status (select one)</p> <p style="padding-left: 40px;">Approved <input type="checkbox"/></p> <p style="padding-left: 40px;">Submitted, pending approval <input type="checkbox"/></p> <p style="padding-left: 40px;">Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: 09/2006</p>
<p>5. Number of units affected: Butler Plaza/Addition (412), Cavile Place (300), Hunter Plaza (224), Fair Oaks (76), Fair Park (48), Scattered Sites (19), Overton Park Townhomes (216), Stonegate Villas (58), Wind River (168), Spring Hill (150), Spring Glen (270), Cambridge (330), Candletree (216)</p> <p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: 09/2006</p> <p>b. Projected end date of activity: Unknown</p>

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Hunter Plaza 1b. Development (project) number: TX4-5
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(02/28/07)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 225 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

FWHA completed and submitted to HUD the initial assessment for the Voluntary Conversion of Developments from Public Housing Stock as required in the FR June 22, 2001, Final Rule. The Voluntary Conversion Assessment Certification is included in TAB 4 (K) of the Supporting Documents.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units

Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Butler Place Scattered Sites 1b. Development (project) number: TX-16	
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
3. Date Homeownership Plan/Program approved, submitted, or planned for submission: July 2008 Approved	
4. Number of units affected: 85 5. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

1. Be on the FWHA Housing Choice Voucher Tenant-Based Rental Assistance Program for a minimum of one year.
2. The head of households or co-head of household must be currently employed on a full-time basis and have been continuously so employed during the year before commencement of homeownership assistance for the family.

* Elderly and Disabled individuals are exempt from these minimums

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 05/07/02

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Adult Education	N/A	Other	PHA Main office	Both
Vocational Training	N/A	Specific	PHA Main office	Both
Employment Assistance	N/A	Other	PHA Main office	Both
Public Housing FSS	25	Random	PHA Main office	PHFSS
HCV FSS	291	Random	PHA Main office	Section 8
PHNN	100	Other	PHA Main office	

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	25	25 (07/01/2008)
Section 8	205	209 (07/06/2008)

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

Butler Place/Butler Addition
J.A. Cavile Place

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

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

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

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

Butler Place/Butler Addition

J.A. Cavile Place

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

Butler Place/Butler Addition

J.A. Cavile Place

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. (TAB 4)

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?
* Currently in Progress

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

Attached at Attachment (TAB 5)

Provided below:

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

After considering comments made after the public hearing on proposed changes to the SEDACA policy, FWHA is recommending the attached revised policy. The key changes to this revised policy are noted below:

- The crimes of murder, kidnapping, indecency with a child, rape and arson have all been moved back to the section of crimes with a lifetime ban. We had previously recommended the 10 year restriction for those crimes. Exceptions may be made by the Senior Vice President of Operations or the Vice President of Assisted Housing due to extenuating circumstances.
- The crime of robbery previously had not been referred to by name. That crime is now listed in the 10 year restriction section.

The entire Screening and Eviction For Drug Abuse and Other Criminal Activity (SEDACA) Policy is contained in the Public Housing Admissions and Continued Occupancy (ACOP) Policy (22.0 (V)) and the Housing Choice Voucher (HCV) Administrative Plan Addendum D .

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of Fort Worth, Texas
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

Certification of Consistency

D. Other Information Required by HUD

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

The Fort Worth Housing Authority (FWHA) has adopted a policy (the FWHA VAWA Policy) to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). FWHA's goals, objectives and policies to enable FWHA to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the FWHA VAWA policy, a copy of which is attached to this Plan. In addition, FWHA shall operate programs to serve the needs of child and adult victims of domestic violence, dating violence or stalking as and to the extent such programs are described from time to time in FWHA's Annual Public Housing Agency Plan.

A substantial deviation from the Housing Authority's 5-Year Plan is defined as any change to the PHA's overall mission or to the goals or objectives as outlined in the Plan. A significant amendment or modification of the 5-Year Plan or Annual Plan includes a major deviation from any activity, proposed activity, or policy provided in the Agency Plan that would affect services or programs provided to the residents. This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes.

Attachments

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

- Required HUD Attachments are located in TAB 3
- Supporting documents are located in TAB 6

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
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	

**Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

FORT WORTH HOUSING AUTHORITY PUBLIC HOUSING DECONCENTRATION POLICY

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

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

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine what marketing strategies and deconcentration incentives are needed to implement the deconcentration policy.

DECONCENTRATION INCENTIVES

The Fort Worth Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

OFFER OF A UNIT

When the Fort Worth Housing Authority discovers that a unit will become available, we will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help meet the deconcentration goal and/or the income targeting goal.

The Fort Worth Housing Authority will contact the family first by telephone to make the unit offer. If the family cannot be reached by telephone, the family will be notified of a unit offer via first class mail. The family will be given five (5) business days from the date the letter is mailed to contact the Fort Worth Housing Authority regarding the offer.

The family will be offered the opportunity to view the unit. After the opportunity to view the unit, the family will have two (2) business days to accept or reject the unit. This verbal offer and the family's decision must be documented in the tenant file. If the family rejects the offer of the unit, the Fort Worth Housing Authority will send the family a letter documenting the offer and the rejection.

REJECTION OF UNIT

If in making the offer to the family the Fort Worth Housing Authority skipped over other families on the waiting list in order to meet their deconcentration goal and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the Fort Worth Housing Authority did not skip over other families on the waiting list to reach this family, did not offer any other deconcentration incentive, and the family rejects the unit without good cause, the family will forfeit their application's date and time. The family will keep their preferences, but the date and time of application will be changed to the date and time the unit was rejected.

If the family rejects with good cause any unit offered, they will not lose their place on the waiting list. Good cause includes reasons related to health, proximity to work, school, and childcare (for those working or going to school). The family will be offered the right to an informal hearing of the decision to alter their application status.

ACCEPTANCE OF UNIT

The family will be required to sign a lease that will become effective no later than three (3) business days after the date of acceptance or the business day after the day the unit becomes available, whichever is later.

Prior to signing the lease the head of household and all other adult family members will be required to attend the Lease and Occupancy Orientation when they are initially accepted for occupancy. The family will not be housed if they have not attended the orientation. Applicants who provide prior notice of an inability to attend the orientation will be rescheduled. Failure of an applicant to attend the orientation, without good cause, may result in the cancellation of the occupancy process.

The applicant will be provided a copy of the lease, the grievance procedure, utility allowances, utility charges, the current schedule of routine maintenance charges, and a request for reasonable accommodation form. These documents will be explained in detail. The applicant will sign a certification that they have received these documents and that they have reviewed them with the Housing Authority personnel. The certification will be filed in the tenant's file.

The signing of the lease and the review of financial information are to be privately handled. The head of household and all adult family members will be required to

execute the lease prior to admission. One executed copy of the lease will be furnished to the head of household and the Fort Worth Housing Authority will retain the original executed lease in the tenant's file. A copy of the grievance procedure will be attached to the resident's copy of the lease.

The family will pay a security deposit at the time of lease signing. The security deposit will be a set amount determined by the Housing Authority based on statistical data of move out repair costs.

In exceptional situations, the Fort Worth Housing Authority reserves the right to allow a new resident to pay their security deposit in up to three (3) installment payments. One third shall be paid in advance; one third with their second rent payment, and one-third with their third rent payment. This shall be at the sole discretion of the Housing Authority.



Date	Agenda Item	Subject	Page
06/25/99	99.20	DECONCENTRATION POLICY	1 of 2

I. BACKGROUND:

On October 21, 1998 President Clinton signed into law the Quality Housing and Work Responsibility Act of 1998 (QHWRA). This new statute is directed at revitalizing and improving HUD's public housing and Section 8 assistance programs. The QHWRA makes some of its provisions effective upon enactment and other provisions effective on various dates between October 21, 1998 and October 1, 1999, which is the beginning of federal fiscal year 2000.

Section 513 of QHWRA, Public Housing and Section 8 Income Targeting, amends section 16 of the US Housing Act of 1937 to establish, among other things, public housing deconcentration requirements, annual requirements for admitting families with incomes below thirty percent (30%) of area median income and related income targeting requirements. In accordance with Federal Register Part IV, Initial Guidance and Notice, and 24 CFR Part 903, Interim Rule, February 18, 1999, HUD requires PHAs to begin implementing a Public Housing Deconcentration Policy within 120 days of such notice.

II. ISSUES/CONCERNS:

The QHWRA requires PHAs to submit with their annual Public Housing Agency Plans an Admissions Policy designed to provide for deconcentration of poverty and income mixing, by bringing higher income tenants into lower income public housing projects and bringing lower income tenants into higher income public housing projects.

It is the policy of Fort Worth Housing Authority (FWHA) to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other



Date	Agenda Item	Subject	Page
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families with a lower or higher income. FWHA will accomplish this in a uniform and non-discriminatory manner.

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

Prior to the beginning of each fiscal year, the income levels of families residing in each development, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list will be analyzed. Based on this analysis, FWHA will determine what marketing strategies and deconcentration incentives are needed to implement the Deconcentration Policy.

The Agency Plan for the Fort Worth Housing Authority is due to HUD by October 15, 1999. It will include the revised Admissions Policy. In the interim, however; HUD is requiring PHAs to begin implementing the Public Housing Deconcentration Policy. PHAs must adopt the Deconcentration Policy by June 18, 1999.

III. RECOMMENDATION:

Staff recommends that the Board of Commissions approve the Deconcentration Policy.

Prepared by:
Gloria Owens
Assistant Executive Director

RESOLUTION NO. 1960

RESOLUTION APPROVING THE ADOPTION OF DECONCENTRATION POLICY.

WHEREAS, The Quality Housing and Work Responsibility Act of 1998 (QHWRA) contains provisions for the Department of Housing and Urban Development to use in accomplishing various reforms directed at revitalizing and improving HUD's public housing and Section 8 assistance programs; and

WHEREAS, In accordance with Federal Register, Part IV, Initial Guidance and Notice, and 24 CFR Part 903, Interim Rule, February 18, 1999, HUD requires PHAs to begin implementing the public housing deconcentration policy within 120 days of such notice; and

WHEREAS, It is Fort Worth Housing Authority's (FWHA's) policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, FWHA will skip families on the waiting list to reach other families with a lower or higher income. FWHA will accomplish this in a uniform and non-discriminating manner; and

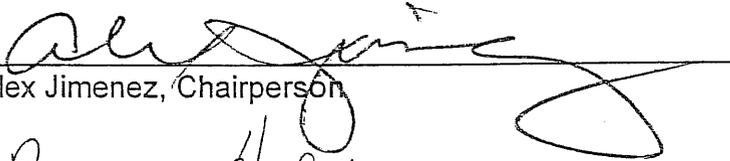
WHEREAS, FWHA will affirmatively market its housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments; and

WHEREAS, Prior to the beginning of each fiscal year, FWHA will analyze the income levels of families residing in each of its developments, the income levels of census tracts in which its developments are located, and the income levels of the families on the waiting list. Based on this analysis, FWHA will determine what marketing strategies and deconcentration incentives are needed to implement the deconcentration policy; and

WHEREAS, FWHA hereby affirms its commitment to implement a Deconcentration Policy to ensure deconcentration of poverty and income mixing;

NOW THEREFORE BE IT RESOLVED:

The Fort Worth Housing Authority Board of Commissioners approve and adopt the Public Housing Deconcentration Policy.



Alex Jimenez, Chairperson

June 25, 1999
Date



Barbara Holston, Executive Director/Secretary

June 25, 1999
Date

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Fort Worth, Texas	Grant Type and Number Capital Fund Grant No.: Replacement Housing Factor Grant No.: TX21R00450103	Federal FY of Grant 2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no.:.)
Performance and Evaluation Report for Period Ending: June 30, 2008 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Revised (1)	Obligated	Total Actual Cost (2)	
		Original				Expended	
1	Total Non-CGP Funds						
2	1406 Operations (May not exceed 20% of line 20)	0	0	0	0	0	0
3	1408 Management Improvements	0	0	0	0	0	0
4	1410 Administration	0	0	0	0	0	0
5	1411 Audit	0	0	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0	0	0
7	1430 Fees and Costs	0	0	0	0	0	0
8	1440 Site Acquisition	0	0	0	0	0	0
9	1450 Site Improvements	0	0	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0	0	0
14	1485 Demolition	0	0	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0	0	0
17	1495.1 Relocation Cost	0	0	0	0	0	0
18	1499 Mod Used for Development	82,342	82,342	0	82,342	82,342	82,342
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0	0	0
20	Amount of Annual Grant (Sum of lines 2 - 19)	82,342	82,342	0	82,342	82,342	82,342
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						
23	Amount of line 20 Related to Energy Conservation Measures						

Signature of Executive Director and Date *Barbara Holston* 10-16-08

x *Barbara Holston* Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Barbara Holston, President & CEO Date

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Revised (1)	Total Actual Cost		Status of Proposed Work (2)
					Funds Obligated (2)	Funds Expended (2)	
TX4 PHA-Wide Devel. Activities	A. Replacement Housing	1499	82,342.00	0.00	82,342.00	82,342.00	Complete

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of the City of Fort Worth, Texas	Grant Type and Number Capital Fund Grant No.: TX21R00450104	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no. :)
Performance and Evaluation Report for Period Ending: June 30, 2008 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Revised (1)	Obligated	Total Actual Cost (2)	
		Original				Expended	
1	Total Non-CGP Funds						
2	1406 Operations (May not exceed 20% of line 20)	0	0	0	0	0	0
3	1408 Management Improvements	0	0	0	0	0	0
4	1410 Administration	20,000	20,000	0	20,000	20,000	20,000
5	1411 Audit	0	0	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0	0	0
7	1430 Fees and Costs	30,000	30,000	0	30,000	30,000	30,000
8	1440 Site Acquisition	0	0	0	0	0	0
9	1450 Site Improvements	0	0	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0	0	0
14	1485 Demolition	0	0	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0	0	0
17	1495.1 Relocation Cost	0	0	0	0	0	0
18	1499 Mod Used for Development	313,554	313,554	0	313,554	313,554	313,554
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0	0	0
20	Amount of Annual Grant (Sum of lines 2 - 19)	363,554	363,554	0	363,554	363,554	363,554
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						
23	Amount of line 20 Related to Energy Conservation Measures						

Signature of Executive Director and Date

x *Barbara Holston* 10-16-08 Date

Barbara Holston, President & CEO

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

x

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Revised (1)	Total Actual Cost		Status of Proposed Work (2)
					Funds Obligated (2)	Funds Expended (2)	
TX4	A. Administration	1410	20,000.00	0.00	20,000.00	20,000.00	Complete
PHA-Wide Devel. Activities	B. Architecture and Engineering	1430	30,000.00		30,000.00	30,000.00	Complete
	C. Replacement Housing	1499	313,554.00		313,554.00	313,554.00	Complete

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

PHA Name: **Fort Worth Housing Authority**
 Grant Type and Number: **TX21P00450106**
 Capital Fund Grant No.: **TX21P00450106**
 Replacement Housing Factor Grant No.:

Federal FY of Grant: **2006**

**Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no.):
Performance and Evaluation Report for Period Ending: June 30, 2008 Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Revised (1)	Obligated	Total Actual Cost (2) Expended
		Original				
1	Total Non-CGP Funds					
2	1406 Operations (May not exceed 20% of line 20)	425,580		425,580	425,580	425,580
3	1408 Management Improvements (limit of 20% of line 20)	354,000		354,000	286,618	257,801
4	1410 Administration (limit of 10% of line 20)	242,190		212,790	212,791	212,791
5	1411 Audit	2,000		5,826	11,920	5,826
6	1415 Liquidated Damages	0		0	0	0
7	1430 Fees and Costs	133,000		157,548	169,399	124,093
8	1440 Site Acquisition	0		0	0	0
9	1450 Site Improvements	130,700		277,300	402,252	226,498
10	1460 Dwelling Structures	548,017		208,227	303,564	278,584
11	1465.1 Dwelling Equipment-Nonexpendable	37,500		37,500	34,915	34,915
12	1470 Nondwelling Structures	63,000		243,827	209,753	99,573
13	1475 Nondwelling Equipment	139,411		192,800	71,106	71,106
14	1485 Demolition	1,500		1,500	0	0
15	1490 Replacement Reserve	0		0	0	0
16	1492 Moving to Work Demonstration	0		0	0	0
17	1495.1 Relocation Cost	1,000		1,000	0	0
18	1499 Mod Used for Development	50,000		10,000	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0		0	0	0
20	Amount of Annual Grant (Sum of lines 2 - 19)	2,127,898		2,127,898	2,127,898	1,736,766
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					
23	Amount of line 20 Related to Energy Conservation Measures					

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

X *Barbara Holston* 10-16-08 X
 Date

Barbara Holston, President & CEO

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

PHA Name: Fort Worth Housing Authority

Grant Type and Number
 Capital Fund Grant No.: TX21P00450106
 Replacement Housing Factor Grant No.:

Federal FY of Grant: 2006

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Revised (1)	Total Actual Cost		Status of Proposed Work (2)
					Funds Obligated (2)	Funds Expended (2)	
TX4-2 Butler Place Apts.	A. Interior Dwelling Repairs	1460	35,000.00	10,000.00	0.00	0.00	Moved Back
	B. Exterior Dwelling Repairs	1460	23,717.00	22,321.00	29,280.01	29,280.01	Completed
	C. Site Improvements	1450	15,000.00	15,000.00	7,403.39	7,403.39	Incomplete
	D. Replace Water Heaters	1460	72,000.00	0.00	0.00	0.00	Moved Back
	E. Site Utilities	1450	15,000.00	15,000.00	0.00	0.00	In Progress
	F. PHAS Repairs	1450	12,000.00	12,000.00	0.00	0.00	Moved Back
	G. Replace Wall Furnaces	1460	35,000.00	5,000.00	0.00	0.00	Moved back
	H. Install Receptacles @ Range Locations	1460	1,800.00	1,800.00	0.00	0.00	Completed
	I. Appliance Replacement	1465.1	7,500.00	20,104.00	19,890.82	19,890.82	Complete
	J. Ceiling Fans - one bedroom apts.	1460	5,000.00	0.00	0.00	0.00	Moved Back
Scattered S/K units	K. Carpet Replacement	1460	5,000.00	4,000.00	0.00	0.00	Incomplete
	L. Appliance Replacement	1465.1	4,000.00	0.00	0.00	0.00	Moved Back
	M. Interior Dwelling Repairs	1460	6,000.00	5,000.00	0.00	0.00	Incomplete
	N. Exterior Dwelling Repairs	1460	6,000.00	5,000.00	0.00	0.00	Incomplete
	O. Site Improvements	1450	5,000.00	5,000.00	0.00	0.00	Incomplete
	P. Repair/Replace Roofs	1460	8,000.00	8,000.00	0.00	0.00	Incomplete
	TX4-3 Caville Place Apts.	A. Install Receptacles @ Range Locations	1460	18,000.00	8,000.00	0.00	0.00
	B. Replace Concrete Sidewalks	1450	20,000.00	20,000.00	0.00	0.00	Incomplete
	C. Interior Dwelling Repairs	1460	20,000.00	10,000.00	0.00	0.00	Incomplete
	D. Exterior Dwelling repairs	1460	20,000.00	10,000.00	0.00	0.00	Incomplete
	E. Site Improvements	1450	10,000.00	10,000.00	16,843.96	16,843.96	Completed
	F. Replace Appliances	1465.1	7,500.00	15,025.00	15,025.00	15,025.00	Complete
	G. Site Utilities	1450	0.00	0.00	21,169.30	21,169.30	In Progress
TX4-4B Butler Addition Apts.	A. Install Receptacles @ Range Locations	1460	13,500.00	3,000.00	0.00	0.00	Incomplete
	B. Install Fencing	1450	10,000.00	10,000.00	0.00	0.00	Incomplete
	C. Site utilities	1450	10,000.00	10,000.00	0.00	0.00	Incomplete
	D. Interior Dwelling Repairs	1460	15,000.00	10,598.00	0.00	0.00	Incomplete
	E. Exterior Dwelling Repairs	1460	20,000.00	11,870.00	0.00	0.00	Incomplete
	F. Site Improvements	1450	5,000.00	5,000.00	17,621.60	17,621.60	Completed
	G. 504 Accommodations	1450	2,700.00	2,700.00	0.00	0.00	Incomplete

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

PHA Name: Fort Worth Housing Authority

Grant Type and Number
 Capital Fund Grant No.: TX21P00450106
 Replacement Housing Factor Grant No.:

Federal FY of Grant: 2006

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Revised (1)	Total Actual Cost		Status of Proposed Work (2)	
					Funds Obligated (2)	Funds Expended (2)		
TX4-5 Hunter Plaza	A. Elevators	1475	82,411.00	0.00	0.00	0.00	Moved Back	
	B. Exterior Repairs	1460	10,000.00	10,396.00	0.00	0.00	Incomplete	
	C. Interior Repairs	1460	15,000.00	11,734.00	74,475.92	74,475.92	Complete	
	D. PHAS Repairs	1460	15,000.00	24,980.00	24,980.00	0.00	Moved Back	
	E. Fire Systems Upgrades	1460	91,000.00	1,000.00	12,200.00	12,200.00	Complete	
	F. Install Automatic Front doors	1460	1,000.00	1,000.00	0.00	0.00	Moved Back	
	G. Replace Appliances	1465.1	4,000.00	0.00	0.00	0.00	Moved Back	
	H. Security Personnel	1408	5,000.00	0.00	40,508.78	40,508.78	Complete	
	I. Renovate First Floor Offices	1470	7,500.00	177,500.00	177,500.00	75,904.49	Complete	
	J. Site Improvements	1450			24,978.32	24,978.32	Complete	
	K. Parking Areas	1450			1,920.00	1,920.00	Complete	
	L. Chiller/ Boiler	1450			31,376.00	31,376.00	Complete	
	TX4-6 Fair Oaks	A. Paint Interior of Units	1460	20,000.00	9,810.00	0.00	0.00	Incomplete
		B. Upgrade Fire Systems	1460	40,000.00	8,718.00	0.00	0.00	Incomplete
C. Replace Appliances		1465.1	1,500.00	0.00	0.00	0.00	Moved Back	
D. PHAS Repairs		1460	3,000.00	3,000.00	0.00	0.00	Incomplete	
E. Security Personnel		1408	5,000.00	0.00	21,211.62	21,211.62	Complete	
F. Security Improvements		1450	5,000.00	26,500.00	26,500.00	0.00	Moved Back	
G. Site Improvements		1450	5,000.00	128,737.00	124,014.00	22,928.44	Completed	
H. Elevators		1460	0.00	135,800.00	152,990.75	152,990.75	Completed	
I. Fence		1450			62,500.00	62,500.00	Complete	
A. Repair/Replace Stair and Landings		1460	4,000.00	4,000.00	4,637.78	4,637.78	Complete	
TX4-12 Fair Park	B. Repair/Replace Boilers	1460	20,000.00	0.00	0.00	0.00	Complete EPC	
	C. Security Personnel	1408	5,000.00	0.00	21,211.62	21,211.62	Complete	
	D. Security Improvements	1450	5,000.00	5,000.00	0.00	0.00	Incomplete	
	E. Playgrounds	1450			1,381.64	1,381.64	Complete	
	A. Carpet Replacement	1460	5,000.00	4,000.00	0.00	0.00	Incomplete	
TX4-16 Scattered Sites	B. Appliance Replacement	1465.1	4,000.00	1,371.00	0.00	0.00	Incomplete	
	C. Interior Dwelling Repairs	1460	6,000.00	5,000.00	0.00	0.00	Incomplete	
	D. Exterior Dwelling Repairs	1460	6,000.00	5,000.00	5,000.00	5,000.00	Complete	
	E. Site Improvements	1450	5,000.00	5,000.00	0.00	0.00	Incomplete	
	F. Repair/Replace Roofs	1460	8,000.00	5,000.00	0.00	0.00	Incomplete	

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

PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Grant No.: TX21P00450106 Replacement Housing Factor Grant No.:		Federal FY of Grant: 2006			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Revised (1)	Total Actual Cost		Status of Proposed Work (2)
					Funds Obligated (2)	Funds Expended (2)	
PHA-Wide Activities Physical Improvement	A. Development B. Purchase Vehicles C. Purchase Computer Equipment D. Purchase Appliances E. Purchase Maintenance Equip. F. Interior Non-Dwelling Repairs G. Exterior Non-Dwelling Repairs H. Mechanical Non-Dwelling Repairs I. Site Improvements J. Foundation Repairs - Maint. Warehouse K. 504 Accommodations L. Security Improvements	1499 1475 1475 1465.1 1475 1470 1470 1470 1450 1470 1470 1470	50,000.00 45,000.00 7,000.00 9,000.00 5,000.00 10,000.00 15,000.00 5,500.00 6,000.00 15,000.00 5,000.00 5,000.00	10,000.00 45,000.00 7,000.00 1,000.00 5,000.00 10,000.00 10,000.00 5,500.00 7,363.00 30,827.00 5,000.00 5,000.00	0.00 51,966.66 14,364.16 0.00 4,774.75 10,000.00 10,000.00 7,253.13 39,544.28 0.00 0.00 0.00	0.00 51,966.66 14,364.16 0.00 4,774.75 6,415.00 10,000.00 7,253.13 39,544.28 0.00 0.00 0.00	Incomplete Complete Complete Incomplete Complete Complete In Progress In Progress In Progress Incomplete Incomplete Incomplete
PHA-Wide Activities Management Improve-	A. Resident Services Dept. Salaries B. Resident Services Training & Travel C. Modernization Training & Travel D. Site Security E. Operations F. Off Duty Police G. Software	1408 1408 1408 1408 1406 1408 1408	181,000.00 3,000.00 5,000.00 25,000.00 425,580.00 75,000.00 50,000.00	181,000.00 3,000.00 10,000.00 35,000.00 425,580.00 75,000.00 50,000.00	126,065.63 0.00 61.96 26,320.00 425,580.00 47,399.00 3,839.27	126,065.63 0.00 61.96 0.00 425,580.00 44,902.00 3,839.27	Incomplete Incomplete Incomplete Incomplete Complete Incomplete Incomplete
PHA-Wide Activities Administration Costs	A. Administrative Staff Salaries (Subject to 10% limitation) B. Staff Inspector C. A & E Dept. Salaries D. Architectural Services E. Audit F. Relocation Cost G. Demolition	1410 1430 1430 1430 1411 1495.1 1485	196,190.00 46,000.00 83,000.00 50,000.00 2,000.00 1,000.00 1,500.00	212,790.00 62,600.00 0.00 94,948.00 5,826.00 1,000.00 1,500.00	212,790.00 45,306.00 54,955.47 69,137.18 11,920.00 0.00 0.00	212,790.91 0.00 54,955.47 69,137.18 5,826.00 0.00 0.00	Complete Incomplete Complete In Progress In Progress Incomplete Incomplete

Annual Statement/Performance and Evaluation Report

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

PHA Housing Authority of the City Name: of Fort Worth, Texas	Grant Type and Number Capital Fund Grant No.: Replacement Housing Factor Grant No.: TX21R004501-07	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no.):
Performance and Evaluation Report for Period Ending: June 30, 2008 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Revised (1)	Obligated	Total Actual Cost (2)	
		Original				Expended	
1	Total Non-CGP Funds						
2	1406 Operations (May not exceed 20% of line 20)	0	0	0	0	0	0
3	1408 Management Improvements	0	0	0	0	0	0
4	1410 Administration	0	0	0	0	0	0
5	1411 Audit	0	0	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0	0	0
7	1430 Fees and Costs	0	0	0	0	0	0
8	1440 Site Acquisition	0	0	0	0	0	0
9	1450 Site Improvements	0	0	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0	0	0
14	1485 Demolition	0	0	0	0	0	0
15	1480 Replacement Reserve	0	0	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0	0	0
17	1495.1 Relocation Cost	0	0	0	0	0	0
18	1499 Mod Used for Development	25,287	25,287	0	25,287	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0	0	0
20	Amount of Annual Grant (Sum of lines 2 - 19)	25,287	25,287	0	25,287	0	0
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						
23	Amount of line 20 Related to Energy Conservation Measures						

Signature of Executive Director and Date
 X *Barbara Holston* 10-16-08
 Barbara Holston, President & CEO Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date
 X

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Revised (1)	Total Actual Cost		Status of Proposed Work (2)
					Funds Obligated (2)	Funds Expended (2)	
TX4 Candletree	A. Replacement Housing	1499	25,287.00	0.00	25,287.00	0.00	



Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary
 PHA Name: Fort Worth Housing Authority

Grant Type and Number: TX21P00450107
 Capital Fund Grant No.:
 Replacement Housing Factor Grant No.:
 Federal FY of Grant: 2007

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no.):
 Performance and Evaluation Report for Period Ending: June 30, 2008 Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended	
1	Total Non-CGP Funds					
2	1406 Operations (May not exceed 20% of line 20)	393,148	393,148	393,148	393,148	
3	1408 Management Improvements (limit of 20% of line 20)	393,148	393,148	0	0	
4	1410 Administration (limit of 10% of line 20)	196,574	196,574	196,574	134,279	
5	1411 Audit	2,000	2,000	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	135,000	135,000	32,956	0	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvements	118,000	118,000	0	0	
10	1460 Dwelling Structures	355,000	235,000	0	0	
11	1465.1 Dwelling Equipment-Nonexpendable	37,500	37,500	0	0	
12	1470 Nondwelling Structures	95,435	215,435	0	0	
13	1475 Nondwelling Equipment	187,434	187,434	79	79	
14	1485 Demolition	1,500	1,500	0	0	
15	1490 Replacement Reserve	0	0	0	0	
16	1492 Moving to Work Demonstration	0	0	0	0	
17	1495.1 Relocation Cost	1,000	1,000	0	0	
18	1499 Mod Used for Development	50,000	50,000	0	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0	
20	Amount of Annual Grant (Sum of lines 2 - 19)	1,965,739	1,965,739	622,757	527,506	
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					
23	Amount of line 20 Related to Energy Conservation Measures					

Signature of Executive Director and Date: X *Barbara Holston* 10-16-08 Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date: X
 Barbara Holston, President & CEO

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

PHA Name: Fort Worth Housing Authority

Grant Type and Number
 Capital Fund Grant No.: TX21P00450107
 Replacement Housing Factor Grant No.:

Federal FY of Grant:

2007

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Revised (1)	Total Actual Cost		Status of Proposed Work (2)
					Funds Obligated (2)	Funds Expended (2)	
TX4-2 Butler Place Apts.	A. Interior Dwelling Repairs	1460	100,000.00	0.00			Moved Back
	B. Exterior Dwelling Repairs	1460	20,000.00	0.00			Moved Back
	C. Site Improvements	1450	15,000.00	0.00			Moved Back
	D. Site Utilities	1450	15,000.00	0.00			Moved Back
	E. PHAS Repairs	1450	12,000.00	0.00			Moved Back
	F. Appliance Replacement	1465.1	7,500.00	0.00			Moved Back
TX4-3 Caville Place Apts.	A. Replace Concrete Sidewalks	1450	20,000.00	20,000.00			
	B. Interior Dwelling Repairs	1460	20,000.00	20,000.00			
	C. Exterior Dwelling Repairs	1460	15,000.00	15,000.00			
	D. Site Improvements	1450	10,000.00	10,000.00			
	E. Replace Appliances	1465.1	7,500.00	7,500.00			
TX4-4B Butler Addition Apts.	A. Site Utilities	1450	10,000.00	10,000.00			
	B. Interior Dwelling Repairs	1460	20,000.00	20,000.00			
	C. Exterior Dwelling Repairs	1460	17,000.00	17,000.00			
	D. Site Improvements	1450	5,000.00	5,000.00			
TX4-5 Hunter Plaza	A. Exterior Repairs	1460	20,000.00	20,000.00			
	B. Interior Repairs	1460	25,000.00	25,000.00			
	C. PHAS Repairs	1460	15,000.00	15,000.00			
	D. Replace Appliances	1465.1	4,000.00	4,000.00			
	E. Security Personnel	1408	5,000.00	5,000.00			

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

PHA Name: Fort Worth Housing Authority		Grant Type and Number		Federal FY of Grant:		2007	
Development Number/Name HA-Wide Activities		Capital Fund Grant No.: TX21P00450107 Replacement Housing Factor Grant No.:		Total Actual Cost		Status of Proposed Work (2)	
General Description of Major Work Categories		Development Account Number		Total Estimated Cost Original		Funds Obligated (2)	
				Revised (1)		Funds Expended (2)	
TX4-6 Fair Oaks	A. Paint Interior of Units	1460	20,000.00	20,000.00			
	B. Replace Appliances	1465.1	1,500.00	1,500.00			
	C. PHAS Repairs	1460	3,000.00	3,000.00			
	D. Security Personnel	1408	5,000.00	5,000.00			
	E. Security Improvements	1450	5,000.00	5,000.00			
	F. Site Improvements	1450	5,000.00	5,000.00			
TX4-12 Fair Park	A. Interior Dwelling Repairs	1460	20,000.00	20,000.00			
	B. Exterior Dwelling Repairs	1460	10,000.00	10,000.00			
	C. Security Personnel	1408	5,000.00	5,000.00			
	D. Security Improvements	1450	5,000.00	5,000.00			
	E. Renovate Community Room	1470	8,000.00	8,000.00			
	F. Chiller Replacement	1475	29,434.00	29,434.00			
TX4-16 Scattered Sites	A. Carpet Replacement	1460	10,000.00	10,000.00			
	B. Appliance Replacement	1465.1	8,000.00	8,000.00			
	C. Interior Dwelling Repairs	1460	12,000.00	12,000.00			
	D. Exterior Dwelling Repairs	1460	12,000.00	12,000.00			
	E. Site Improvements	1450	10,000.00	10,000.00			
	F. Replace/Repair Roofs	1460	16,000.00	16,000.00			

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

PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Grant No.: TX21P00450107 Replacement Housing Factor Grant No.:		Federal FY of Grant: 2007			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Revised (1)	Total Actual Cost		Status of Proposed Work (2)
					Funds Obligated (2)	Funds Expended (2)	
PHA-Wide Activities Physical Improvement	A. Development B. Purchase Vehicles C. Purchase Computer Equipment D. Purchase Appliances E. Purchase Maintenance Equip. F. Interior Non-Dwelling Repairs G. Exterior Non-Dwelling Repairs H. Mechanical Non-Dwelling Repairs I. Site Improvements J. Foundation Repairs - Maint Warehouse K. 504 Accommodations L. Security Improvements	1499 1475 1475 1465.1 1475 1470 1470 1470 1450 1470 1470 1470	50,000.00 50,000.00 98,000.00 9,000.00 10,000.00 36,434.00 18,000.00 8,000.00 6,000.00 15,000.00 5,000.00 5,000.00	50,000.00 50,000.00 98,000.00 16,500.00 10,000.00 171,434.00 18,000.00 8,000.00 48,000.00 0.00 5,000.00 5,000.00	79.00	79.00	
PHA-Wide Activities Management Improvement	A. Resident Services Dept Salaries B. Resident Services Training & Travel C. Modernization Training & Travel D. Site Security E. Operations F. Off Duty Police G. Software	1408 1408 1408 1408 1406 1406 1408	181,000.00 4,000.00 6,000.00 55,000.00 393,148.00 75,000.00 57,148.00	181,000.00 4,000.00 6,000.00 55,000.00 393,148.00 75,000.00 57,148.00	393,148.00	393,148.00	
PHA-Wide Activities Administration Costs	A. Administrative Staff Salaries (Subject to 10% limitation) B. A & E Dept Salaries C. Architectural Services D. Audit E. Relocation Cost F. Demolition	1410 1430 1430 1411 1495.1 1485	196,574.00 60,000.00 75,000.00 2,000.00 1,000.00 1,500.00	196,574.00 60,000.00 75,000.00 2,000.00 1,000.00 1,500.00	134,279.13 32,955.51	134,279.13	

Annual Statement/Performance and Evaluation Report

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

PHA Name: Fort Worth Housing Authority
 Grant Type and Number: TX21P00450108
 Capital Fund Grant No.:
 Replacement Housing Factor Grant No.:
 Federal FY of Grant: 2008

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no.:) Performance and Evaluation Report for Period Ending: June 30, 2008 Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Revised (1)	Obligated	Total Actual Cost (2)	
		Original				Expended	
1	Total Non-CGP Funds						
2	1406 Operations (May not exceed 20% of line 20)	394,526			0	0	0
3	1408 Management Improvements (limit of 20% of line 20)	394,526			0	0	0
4	1410 Administration (limit of 10% of line 20)	197,263			0	0	0
5	1411 Audit	2,000			0	0	0
6	1415 Liquidated Damages	0			0	0	0
7	1430 Fees and Costs	131,000			0	0	0
8	1440 Site Acquisition	0			0	0	0
9	1450 Site Improvements	68,000			0	0	0
10	1460 Dwelling Structures	87,500			0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	12,500			0	0	0
12	1470 Nondwelling Structures	108,814			0	0	0
13	1475 Nondwelling Equipment	549,500			0	0	0
14	1485 Demolition	1,000			0	0	0
15	1490 Replacement Reserve	0			0	0	0
16	1492 Moving to Work Demonstration	0			0	0	0
17	1495.1 Relocation Cost	1,000			0	0	0
18	1499 Mod Used for Development	25,000			0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0			0	0	0
20	Amount of Annual Grant (Sum of lines 2 - 19)	1,972,629		0	0	0	0
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						
23	Amount of line 20 Related to Energy Conservation Measures						

Signature of Executive Director and Date: *Barbara Holston* 10-16-08 X
 Signature of Public Housing Director/Office of Native American Programs Administrator and Date: Barbara Holston, President & CEO Date

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF) Part II: Supporting Pages							
PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Grant No.: TX21P00450108 Replacement Housing Factor Grant No.:		Federal FY of Grant: 2008		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Revised (1)	Total Actual Cost		Status of Proposed Work (2)
					Funds Obligated (2)	Funds Expended (2)	
TX4-2 Butler	A. Site Improvements (Parking Lots)	1450	24,000.00				
	B. Site Utilities	1450	1,000.00				
	C. UPSC Repairs	1450	5,000.00				
	D. Interior Dwelling Repairs	1460	5,000.00				
	E. Exterior Dwelling Repairs	1460	5,000.00				
	F. Appliance Replacement	1465.1	1,000.00				
	G. HVAC Replacement	1475	3,000.00				
TX4-3 Cavile	A. Site Improvements (Parking Lots)	1450	16,500.00				
	B. PHAS Repairs	1450	5,000.00				
	C. Site Utilities	1450	1,000.00				
	D. Interior Dwelling Repairs	1460	5,000.00				
	E. Exterior Dwelling Repairs	1460	5,000.00				
	F. Appliance Replacement	1465.1	1,000.00				
	G. HVAC Replacement	1475	3,000.00				
TX4-4B Hunter	A. Security	1408	5,000.00				
	B. Exterior Dwelling Repairs	1460	2,000.00				
	C. UPSC Repairs	1460	5,000.00				
	D. Interior Dwelling Repairs	1460	5,000.00				
	E. Elevator Replacement	1475	418,500.00				
TX4-5 Fair Oaks	A. Security	1408	5,000.00				
	B. Exterior Dwelling Repairs	1460	2,000.00				
	C. UPSC Repairs	1460	2,500.00				
	D. Interior Dwelling Repairs	1460	2,000.00				
	E. Appliance Replacement	1465.1	1,000.00				

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

PHA Name: Fort Worth Housing Authority

Grant Type and Number
 Capital Fund Grant No.: TX21P00450108
 Replacement Housing Factor Grant No.:

Federal FY of Grant: 2008

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Revised (1)	Total Actual Cost		Status of Proposed Work (2)
					Funds Obligated (2)	Funds Expended (2)	
TX4-12 Fair Park	A. Site Improvements	1450	1,000.00				
	B. Site Utilities	1450	1,000.00				
	C. UP/CS Repairs	1450	2,500.00				
	D. Interior Dwelling Repairs	1460	2,000.00				
	E. Exterior Dwelling Repairs	1460	2,000.00				
	F. Appliance/ HVAC Replacement	1465.1	1,000.00				
	G. Chiller Replacement	1475	60,000.00				
TX4-16 Scattered Sites	A. Site Improvements	1450	5,000.00				
	B. UP/CS Repairs	1450	5,000.00				
	C. Interior Dwelling Repairs	1460	30,000.00				
	D. Exterior Dwelling Repairs	1460	15,000.00				
	E. Appliance Replacement	1465.1	5,000.00				
	F. HVAC Replacement	1475	5,000.00				

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

PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Grant No.: TX21P00450108 Replacement Housing Factor Grant No.:		Federal FY of Grant: 2008		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Total Actual Cost		Status of Proposed Work (2)
				Funds Obligated (2)	Funds Expended (2)	
			Revised (1)			
PHA-Wide Activities Physical	A. Site Improvements	1450	1,000.00			
	B. Interior Non-Dwelling Repairs	1470	48,157.00			
	C. Exterior Non-Dwelling Repairs	1470	48,157.00			
	D. Mechanical Non-Dwelling Repairs	1470	5,000.00			
	E. 504 Accommodations	1470	2,500.00			
	F. Security Improvements	1470	5,000.00			
	G. Purchase Vehicles	1475	45,000.00			
	H. Purchase Maintenance Equipment	1475	10,000.00			
	I. Purchase Computer Equipment	1475	5,000.00			
	J. Purchase Appliances	1485.1	3,500.00			
	K. Development	1489	25,000.00			
PHA-Wide Activities Management Improvement	A. Operations	1406	394,526.00			
	B. Resident Services Training & Travel	1408	4,000.00			
	C. Modernization Training & Travel	1408	6,000.00			
	D. Site Security	1408	55,000.00			
	E. Resident Services Department Salaries	1408	185,000.00			
	F. Off Duty Police	1408	75,000.00			
	G. Software	1408	59,526.00			
PHA-Wide Activities Administration Costs	A. Administrative Staff Salaries (subject to 10% limitation)	1410	197,263.00			
	B. Audit	1411	2,000.00			
	C. Architectural/ Consulting Services	1430	75,000.00			
	D. Inspector	1430	56,000.00			
	E. Demolition	1485	1,000.00			
	F. Relocation Costs	1495.1	1,000.00			

2009 CFP

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

PHA Name: Fort Worth Housing Authority
 Grant Type and Number: TX21P00450109
 Capital Fund Grant No.:
 Replacement Housing Factor Grant No.:

Federal FY of Grant:
 2009

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

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended	
1	Total Non-CGP Funds					
2	1405 Operations (May not exceed 20% of line)	380,000				
3	1406 Management Improvements (limit of 20% of line)	380,000				
4	1410 Administration (limit of 10% of line)	190,000				
5	1411 Audit	2,000				
6	1415 Liquidated Damages	0				
7	1430 Fees and Costs	173,860				
8	1440 Site Acquisition	0				
9	1450 Site Improvements	177,500				
10	1460 Dwelling Structures	83,500				
11	1465.1 Dwelling Equipment-Nonexpendable	11,000				
12	1470 Nondwelling Structures	291,500				
13	1475 Nondwelling Equipment	163,640				
14	1485 Demolition	1,000				
15	1490 Replacement Reserve	0				
16	1492 Moving to Work Demonstration	0				
17	1495.1 Relocation Cost	1,000				
18	1499 Mod Used for Development	25,000				
19	1502 Contingency (may not exceed 8% of line)	0				
20	Amount of Annual Grant (Sum of lines 2 - 19)	1,900,000		0	0	
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					
23	Amount of line 20 Related to Energy Conservation Measures					

Signature of Executive Director: *Barbara Yobiston* Date: *11-17-08*
 Signature of Public Housing Director/Office of Native American Programs Administrator and Date: _____ Date: _____

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF) Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant		
PHA Name: Fort Worth Housing Authority		Capital Fund Grant No.: TX21P00450109		2009		
Development Number/Line Item/HA-Wide Activities		Replacement Housing Factor Grant No.:		Status of Proposed Work (2)		
Development Number/Line Item/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Revised (1)	Total Actual Cost	
					Funds Disbursed (2)	Funds Expended (2)
TX 4-4 Butler	A. Operations	1406	131,160.00			
	B. Management Improvements	1408	26,956.00			
	C. Security	1408	16,000.00			
	D. Resident Services Salaries	1408	67,741.00			
	E. Resident Services Training	1408	1,380.00			
	F. Site Improvements (Cloths Poles & Rela	1450	125,000.00			
	G. Site Utilities	1475	26,000.00			
	H. UFCS Repairs	1450	10,000.00			
	I. Interior Dwelling Repairs	1460	5,000.00			
	J. Exterior Dwelling Repairs	1460	1,000.00			
	K. Appliance Replacement	1465.1	3,000.00			
	L. Purchase Maintenance Vehicles	1475	25,000.00			
	M. Purchase Maint. Equipment	1475	2,500.00			
	N. Interior Non-Dwelling Repairs (Office & D	1470	30,000.00			
	O. Exterior Non-Dwelling Repairs	1470	1,560.00			
	P. Inspector	1430	22,148.00			
	TX4-3 Caville	A. Operations	1406	95,760.00		
B. Management Improvements		1408	19,630.00			
C. Security		1408	15,000.00			
D. Resident Services		1408	49,340.00			
E. Resident Services Training		1408	1,014.00			
F. Site Improvements (Parking Lots, Poles)		1450	15,500.00			
G. UFCS Repairs		1450	5,000.00			
H. Site Utilities		1475	31,140.00			
I. Interior Dwelling Repairs		1460	5,000.00			
J. Exterior Dwelling Repairs		1460	5,000.00			
K. Appliance Replacement		1465.1	1,000.00			
L. Maintenance Vehicles		1475	20,000.00			
M. HVAC Replacement		1475	3,000.00			
N. UFCS		1450	5,000.00			
O. Interior Non-Dwelling Repairs (Offices)		1470	10,000.00			
P. Exterior Non-Dwelling		1450	1,000.00			
Q. Inspector		1430	16,126.00			

Annual Statement Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFPRHF) Part II: Supporting Pages PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Grant No.: TX21P00450109 Replacement Housing Factor Grant No.:				Federal FY of Grant:	
						2009	
Development Number/Line Item/Activity	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Revised (1)	Funds Disbursed (2)	Total Actual Cost Funds Expended (2)	Status of Proposed Work (3)
TX4-5 Hunter	A. Operations B. Management Improvements C. Security D. Resident Services Salaries E. Resident Training F. Exterior Dwelling Repairs G. UPCS Repairs H. Interior Dwelling Repairs I. Site Improvements J. Inspector K. Maintenance Vehicle	1406 1408 1408 1408 1408 1460 1460 1460 1430 1475	71,775.00 14,723.00 35,000.00 36,994.00 753.00 2,000.00 5,000.00 5,000.00 500.00 12,095.00 16,000.00				
TX4-5 Fair Oaks	A. Operations B. Management Improvements C. Security D. Resident Services Salaries E. Resident Services Training F. Exterior Dwelling Repairs G. UPCS Repairs H. Interior Dwelling Repairs I. Appliance Replacement J. Site Utilities K. Site Improvements L. Inspector M. Maintenance Vehicle	1406 1408 1408 1408 1460 1460 1465.1 1475 1450 1430 1475	24,244.00 4,974.00 20,000.00 12,495.00 254.00 2,000.00 2,500.00 2,000.00 1,000.00 1,000.00 1,000.00 4,086.00 16,000.00				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF) Part II: Supporting Pages		Federal FY of Grant: 2009					
PHA Name: Fort Worth Housing Authority							
Grant Type and Number Capital Fund Grant No.: TX21P00450109 Replacement Housing Factor Grant No.:							
Development Number/Name H/Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Remained (1)	Total Actual Cost		Status of Proposed Work (2)
					Funds Obligated (2)	Funds Expended (2)	
TX4-12 Fair Park	A. Operations B. Management Improvements C. Security D. Resident Services Salaries E. Resident Services Training F. Site Improvements G. Site Utilities H. UPFS Repairs I. Interior Dwelling Repairs J. Exterior Dwelling Repairs K. Appliances L. Inspector M. Maintenance Vehicle	1406 1408 1408 1408 1408 1450 1475 1450 1460 1460 1465.1 1430 1475	24,882.00 5,105.00 5,000.00 12,824.00 261.00 1,000.00 1,000.00 2,500.00 2,000.00 2,000.00 1,000.00 4,193.00 16,000.00				
TX4-16 Scattered Sites	A. Operations B. Management Improvements C. Resident Services Salaries D. Resident Services Training E. Site Improvements F. UPFS Repairs G. Interior Dwelling Repairs (Prepare For S H. Exterior Dwelling Repairs (Prepare For S I. Appliance Replacement J. HVAC Replacement K. Real Estate Specialist L. Inspector M. Maintenance Vehicle	1406 1408 1408 1408 1450 1450 1460 1465.1 1475 1430 1475	32,219.00 6,610.00 16,606.00 338.00 5,000.00 5,000.00 30,000.00 15,000.00 5,000.00 5,000.00 59,782.00 5,430.00 16,000.00				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF) Part II: Supporting Pages PHA Name: Fort Worth Housing Authority		Federal FY of Grant: 2009				
Development Number/Name (As Wide Activities)		Development Account Number	Development Account Number			
General Description of Major Work Categories		Development Account Number	Development Account Number			
Total Estimated Cost Original		Revised (1)	Total Actual Cost			
Total Estimated Cost Original		Funds Obligated (2)	Funds Expended (2)			
Status of Proposed Work (2)						
PHA- Wide Activities Physical	A. Site Improvements B. Interior Non-Dwelling Repairs (Beach Ct) C. Exterior Non-Dwelling Repairs (Admin. C) D. Mechanical Non-Dwelling Repairs (Office) E. 504 Accommodations (All Offices) F. Security Improvements (All Offices) G. Purchase Computer Equipment H. Development	1450 1470 1470 1470 1470 1475 1499	1,000.00 125,000.00 100,000.00 5,000.00 15,000.00 5,000.00 5,000.00 25,000.00			
PHA- Wide Activities Management Improvement	A. Modernization Training & Travel	1408	12,000.00			
PHA- Wide Activities Administration Costs	A. COCC (Subject to 10% limitation) B. Audit C. Architectural/ Consulting Services D. Demolition E. Relocation Costs	1410 1411 1430 1485 1495.1	190,000.00 2,000.00 50,000.00 1,000.00 1,000.00			

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX 4-2	Butler Apartments	10	2%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Install Gas & Water Sectional Valves		40,000	2010
B. Re-number all units & utility poles		1,500	2010
C. Replace Unit Upper Cabinets		178,000	2010
D. Enhance all Building Security Lighting		10,000	2010
E. Install Landscaping		15,000	2010
F. Repair Timber Retaining Walls and Fence		30,000	2010
G. Renovate Storage Closets		26,700	2010
H. Upgrade Electrical Services		220,000	2010
I. Re-paint Management Office & Community Room		7,500	2010
J. Replace Carpet in Management Office		10,000	2010
K. PHAS/UPCS repairs		25,000	2010
L. Replace Pole lighting		25,500	2011
M. Replace Hot Water Heaters		10,000	2011
N. Install Replacement Transformers		20,000	2011
O. Interior/Exterior Painting & Metal/Wood Replacement		30,000	2011
P. Replace Unit Interior Breaker Panels in Units		75,000	2011
Q. Purchase Front End Loader & Backhoe Attachments for		20,000	2011
R. Replace Floor Tile		123,200	2011
S. Utility Upgrades		65,000	2012
T. Interior Dwelling Unit Repairs		90,000	2012
U. Exterior Dwelling Unit Repairs		60,000	2012
V. Misc. Site Improvements		25,000	2012
W. Renovate Non-Dwelling Facilities		25,000	2012
X. Security Cameras		20,000	2012
Y. Roof Replacements/Repairs		50,000	2012
Z. Tub Replacement / Refinish		25,000	2012
Total estimated cost over next 5 years		\$1,227,400	

HUD 50075

OMB Approval

No: 2577-0226

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Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX 4-2	(Continued)	10	2%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
AA. Landscaping		25,000	2013
BB. Replace Appliances		25,300	2013
CC. Enhance Security Lighting		15,000	2013
DD. Replace Windows		5,000	2013
EE. Replace Security Screen Doors		125,000	2013
FF. Install Window Coverings		10,000	2013
GG. Plaster Repairs		5,500	2013
HH. Replace Interior Doors		7,800	2013
II. Remove Cloths Line Poles		15,000	2013
JJ. Interior Non-Dwelling Repair		25,000	2013
KK. Exterior Non-Dwelling Repair		25,000	2013
LL. Purchase Vehicles		35,000	2013
MM. Purchase Maintenance Equipment		15,000	2013
NN. 504 Repairs		10,000	2013
Total estimated cost over next 5 years		Sub-total	\$343,600
		Total From Page 5	\$1,227,400
		Grand total Butler	<u>\$1,571,000</u>

HUD 50075

OMB Approval

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX 4-3	Cavile Place Apartments	16	5%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Replace Floor Tile		90,000	2010
B. Install security Cameras		20,000	2010
C. UPCS repairs		15,000	2010
D. Repair/Replace/Paint Exterior trim & Metal		30,000	2010
E. Repair/Replace Delaminating brick		100,000	2010
F. Repaint Management Office/Community Room		10,000	2010
G. Utility Upgrades		5,000	2010
H. Replace Signage		5,000	2010
I. Install Window Coverings		10,000	2011
J. Renovate Non-Dwelling Facilities		15,000	2011
K. Install Security Barricades		20,000	2011
L. Install Security Cameras		25,000	2011
M. Concrete Replacement		50,000	2011
N. Replace Breaker Panels in Units		75,000	2012
O. Replace Hot Water Heaters		5,000	2012
P. Renumber Utility Poles		1,500	2012
Q. Replace Transformers/Feeders		20,000	2012
R. Install landscaping		10,000	2012
S. Replace Appliances		40,000	2013
T. Interior dwelling unit repairs		90,000	2013
U. Exterior dwelling unit repairs		50,000	2013
V. Misc. site improvements/Cloths Pole Removal		15,000	2013
W. Renovate non dwelling units		50,000	2013
X. Utility Systems Renovations		50,000	2013
Y. Roof Repair/Replacement		25,000	2013
Z. Replace Upper Cabinets		10,000	2013
AA. Tub Replacement / Refinish		50,000	2013
BB. Pole/Security Light Repair Replacement		15,000	2013
CC. Purchase Maintenance Equipment		10,000	2013
DD. Purchase Vehicles		35,000	2013
EE. Interior Non-Dwelling Repairs/Replacements		20,000	2013
FF. Exterior Non-Dwelling Repairs/Replacements		20,000	2,013
GG. 504 Repairs		10,000	2013
Total estimated cost over next 5 years		\$996,500	

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX 4-5	Hunter Plaza Apartments	3	1%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
A. UPCS Repairs		10,000	2010
B. Wash/Caulk/Flash/Seal Exterior Windows		75,000	2010
C. Security Cameras		65,000	2010
D. Replace kitchen flooring		70,200	2010
E. Repair/Replace bathtubs		88,500	2011
F. Repair/Replace Pump Curbs		5,000	2011
G. Seal/Paint Mechanical Room		5,000	2011
H. Replace kitchen Cabinets and Tops		175,000	2011
I. Upgrade EMS		6,500	2012
J. HVAC Common Areas		5,000	2012
K. Roof Repairs		5,000	2012
L. Enhance Exterior Lightning		5,000	2012
M. Repaint stairwells/Common Areas		50,000	2012
N. Replace Chiller Air Handlers		25,000	2012
O. Fire Systems Upgrade		50,000	2012
P. Interior dwelling unit repairs		12,000	2012
Q. Exterior dwelling unit repairs		10,000	2013
R. Misc. site improvements		10,000	2013
S. Replace/Repair Potable Water piping		400,000	2013
T. Utility Systems Upgrades		5,000	2013
U. Window Washing		15,000	2013
V. Interior Non-Dwelling Repairs		25,000	2013
X. Exterior Non-Dwelling Repairs		15,000	2013
Y. Mechanical Systems Repairs		15,000	2013
Z. Purchase Maintenance Equipment		15,000	2013
AA. Purchase Vehicles		18,000	2013
BB. 504 Upgrades		10,000	2013
Total estimated cost over next 5 years		\$1,190,200	

HUD 50075

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX 4-6	Fair Oaks Apartments	3	2%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
A. PHAS repairs		5,000	2009
B. Seal coat stripe parking		5,500	2009
C. Interior paint		25,000	2009
D. Fire systems upgrades		15,000	2009
E. Chiller upgrades		75,000	2009
F. Elevator Replacement		225,000	2009
G. Fan coil unit replacement 25%		88,500	2010
H. Install wainscot on all walls		20,000	2010
I. Renovate kitchens		114,000	2010
J. Renovate bathrooms		76,000	2010
K. Interior dwelling unit repairs		10,000	2011
L. Exterior dwelling unit repairs		10,000	2011
M. Misc. site improvements		7,500	2011
N. Renovate common areas		7,500	2011
O. Security Fencing		40,000	2011
P. Unit HVAC Replacement		10,000	2011
Q. Boiler Replacement Heating/Domestic		75,000	2012
R. Utility Systems Renovations		10,000	2012
S. Tub Replacement / Refinishing		7,500	2012
T. Interior Non-Dwelling Repair		15,000	2013
U. Exterior Non-Dwelling Repairs		20,000	2013
V. Mechanical Repairs/Upgrades		15,000	2013
X. 504 Repairs		10,000	2013
Total estimated cost over next 5 years		\$886,500	

HUD 50075

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant	% Vacancies in Development
TX 4-12	Fair Park Apartments	1	2%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Siding Repair/Replacement	25,000	2010
B. Site Utilities/Valves	12,000	2010
C. Security Cameras	15,000	2010
D. Replace existing domestic hot water tanks with efficient (3) stage system	30,000	2010
E. Install Landscaping	15,000	2010
F. Strip/Repair Parking Areas	3,000	2010
G. Building Signage	5,000	2010
H. Sprinkle Site	25,000	2011
I. Interior Dwelling Unit Repairs	10,000	2011
J. Exterior Dwelling Unit Repairs	10,000	2011
K. Misc. Site Improvements	10,000	2011
L. Cabinet/Countertop Replacement	48,500	2012
M. Fencing	50,000	2012
N. Weatherize	15,000	2012
O. Install playground	10,500	2012
P. Upgrade Utilities	5,000	2012
Q. Renovate Non-Dwelling Areas	15,000	2012
R. Install window Coverings	2,500	2013
S. Exterior Structural Renovations	5,000	2013
T. Appliance Replacement	14,400	2013
U. Install C/Fans	10,000	2013
V. Replace Flooring	50,000	2013
W. Interior Non-Dwelling Repairs	15,000	2013
Y. Exterior Non-Dwelling Repairs	20,000	2013
Z. Mechanical Systems Upgrade/Repair	25,000	2013
AA. Purchase Maintenance Equipment	15,000	2013
BB. Purchase Maintenance Vehicles	18,000	2013
CC. 504 Repairs	6,000	2013
Total estimated cost over next 5 years	\$484,900	

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
TX 4-16	Scattered Sites	6	3%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
A. Carpet Replacement		40,000	2010
B. Appliance Replacement		15,000	2010
C. Interior Repairs		75,000	2010
D. Exterior Repairs		50,000	2010
E. Foundation Repairs		15,000	2010
F. Roof Replacements		75,000	2010
G. Interior/Exterior Paint		10,000	2010
H. Carpet Replacement		15,000	2010
I. Garage Door Replacement		8,000	2010
J. HVAC Replacement		15,000	2011
K. Carpet Replacement		10,000	2011
L. Appliance Replacement		10,000	2011
M. Interior Repairs		25,000	2011
N. Exterior Repairs		10,000	2011
O. Interior Repairs		7,500	2011
P. Exterior Repairs		7,500	2011
Q. Concrete Work		10,000	2011
R. Gutter Replacement		7,500	2011
S. Exterior Repairs		15,000	2012
T. Interior Repairs		15,500	2012
U. Landscaping		30,000	2012
V. Weatherize		12,500	2012
W. HVAC Replacement		20,000	2012
X. H/W/H Replacement		3,200	2012
Y. Mechanical Repairs/Upgrades		25,000	2013
AA. Purchase Maintenance Equipment		20,000	2013
BB. Purchase Vehicles		30,000	2013
Total estimated cost over next 5 years		\$576,700	

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA-Wide	Administration Cost		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
A. cocc		180,000	2010
B. cocc		180,000	2011
C. cocc		180,000	2012
D. cocc		180,000	2013
E. Inspector		64,078	2010
F. Inspector		66,000	2011
G. Inspector		67,980	2012
H. Inspector		70,019	2013
I. Realestate Specialist		59,782	2010
J. Realestate Specialist		61,575	2011
K. Realestate Specialist		63,422	2012
L. Realestate Specialist		65,325	2013
M. Support Staff Salaries		228,876	2010
N. Support Staff Salaries		235,742	2011
O. Support Staff Salaries		242,814	2012
P. Support Staff salaries		250,098	2013
Total estimated cost over next 5 years		\$2,195,711	

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA-Wide	Physical Improvements		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
A.	Purchase Computer Equipment	15,000	2010
B.	Purchase Maintenance Equipment	10,000	2010
C.	Interior Non-Dwelling	7,500	2010
D.	Clean 100% Carpeting	50,000	2010
E.	Wash Windows	5,000	2010
F.	Development	25,000	2010
G.	Repaint Interiors	40,000	2011
H.	Security Improvements	10,000	2011
I.	Exterior Non-Dwelling Repairs/Replacements	25,000	2011
J.	Install Exterior Roof Access Ladder	5,000	2011
K.	Mechanical Repairs/Upgrades	50,000	2011
L.	Development	25,000	2011
M.	Mechanical Non-Dwelling Repairs/Replacements	10,000	2012
N.	Purchase Computer Equipment	50,000	2012
O.	Site Improvements	5,000	2013
P.	504 Accommodations	5,000	2013
Q.	Security Improvements	5,000	2013
R.	Development	25,000	2013
Total estimated cost over next 5 years			\$367,500

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Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA-Wide	Improvements		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
A.	Computer Software	200,000	2010
B.	Resident Services Department Salaries	266,448	2010
C.	Resident Services Training	4,000	2010
D.	Modernization Training	6,000	2010
E.	Security	75,000	2010
F.	Resident Services Department Salaries	277,106	2011
G.	Resident Services Training	4,000	2011
H.	Modernization Training	6,000	2011
I.	Security	80,000	2011
J.	Resident Services Department Salaries	288,190	2012
K.	Resident Services Training	4,000	2012
L.	Modernization Training	6,000	2012
M.	Security	82,500	2012
N.	Resident Services Department Salaries	299,720	2012
O.	Resident Services Training	4,000	2012
P.	Modernization Training	6,000	2012
Q.	Security	85,000	2012
R.	Computer Software	200,000	2013
S.	Resident Services Department Salaries	266,448	2013
T.	Resident Services Training	4,000	2013
U.	Modernization Training	6,000	2013
V.	Security	75,000	2013
X.	Resident Services Department Salaries	277,106	2013
Y.	Resident Services Training	4,000	2013
Z.	Modernization Training	6,000	2013
AA.	Security	80,000	2013
Total estimated cost over next 5 years		\$2,612,518	

**Annual Agency Plan
Fort Worth Housing Authority
PHA Fiscal Year 2009**

(D) Housing Choice Voucher Homeownership Program Capacity Statement

The Homeownership Policy, Appendix G of the Fort Worth Housing Authority's Housing Choice Voucher Administrative Plan that is located in TAB 7, includes the following statements:

"The applicant must establish a minimum equity in the home by providing a minimum of 1% of the sales price for a down payment from personal resources; and

"The down payment required on the home will be a minimum of 3% of the approved sales price (with 1% coming from personal resources.)"

The inclusion of this language in the FWHA's Homeownership Policy establishes the capacity of FWHA to administer an acceptable program under the requirements of the Housing Choice Voucher Homeownership Program Final Regulations, dated September 12, 2000.

**Annual Agency Plan
Fort Worth Housing Authority
PHA Fiscal Year 2009**

(E) Pet Policy

It is the policy of the Fort Worth Housing Authority (FWHA) to permit public housing residents to own one (1) common household pet, in accordance with 24CFR960.703 and the FWHA Pet Policy that is Addendum IV of the Admissions and Continued Policy TAB 7.

The FWHA Pet Policy includes but it not limited to, the following provisions:

1. The resident must maintain pets
 - a. Reasonably;
 - b. In accordance with applicable state and local public health, animal control, and anti-cruelty laws and regulations; and
 - c. In accordance with the policies established in the Agency Annual Plan as described in the supporting document-Pet Policy.
2. A refundable pet deposit to cover the operating cost has been established. The deposit will be maintained in an account required under applicable laws.

This policy does not apply to animals that are used to assist persons with disabilities. FWHA does not require resident animals to qualify for an exclusion in accordance with 24CFR Part 5, subpart c, and the established Agency Pet Policy procedures.

**Annual Agency Plan
Fort Worth Housing Authority
PHA Fiscal year 2009**

(F) Implementation of PHA Resident Community Service Requirements

The Fort Worth Housing Authority (FWHA) will implement, effective January 1, 2001, the Community Service Requirement as described in Section 12 (c) of the U.S. Housing Act of 1937. Under this new section, FWHA will require each adult resident of public housing to participate in eight (8) hours of community service and/or economic self-sufficiency activities per month, unless they meet criteria for an exemption.

The FWHA will follow the steps below in administering the community service requirement according to the revised Admissions and Continued Occupancy Policy-Annual Agency Plan supporting document TAB 7.

1. At Admission and during the annual recertification interview, public housing residents will be informed of the Community Service Requirements. During this process each resident shall receive an in-depth orientation of the HUD mandate.
2. Residents will be given a written notification with general information about what is necessary to fulfill this obligation.
3. Residents will be advised of the process to determine who may be exempted and the consequences of failure to comply with the community service requirements.
4. Residents will be given a list of agencies that have agreed to partner with FWHA to provide activities for the community service requirement.

When the Housing Authority determines that a family member has violated this law, management will inform in writing that FWHA will not renew their lease unless; 1) The resident enters a written agreement to cure such non compliance or, 2) The family provides written proof that the non compliant resident no longer resides in the unit.

All of the regulations pertaining to the Community Service Requirements have been incorporated into the Admissions and Continued Occupancy Policy and Dwelling Lease that were adopted by the Fort Worth Housing Authority's Board of Commissioners on October 19, 2000.

Note: Community Service Requirement was suspended for about (2) two years by HUD and reinstated effective October 2003.

**Annual Agency Plan
Fort Worth Housing Authority
PHA Fiscal year 2009**

(G) Goals and Objectives

GOAL ONE: PROMOTE THE ROLE OF THE FORT WORTH HOUSING AUTHORITY AS PRIMARY PROVIDER OF LOW AND MODERATE INCOME HOUSING.

Objectives:

1. Prepare FWHA prospectus on operation and community contribution.
2. Develop an action plan for community collaboration.
3. Prepare marketing plan.

Status:

Executive Director is a member of the Fort Worth Mayor's Advisory Commission on Homelessness. FWHA Shelter Plus Care Housing Administrator is on the board of Tarrant County Homeless Coalition as well.

Status:

FWHA staff promotes the Agency's role as a housing provider by making presentations to agencies and organizations throughout the Fort Worth community.

GOAL TWO: DEVELOP A VARIETY OF QUALITY AFFORDABLE HOUSING OPTIONS FOR LOW AND MODERATE INCOME FAMILIES.

Objectives:

1. Increase the availability of housing to meet the needs and markets identified in the Agency Plan Needs Assessment.

Status:

Shelter Plus Care was awarded 4 grant renewals and a new 5-year grant for 9 chronically homeless individuals which began in May 2007.

Status:

Shelter Plus Care has entered an agreement with FWHA and HUD to house 33 chronically homeless individuals in a newly acquired apartment complex.

Status:

FWHA contracted with Rehabilitation, Education, and Advocacy for Citizens with Handicaps (REACH) in 2005 to inspect FWHA properties, units, and common areas to ensure the needs of the disabled in our communities are being met. Reasonable Accommodation and Effective Communications policies were revised to provide the disabled with better access to programs.

Status:

FWHA has created a new Outreach Specialist position that will be responsible for marketing the Housing Choice Voucher Program to property owners in areas with minimal voucher use that should result in deconcentration of vouchers and expenses of housing opportunities.

Status:

FWHA was selected as a grant recipient from the Corporation for Supportive Housing for technical assistance in the development of supportive housing for the homeless.

2. Develop partnerships to enhance the ability of FWHA to increase the supply of affordable housing.

Status:

The Fort Worth Housing Authority and its private-sector development partner, are planning the acquisitions and reconstruction of an existing 330 unit multifamily development, as well as 36 units of new construction multifamily. Both projects have been awarded tax credits and will allow the Authority to provide housing in mixed income settings. These developments may include public housing units.

Status:

FWHA has published a Request for Proposal soliciting proposals from entities wanting to partner with FWHA to develop affordable housing via new construction, rehabilitation, or acquisition.

Status:

FWHA is evaluating opportunities to use the replacement housing factor funds to accomplish this goal.

Status:

Shelter Plus Care has 8 partnering agencies in the community, which now includes one emergency shelter.

Status:

Shelter Plus Care assists with housing of participants in 25 different zip codes.

3. Collaborate with public and private entities to identify alternative uses of existing properties.

Status:

FWHA partners with a private developer to develop affordable housing via new constructions, rehabilitation, or acquisition. The Low Income Housing Tax Credit Program and private banks are also partners for redevelopment of public housing units.

Status:

FWHA is considering the assignment of public housing units to existing properties owned by FWHA that currently do not contain any public housing units.

Status:

Update status on the assignment of public housing units to existing properties owned by FWHA. FWHA has assigned public housing unit to the Candletree Apartments as a part of the redevelopment strategy for this property.

Status:

FWHA is working with a local non-profit entity to consider Section 8 Project Based Vouchers tied to supportive services at an existing property.

GOAL THREE: PROMOTE INDEPENDENT LIVING OF ELDERLY PERSONS BY DESIGNATING PUBLIC HOUSING DEVELOPMENT FOR ELDERLY ONLY.

Objectives:

1. FWHA will develop non-traditional senior housing with the designation of elderly only and FWHA will consider revising the designations assigned to current senior, disabled, and special needs developments.

Status:

FWHA has published a Request for Proposals soliciting proposals from entities wanting to partner with FWHA to develop all types of affordable housing including senior and special needs via new construction, rehabilitation, or acquisition.

Status:

FWHA is considering the assignment of public housing units to existing properties owned by FWHA that currently do not contain any public housing units.

Status:

FWHA is evaluating opportunities to use the replacement housing factor funds to accomplish this goal.

2. Advocate for adequate supportive services that allow the elderly and disabled to maintain independent lifestyles.

Status:

FWHA will continue to collaborate with community service providers to coordinate the provision of services and to tailor the services to the needs and characteristics of the elderly and disabled. These services will enable independent living and aging in place for residents of Hunter Plaza and Fair Oaks (residences for the elderly and disabled, (234) units and (74) units respectively).

GOAL FOUR: HELP RESIDENTS ACHIEVE SELF-SUFFICIENCY AND UPWARD MOBILITY WITH SUSTAINABLE "LIVING WAGE" JOBS.

Objectives:

1. Assess current recruitment and outreach methods for implementation of more effective methods.

Status:

FWHA has revised and implemented additional methods of outreach recruitment.

Status:

FWHA has developed monthly newsletters that contain general housing authority information as well as information that is specific to each site. The newsletters are used to address resident concerns, inform them of upcoming activities and services available to them. FWHA also conducts quarterly resident meetings as a forum to disseminate and receive information. Additionally, FWHA continues to use traditional methods of outreach, such as flyers and door-to-door canvassing.

Status:

FWHA conducted twelve (12) quarterly meetings and will resume floor/block captain programs at each housing site.

Status:

FWHA's Job Developer coordinated (4) job fairs, (43) job readiness workshops, and assisted (910) residents with employment services.

Status:

FWHA staff continues to outreach public and assisted housing residents for various supportive services. During 2006, (5,437) residents were outreached for GED, employment, vocational training, healthcare, daycare, transportation and other ancillary services. (108) residents enrolled in GED classes, (21) obtained their certificate, and (95) completed vocational training. On-site services increased because of the renovation to the administrative building.

Status:

Family Self-Sufficiency is a five-year program which provides supportive services and assistance to those housing residents that are either unemployed or under employed. As an incentive to the participants, an escrow account is established and at the completion of the program, the escrow money is released to the family. During the reporting period of 2006, (12) families have completed the program, (1) purchased a homes and the average escrow check was for \$9,364.00.

Status:

Maintenance operations hires and trains public housing residents and people from the surrounding community providing them with marketable skills whenever possible. (12) residents were hired as seasonal general laborers.

Status:

Shelter Plus Care has shown a decrease of 21% clients receiving utility assistance in 2000 to only 8% in 2006.

2. Secure funding that will provide for the linkage of public and assisted housing residents to services essential for the achievement of self-sufficiency and personal responsibility.

Status:

FWHA prepared and submitted grant applications to various agencies (HUD, foundations, etc.) that were approved for funding which was utilized to provide educational enhancement, vocational training and supportive services for public and assisted housing residents, resulting in their economic independence and self-sufficiency. Programs implemented by grant funds resulted in the empowerment of public and assisted housing residents through the creation of jobs that enabled these individuals to join the economic mainstream, thus improving their quality of life.

Grant applications included: Housing Choice Voucher Family Self-Sufficiency (FSS) Program Coordinators (HUD: \$42,654), Resident Opportunities and Self-Sufficiency Resident Service Delivery Models Family Program (HUD: \$350,000), and HUD Community Development Block Grant Application (City of Fort Worth: \$27,000) and Shelter Plus Care (HUD: Total of \$5,179,908), Public Housing Neighborhood Network (HUD: \$200,000), Public Housing Family Self Sufficiency (HUD: \$65,000).

Status:

FWHA will continue to identify and pro-actively solicit funding that will provide services and resources to assist public and assisted housing residents to become economically self-sufficient, particularly families with children where the head of household would benefit from supportive services while working, seeking work, or preparing for work by participating in job training or education programs. These services are essential to provide access to the skill and resources needed to secure viable employment, which will enhance quality of life while promoting economic uplift.

GOAL FIVE: DEVELOP A COMPREHENSIVE LONG-TERM PROJECT-BASED/ASSET MANAGEMENT PLAN.

Objectives:

1. Prepare financial assessment of each property owned by FWHA based on actual income, repair cost, administrative expense and utility cost.

Status:

The asset management team will examine the historical operating results and prepare comprehensive analysis of the operations for 2004, 2005 and annualized year-to-date 2006. The objective is to utilize historical income and expense trends to prepare the 2007 Operating Budgets and Cash Flow forecasts for the PHA communities. The target date to complete the budgets is December 1, 2006. The Budgets will be submitted to the FWHA Board for approval at the December meeting.

Status:

The accounting department provided 2004 and 2005 year-end and 2006 year-to-date operating reports in an Excel format. Asset management is currently analyzing the historical income and expense data. Income projections will be based on the PHA rents currently in place and will reflect anticipated increases in the effective rents for the 2007 operating year. Asset management will analyzed the historical operating expense for the years indicated above and base expenses for 2007 that reflect a correlation of past years results trended forward at a realistic inflation rate.

Status:

Update status of project based budgets. Budgets were completed and submitted to the board for approval in accordance with the plan.

2. Prepare 2007 budget analysis.**Status:**

Asset management will study the historical operating results for the balance of the PHA communities and will prepare of a comprehensive analysis of operations for 2004, 2005 and annualized year-to-date 2006. The current goal is to prepare the 2007 Operating Budgets and Cash Flow forecasts for the balance of the PHA communities with a target completion date of December 1, 2006. The 2007 Operating Budgets will be presented to the FWHA Board for approval at the December meeting.

When the 2007 Operating Budgets are approved, onsite management and maintenance personnel will attend budget training sessions to become familiar with the approved budgets. The objective of the classroom and one-on-one training sessions is to educate the PHA personnel on budget preparation process and provide indoctrination to the management personnel who will be responsible for achieving the financial goals and objectives for the 2007 operating year.

Status:

It has been decided to use Cavile Apartments as the first community to transition to project based asset management. The draft budget completion date is anticipated by mid-September for review of the agency's directors. Asset management is currently preparing an income and expense analysis for Cavile Apartment Homes based on its operating results for 2004 and 2005 year-end and six months annualized 2006 year-to-date operating results. The Cavile property manager and maintenance personnel will assist asset management in preparing the 2007 Budget projections. Our objective is to expose the onsite management and maintenance personnel to the budget process resulting in better understanding of Cavile's financial operations. It is important to minimize or eliminate potential misunderstandings and misconceptions regarding the 2007 occupancy projections and income and expense forecasts.

Status:

Update status of budget training for staff: Staff was provided with training in budget management, purchasing, procurement, contract management, and other areas relative to budget control on site in 2007.

Update status of Cavile as the first community to transition to Project Based Management (PBM): FWHA determined that the most effective method for transition is to move all conventional public housing communities into the PBM model simultaneously. As a result, Cavile, Butler, Hunter Plaza, Fair Park, Fair Oaks, and Scattered Sites are now being transitioned. These developments now assume responsibility for budget control, maintenance operations, contract management, and other aspects of the PBM model. FWHA is on track for full compliance with the HUD mandated transition to be effective January 1, 2008.

3. Twenty-year Physical Needs Assessments

Status:

The objective of performing the twenty-year needs assessment was to ascertain the condition of FWHA assets and determine specific programs to cure deferred maintenance and physical deterioration. The assessment addresses remaining useful short life components to include: flooring, HVAC equipment, appliances, fixtures, etc. The assessment reports should identify functional obsolescence, both curable and incurable and provide information that will assist in the scheduling of future capital expenditures and replacements. It may be necessary for FWHA to securitize or otherwise encumber capital funds or replacement housing factor funds.

Status:

The twenty-year physical needs assessment was completed in 2005. The Development and Asset Management Department will collaborate with the Maintenance Superintendent and Purchasing Manager to develop cost projections and prioritize and schedule capital expenditures and replacements. This process will be performed in conjunction with the preparation of the 2007 operating budget. The cost estimates for first year capital expenditures and replacements will be incorporated into the 2007 Operating Budget. A comprehensive five-year capital expenditure and replacement plan will be created along with major component items that will require funding in year six and beyond.

Status:

Update status of the Needs assessment and application of its contents: The completed assessment was scrutinized for applicability and practicality with regard to its contents. The needs pertaining to each development were identified and prioritized. The physical needs are presently being addressed via the Capital Fund. The Five Year Capital Fund Plan addresses the requirements within the fiscal constraints of the program. The immediate focus is on the Scattered Site Homes being prepared for sale to existing residents of the homes, other public housing program residents, or to otherwise qualifying low income residents of Fort Worth.

4. An Energy Performance Audit was performed in 2005.

Status:

An energy audit on PHA communities was performed in 2005 by Ameresco, Inc. The objective in conducting the audit is to reduce utility costs by implementing the energy cost saving recommendations. FWHA will enter into a financing agreement to fund the work and equipment acquisitions. The RFP stipulates that the firm successful in securing the cost savings contract will guarantee that the principal and interest payments on the financing will not be funded by capital contributions from FWHA but by the projected cash flow and utility cost savings. Areas addressed in the energy performance audit findings include: reduce operating costs by updating and upgrading the HVAC systems, installing additional insulation and weather stripping where indicated, and installing energy efficient windows. Additionally, the plan calls for replacing inefficient and wasteful shower heads, faucets, toilets, etc. and revamping lighting and electrical systems with energy/cost saving alternatives.

Status:

A request for proposal process (RFP) was finalized in July 2006 and Ameresco, Inc. was chosen to implement the cost savings programs. When our attorney, Larry Wilshire reviewed the FWHA RFP process, he discovered that the timetable to submit bids was 14 days and the bid opening occurred as intended on the 14th day. Subsequently, Mr. Wilshire informed FWHA that the RFP process was a minimum of 14 days, but day one is not counted in the process, so the actual number of days, counting day one is 15 days or 14 days beginning on day 2 of the process. As a result, FWHA must abandon the original RFP results and start a new RFP bidding process from the beginning. FWHA maintenance superintendent, Larry Frazier anticipates that the new RFP process will be completed and the contract awarded to a capable firm by December, 2006 and the work will commence before 2006 year-end.

Status:

Update status of the Energy Performance contract: A contract was signed with AMERESCO Inc. and approved by the Board of Commissioners in 2006. AMERESCO began installing the energy savings devices in February 2007. The project is scheduled for completion by November 2007. All Public housing communities with the exception of Scattered Sites are benefiting from this project. Resident's and FWHA will see reduced energy costs as a result of this self funding project.

GOAL SIX: EXPAND HOMEOWNERSHIP OPPORTUNITIES FOR PARTICIPANTS IN THE PUBLIC HOUSING AND VOUCHER PROGRAMS.

Objectives:

1. Dispose of the (101) scattered site public housing units to expand homeownership by making those units available to the current occupants, other public housing residents, and housing choice clients.

Status:

FWHA is currently preparing a homeownership plan, and a disposition plan to make the scattered site public housing units available.

Status:

FWHA has begun meetings with eligible families to explain the Public Housing Homeownership Program and to determine level of interest.

Status:

FWHA is working with interested, eligible public housing families to prepare them to become qualified home buyers.

2. Increase the number of HCVP participants who purchase homes through the HCVP Homeownership Program.

Status:

FWHA and the City of Fort Worth hold regular orientation sessions with interested HCVP participants.

Status:

FWHA has applied for a grant from Countrywide to assist families that are working toward homeownership.

Status:

FWHA has expanded the number of homeownership partners and conducts regular orientation sessions for lenders and realtors.

**Annual Agency Plan
Fort Worth Housing Authority
PHA Fiscal year 2009**

(H) * Resident Membership of the PHA Governing Board

Mr. Daniel Hernandez was sworn in for a two-year term as a Commissioner on November 15, 2007.

Mrs. Erma Hadley Johnson was sworn in for a two-year term as a Commissioner on January 31, 2008.

**Annual Agency Plan
Fort Worth Housing Authority
PHA Fiscal Year 2009**

(I) Membership of the Resident Advisory Council Board

Public Housing Members

Averitt, James
200 Burnett #609
Fort Worth, TX 76102
(817) 882-9533

Craig, Geraldine
200 Burnett #626
Fort Worth, TX 76102
(817) 917-2651

Fisher, Jonathan
200 Burnett #622
Fort Worth, TX 76102
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Goines, Martha
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Golden, B.J.
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Gonzales, Eva
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Lemons, Patsy
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(817) 534-0587

Roane, Louise
4401 Quail Trail #45
Fort Worth, TX 76114
(817) 740-0614

Thompson, Yolanda
1516 Chambers
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Williams, Carolyn
1629 NS Freeway
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(817) 877-4227

Woods, Deborah
1512 Liberty #
Fort Worth, TX 76105
(817) 534-5950

Young, Scott
200 Burnett #618
Fort Worth, TX 76102
(817) 348-8925

Zabicc, Martha
4401 Quail Trail #326
Fort Worth, TX 76114
(817) 625-1640

Assisted Housing Members

Allen, Barbara
4507 Cathedral Dr. #503
Fort Worth, TX 76119
(817) 339-2544

Wilder, Frankie
4440 Montecito Way #3001
Fort Worth, TX 76106
(817) 870-2507

**Annual Agency Plan
Fort Worth Housing Authority
PHA Fiscal Year 2009**

(J) Most Recent PHAS Score

The PHAS 2007 Advisory Score for the Fort Worth Housing Authority (FWHA) is 90. The PHAS summary report is attached.



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integrated assessment subsystem (nass)

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September 18, 2008

individual reports

The Real Estate Assessment Center calculated the PHAS score after an assessment of the physical condition of all PHA properties had been performed, and upon receipt of all required PHA information.

Housing Authority of Fort Worth	Fiscal Year: 2007
--	--------------------------

Public Housing Assessment System Score: **90**

Designation Status: **High Performer**

Please post this notice of your PHAS Score and Status in appropriate, conspicuous, and accessible locations in your offices.



integrated assessment subsystem (nass) [reac home](#) [systems menu](#)

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

September 18, 2008

skip navigation

individual reports

PHAS Scoring Packet*Run date: September 18, 2008***PHAS Score Report for Fiscal Year 2007****PHA Information**

PHA Code:	TX004	PHA Name:	Housing Authority of Fort Worth	Fiscal Year End:	12/31
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PHAS Score: 90 **Designation Status:** *High Performer* **PHAS Status:** *Released*

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

PHAS Indicator	Original Score	Maximum Score
Physical (PASS Incentive)	25	30
Financial	27	30
Management	29	30
Resident	9	10
PHAS Total Score	90	100

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

PHAS Physical Report for Fiscal Year 2007**PHA Information**

PHA Code:	TX004	PHA Name:	Housing Authority of Fort Worth	Fiscal Year End:	12/31
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Physical Score 25 (*PASS Incentive*) **Number of Projects:** 10 **Systemic Deficiencies(not available)**

No Physical Condition Credits were selected with the Management Assessment

Inspection Release Date	Project ID	Inspection Number	Unit Count	Property (Development)	Overall Score		Inspection Reason
					100 - Point Basis	30 - Point Basis	
08/20/2007	TX004019 (not available)	271965	47	Sycamore Center Villas	85c*	25.6	Initial
08/09/2007	TX004002 (not available)	271515	250	BUTLER PLACE	78c*	23.5	Rescore
08/09/2007	TX004003 (not available)	271516	298	CAVILE PLACE	84c*	25.1	Rescore

08/09/2007	TX004006 (not available)	271513	76	FAIR OAKS APTS	88c	26.5	Rescore
08/09/2007	TX004005 (not available)	271517	225	HUNTER PLAZA - 005	78b	23.4	Rescore
08/09/2007	TX004004B (not available)	271902	244	BUTLER ADDITION/TX004B	93b	27.9	Rescore
07/26/2007	TX004012 (not available)	271518	48	FAIR PARK -012	86c	25.9	Rescore
07/09/2007	TX004016 (not available)	271514	19	FWHA SCATTERED SITES-016	96b	28.8	Initial
07/03/2007	TX004018 (not available)	271930	52	OVERTON PARK TOWN HOMES	95b	28.5	Initial
06/22/2007	TX004020 (not available)	271964	58	STONEGATE VILLAS	57c*	17.1	Initial

* Smoke detector violation.

The letter "a" is given if no health and safety deficiencies were observed other than for smoke detectors. The letter "b" is given if one or more non-life threatening H&S deficiencies, but no life threatening H&S deficiencies were observed other than for smoke detectors.

The letter "c" is given if there were one or more life threatening H&S deficiencies observed.

The sum of the sub-indicator scores may not equal the overall indicator score due to rounding.

PHAS Financial Report for Fiscal Year 2007

PHA Information

PHA Code:	TX004	PHA Name:	Housing Authority of Fort Worth	Fiscal Year End:	12/31
Submission Type:	Unaudited - Entity Wide				

Financial Score (rounded)

27

Financial Sub-Indicators		Actual Score	Maximum Score
1	Current Ratio	9.0	9.0
2	Number of Months Expendable Funds Balance	7.6	9.0
3	Tenant Receivable Outstanding	4.5	4.5
4	Occupancy Loss	4.1	4.5
5	Net Income or Loss Divided by the Expendable Funds Balance	1.5	1.5
6	Expense Management/Utility Consumption	0.0	1.5
Total Financial Score		26.7	30.0

The sum of the sub-indicator scores may not equal the overall indicator score due to rounding.

PHAS Management Report for Fiscal Year 2007

PHA Information

PHA Code:	TX004	PHA Name:	Housing Authority of Fort Worth	Fiscal Year End:	12/31
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Management Score (rounded) **29**

Management Sub-Indicator[2]		submission Score	Maximum Score
1	Vacant Unit Turnaround Time	3.40	4.00
2	Capital Fund	7.00	7.00
	Unexpended Funds Over Three Federal Fiscal Years (FFYs) Old	Excluded	Excluded
	Timeliness of Fund Obligation	2.33	2.33
	Adequacy of Contract Administration	1.17	1.17
	Quality of the Physical Work	2.33	2.33
	Adequacy of Budget Controls	1.17	1.17
3	Work Orders	4.00	4.00
	Emergency Work Orders	2.00	2.00
	Non-Emergency Work Orders	2.00	2.00
4	Annual Inspection of Dwelling Units and Systems	4.00	4.00
	Annual Inspection of Dwelling Units	2.00	2.00
	Annual Inspection of Systems Including Common Areas and Non-Dwelling Space	2.00	2.00
5	Security	4.00	4.00
	Tracking and Reporting Crime-Related Problems	1.00	1.00
	Screening of Applicants	1.00	1.00
	Lease Enforcement	1.00	1.00
	Drug Prevention and/or Crime Reduction Program Goals	1.00	1.00
6	Economic Self-Sufficiency	7.00	7.00
Total Management Score		29.4	30.00

(2)"Excluded" will be displayed in both the Actual Score and Maximum Score columns when the PHA does not use the optional sub-indicators/components. The points will be reallocated to other sub-Indicators/components by way of renormalization.

The sum of the sub-indicator scores may not equal the overall indicator score due to rounding.

PHAS Resident Report for Fiscal Year 2007**PHA Information**

PHA Code:	TX004	PHA Name:	Housing Authority of Fort Worth	Fiscal Year End:	12/31
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Resident Score (rounded) **9**

Resident Sub-Indicators		Actual Score	Maximum Score
1	Survey Results	3.8	5.0

	Maintenance and Repair	0.9	1.0
	Communication	0.7	1.0
	Safety	0.7	1.0
	Services	0.9	1.0
	Appearance	0.7	1.0
2	Implementation Plan	2.0	2.0
3	Follow-Up Plan	3.0	3.0
Total Resident Score:		8.8	10.0

The sum of the sub-indicator scores may not equal the overall indicator score due to rounding.

Send to Excel 

Comments or Questions? Contact the [REAC Technical Assistance Center](#).

**Fort Worth Housing Authority
Voluntary Conversion Assessment
Certification**

The Fort Worth Housing Authority certifies to the following as required under 24 CFR Part 972, Voluntary Conversion of Developments from Public Housing Stock, Final Rule:

- The Fort Worth Housing Authority has conducted the required assessment for each development, except for developments that are the subject of an application for disposition that has not been disapproved by HUD or developments that are designated for occupancy by the elderly and or persons with disabilities.
- The Housing Authority has reviewed each development's operation as public housing and considered the implications of converting the public housing to tenant-based assistance.
- Based on the review, the Housing Authority has concluded that conversion is likely to be inappropriate for two (2) developments and appropriate for one (1) development.
- The Housing Authority's assessment determined that the development is appropriate for conversion for the following reasons:
 - (1) not more expensive than continuing to operate the development as public housing
 - (2) benefits the residents of the public housing development to be converted and the community
 - (3) does not adversely affect the availability of affordable housing in the community
- The Housing Authority will address Voluntary Conversion Assessments in component 10(B) of the PHA Plan for FY 2008.
- The Housing Authority will retain documentation of the reasoning for the required assessment, include the supporting document in the PHA Plan and make such available for public inspection.

The Housing Authority understands that the assessment is non-binding and does not require a market study or detailed cost calculation. Irrespective of the results of the required initial assessment for particular developments, the Housing Authority retains the discretion to propose any particular development for voluntary conversion at a later time.

Certified By:

The Fort Worth Housing Authority

Barbara Holston
Barbara Holston, Executive Director

10/11/2008
Date

Fort Worth Housing Authority Voluntary Conversion Assessment

	TX 4-2/4B Butler	TX 4-3 Cavile	TX 4-5 Hunter	TX 4-6 Fair Oaks	TX 4-12 Fair Park
Assessment Required			N/A (Elderly Disabled Development)	N/A (Elderly Disabled Development)	
Number of Units	412	300	225	76	48
Vacancy Rate	4%	4%	2%	2%	2%
Turn Around Days	24 days	22 days	19 days	23 days	13 days
# Moved from PH to Sec 8	46	27	10	0	13
Turnover Units	192	151	77	19	19
Capital Funds Allocated	\$367,659	\$254,679	\$538,004	\$21,295	\$52,233
PHAS Physical Inspection	78c/93b	84c	78b	88c	86c
External Factors	Undesirable location; no City revitalization in or near site location. Constructed in 1941/1963 reached end of useful life without complete renovation.	Surrounding neighborhood undesirable. Built in 1954 at end of useful life without complete renovation.	N/A not subject to assessment Elderly/ Disabled Development	N/A not subject to assessment Elderly/ Disabled Development	Desirable location; requires aesthetic renovation for marketability and function.
Conversion Recommendation	NO	NO	N/A	N/A	YES

Comparison Data = FY 2007 (Jan 1 – Dec 31)

Component 3, (6) Deconcentration and Income Mixing

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

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

If yes, list these developments as follow:

DECONCENTRATION POLICY FOR COVERED DEVELOPMENTS

Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2 (c)(1) (iv)]	Deconcentration policy (if no explanation)[see step 5 at §903.2 (c) (1)(v)]
Fair Park	48	Below 85%	
19 Scattered Sites	101	Below 85%	
Overton Park	54	Below 85%	
Stonegate	58	Below 85%	
Sycamore	47	Below 85%	
Butler Place/Addition	412	Below 85%	
Cavile Place	300	Below 85%	
Hunter Plaza	225	Below 85%	
Fair Oaks	76	Below 85%	
TOTAL	1321		

**FORT WORTH HOUSING AUTHORITY
SITE BASED WAITING LIST**

DEMOGRAPHIC REPORT

1. Development: **Butler Addition/Place**
2. Number: **TX 4-4 & 4-2**
3. Occupancy Type: **Mixed-Income/Population**
4. Number of Units by Bedroom Size: **1 BR (93) 2 BR (160) 3 BR (139) 4 BR (20)**
5. Date Development Became Available for Public Housing Occupancy: **1940 – Butler Place
1963 – Butler Addition**
6. Development Originally: **Public Housing**

Race/Ethnicity:

7. Racial/Ethnic Composition by Bedroom Size:

	1 BR	2 BR	3 BR	4 BR
Black	80	121	92	14
Hispanic	0	0	0	0
Caucasian	10	31	42	7
Indian	0	0	0	0
Other		1	1	0

8. Date of Oldest Active Application: **May 12, 2005**

9. Number of Applicants on Waiting List: **558**

10. Racial/Ethnic Composition of **Waiting List** by Bedroom Size:

	1 BR	2 BR	3 BR	4 BR
Black	244	108	25	11
Hispanic	25	22	10	6
Caucasian	49	34	14	7
Indian	1	0	0	0
Other	2	0	0	0

11. Estimate of Length of the Wait for an Offer by Bedroom Size: **6 – 12 months**

**FORT WORTH HOUSING AUTHORITY
SITE BASED WAITING LIST**

DEMOGRAPHIC REPORT

1. Development: **Cavile**
2. Number: **TX 4-3**
3. Occupancy Type: **Public Housing**
4. Number of Units by Bedroom Size: **1 BR (60) 2 BR (144) 3 BR (70) 4 BR (26)**
5. Date Development Became Available for Public Housing Occupancy: **1953**
6. Development Originally **Public Housing**

Race/Ethnicity:

7. Racial/Ethnic Composition by Bedroom Size:

	1 BR	2 BR	3 BR	4 BR
Black	56	131	63	24
Hispanic	0	0	0	0
Caucasian	1	12	4	1
Indian	0	0	0	0
Other	2	0	1	0

8. Date of Oldest Active Application: **March 1, 2005**

9. Number of Applicants on Waiting List: **424**

10. Racial/Ethnic Composition of Waiting List by Bedroom Size:

	1 BR	2 BR	3 BR	4 BR
Black	186	90	45	7
Hispanic	14	12	5	3
Caucasian	33	22	12	4
Indian	0	0	0	0
Other	1	0	0	0

11. Estimate of Length of the Wait for an Offer by Bedroom Size: **6 – 12 months**

**FORT WORTH HOUSING AUTHORITY
SITE BASED WAITING LIST**

DEMOGRAPHIC REPORT

1. Development: **Hunter Plaza**
2. Number: **TX 4-5**
3. Occupancy Type: **Public Housing**
4. Number of Units by Bedroom Size: **1 BR (189) 2 BR (36) 3 BR (0) 4 BR (0)**
5. Date Development Became Available for Public Housing Occupancy: **1991**
6. Development Originally **Public Housing**

Race/Ethnicity:

7. Racial/Ethnic Composition by Bedroom Size:

	1 BR	2 BR
Black	96	15
Hispanic	0	2
Caucasian	98	12
Indian	0	0
Other	1	3

8. Date of Oldest Active Application: **March 20, 2008**

9. Number of Applicants on Waiting List: **86**

10. Racial/Ethnic Composition of **Waiting List** by Bedroom Size:

	1 BR	2 BR
Black	42	2
Hispanic	8	0
Caucasian	32	0
Indian	0	0
Other	2	0

11. Estimate of Length of the Wait for an Offer by Bedroom Size: **3 – 6 months**

**FORT WORTH HOUSING AUTHORITY
SITE BASED WAITING LIST**

DEMOGRAPHIC REPORT

1. Development: **Fair Oaks**
2. Number: **TX 4-6**
3. Occupancy Type: **Public Housing**
4. Number of Units by Bedroom Size: **1 BR (73) 2 BR (3) 3 BR (0) 4 BR (0)**
5. Date Development Became Available for Public Housing Occupancy: **1998**
6. Development Originally: **Public Housing**

Race/Ethnicity:

7. Racial/Ethnic Composition by Bedroom Size:

	1 BR	2 BR
Black	12	2
Hispanic	0	0
Caucasian	61	1
Indian	0	0
Other		0

8. Date of Oldest Active Application: **April 9, 2008**
9. Number of Applicants on Waiting List: **28**

10. Racial/Ethnic Composition of Waiting List by Bedroom Size:

	1 BR	2 BR
Black	9	0
Hispanic		0
Caucasian	17	0
Indian	1	0
Other		0

11. Estimate of Length of the Wait for an Offer by Bedroom Size: **6 – 12 months**

**FORT WORTH HOUSING AUTHORITY
SITE BASED WAITING LIST**

DEMOGRAPHIC REPORT

1. Development: **Fair Park**
2. Number: **TX 4-12**
3. Occupancy Type: **Public Housing**
4. Number of Units by Bedroom Size: **1 BR (0) 2 BR (22) 3 BR (26) 4 BR (0)**
5. Date Development Became Available for Public Housing Occupancy: **1998**
6. Development Originally: **Public Housing**

Race/Ethnicity:

7. Racial/Ethnic Composition by Bedroom Size:

	1 BR	2 BR	3 BR
Black	0	16	11
Hispanic	0	2	7
Caucasian	0	4	14
Indian	0	0	0
Other	0	3	2

8. Date of Oldest Active Application: **November 22, 2005**

9. Number of Applicants on Waiting List: **344**

10. Racial/Ethnic Composition of **Waiting List** by Bedroom Size:

	1 BR	2 BR	3 BR	4 BR
Black	0	130	52	1
Hispanic		34	30	2
Caucasian		57	39	1
Indian		0	0	0
Other	0	2	0	0

11. Estimate of Length of the Wait for an Offer by Bedroom Size: **6 – 12 months**

**FORT WORTH HOUSING AUTHORITY
SITE BASED WAITING LIST**

DEMOGRAPHIC REPORT

1. Development: **Scattered Sites**
2. Number: **TX 4-16**
3. Occupancy Type: **Public Housing**
4. Number of Units by Bedroom Size: **1 BR (0) 2 BR (18) 3 BR (77) 4 BR (5)**
5. Date Development Became Available for Public Housing Occupancy: **1993 - 1994**
6. Development Originally: **Public Housing**

Race/Ethnicity:

7. Racial/Ethnic Composition by Bedroom Size:

	1 BR	2 BR	3 BR	4 BR
Black	0	9	47	2
Hispanic	0	0	0	0
Caucasian		8	20	2
Indian	0	0	0	0
Other	0	0	1	0

8. Date of Oldest Active Application: **August 7, 2007**

9. Number of Applicants on Waiting List: **160**

10. Racial/Ethnic Composition of Waiting List by Bedroom Size:

	1 BR	2 BR	3 BR	4 BR
Black	20	28	27	1
Hispanic	2	11	21	0
Caucasian	3	15	29	1
Indian	0	0	0	0
Other	0	1	1	0

11. Estimate of Length of the Wait for an Offer by Bedroom Size: **6 – 12 months**

**FORT WORTH HOUSING AUTHORITY
SITE BASED WAITING LIST
MIXED-INCOME PROPERTY**

DEMOGRAPHIC REPORT

1. Development: **Overton Park Townhomes**
2. Number: **TX 4-18**
3. Occupancy Type: **Mixed-Income/Population**
4. Number of Units by Bedroom Size: **1 BR (17) 2 BR (27) 3 BR (10) 4 BR (0)**
5. Date Development Became Available for Public Housing Occupancy: **June, 2003**
6. Development's Originally Race/Ethnicity: **Development Newly Constructed**
7. Racial/Ethnic Composition by Bedroom Size:

	1 BR	2 BR	3 BR
Black	10	18	4
Hispanic	3	4	3
Caucasian	3	2	2
Indian	0	0	0
Other		1	1

8. Date of Oldest Active Application: **January 26, 2004**
9. Number of Applicants on Waiting List: **62**

10. Racial/Ethnic Composition of **Waiting List** by Bedroom Size:

	1 BR	2 BR	3 BR
Black	25	43	29
Hispanic	7	8	8
Caucasian	25	27	9
Indian		0	0
Other		0	1

11. Estimate of Length of the Wait for an Offer by Bedroom Size: **1 BR (1 YR) 2 BR (1 YR) 3 BR (2YR)**

**FORT WORTH HOUSING AUTHORITY
SITE BASED WAITING LIST
MIXED-INCOME PROPERTY**

DEMOGRAPHIC REPORT

1. Development: **Stonegate Villas**
2. Number: **TX 4-20**
3. Occupancy Type: **Mixed-Income/Population**
4. Number of Units by Bedroom Size: **1 BR (25) 2 BR (25) 3 BR (8) 4 BR (0)**
5. Date Development Became Available for Public Housing Occupancy: **June, 2004**
6. Development's Originally Race/Ethnicity: **Development was a private sector apartment complex purchased by the Housing Authority**
7. Racial/Ethnic Composition by Bedroom Size:

	1 BR	2 BR	3 BR	4 BR
Black	13	16	6	0
Hispanic	5	6	2	0
Caucasian	7	1	0	0
Indian	1	0	0	0
Other	0	0	0	0

8. Date of Oldest Active Application: **October 20, 2004**
9. Number of Applicants on Waiting List: **115**
10. Racial/Ethnic Composition of Waiting List by Bedroom Size:

	1 BR	2 BR	3 BR	4 BR
Black	28	15	14	0
Hispanic	4	4	13	0
Caucasian	28	4	2	0
Indian	0	0	0	0
Other	2	0	1	0

11. Estimate of Length of the Wait for an Offer by Bedroom Size: **1 BR (1YR) 2 BR (1 Month) 3 BR (2 YR)**

**FORT WORTH HOUSING AUTHORITY
SITE BASED WAITING LIST**

DEMOGRAPHIC REPORT

1. Development: **Sycamore Center Villas**
2. Number: **TX 4-19**
3. Occupancy Type: **Mixed-Income/Population**
4. Number of Units by Bedroom Size: **1 BR (0) 2 BR (20) 3 BR (24) 4 BR (3)**
5. Date Development Became Available for Public Housing Occupancy: **August 2004**
6. Development Originally: **Rehabilitated Construction**

Race/Ethnicity:

7. Racial/Ethnic Composition by Bedroom Size:

	1 BR	2 BR	3 BR	4 BR
Black	0	15	13	3
Hispanic		0	7	1
Caucasian		1	0	0
Indian	0	0	0	0
Other		1	3	0

8. Date of Oldest Active Application: **Unavailable**
9. Number of Applicants on Waiting List: **206**

10. Racial/Ethnic Composition of **Waiting List** by Bedroom Size:

	1 BR	2 BR	3 BR	4 BR
Black	0	104	54	11
Hispanic		12	14	0
Caucasian		17	19	0
Indian		0	0	0
Other		0	1	0

11. Estimate of Length of the Wait for an Offer by Bedroom Size: **12 – 18 months**

**FORT WORTH HOUSING AUTHORITY
PROPOSED SIGNIFICANT AMENDMENT
FY 2006 AGENCY PLAN**

The Fort Worth Housing Authority proposes a significant amendment to the 2006 Agency Plan.

The amendment will allow the Housing Authority to engage in oil and gas leases for land that belongs to the FWHA. Appropriate Agency Plan provisions have been met in accordance with 24 CFR Part 903 Subpart B.

Attached are the following Board of Commissioners Resolutions:

- Evidence of Resident Consultation and Public Hearing Regarding Oil and Gas Leases
- Resolution Determining that It Is Advisable to Lease Land Belonging to the Housing Authority for Oil and Gas Leases; and
- Resolution Amending the PHA Plan to Specifically Authorize the Proposed Disposition for Oil and Gas Leases and Authorizing the Submission of a Disposition Application for Oil and Gas Leases to the U.S. Department of Housing and Urban Development.

The Housing Authority will implement the amendment following HUD approval in accordance with HUD's plan review procedures as defined in 24 CFR 903.23.



Date	Agenda Item	Subject	Page of
04/20/2006	2006.18	PUBLIC HEARING REGARDING OIL & GAS LEASES	1 1

I. BACKGROUND:

The Housing Authority is considering taking bids for oil and gas leases for the Housing Authority properties. There will be no above ground drilling equipment or other equipment on resident occupied properties. Net proceeds will be used for the provision of low-income housing or to benefit the participants in the Housing Authority's programs.

Pursuant to the existing regulations 24 C.F.R. §§970.4(a) & 970.8(e) and the proposed regulations 69 F.R. 75188 (December 15, 2004), the Housing Authority has engaged in resident consultation regarding proposed oil and gas leases. Attached hereto as Exhibit A is a copy of the notice that was sent to the residents in their March rent statements regarding the meetings and the submission of written comments. Attached hereto as Exhibit B is a copy of the sign up sheets from the meetings. The comments received at the meetings were favorable and no written comments were received.

This public hearing will be held pursuant to Section 71.004 of the Texas Natural Resources Code which provides as follows: "Before a lease is made under this subchapter, notice must be given and a public hearing must be held for consideration of bids."

II. ISSUES/CONCERNS:

Not applicable.

III. RECOMMENDATION:

Not applicable.

Prepared by: Larry W. Wilshire, Attorney
Brown, Dean, Wiseman, Liser, Proctor & Hart, L.L.P.



**FORT WORTH HOUSING AUTHORITY
 RESIDENT CONSULTATION
 REGARDING PROPOSED OIL AND GAS LEASES**

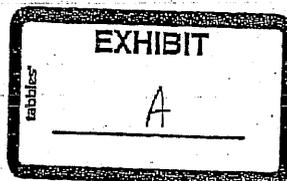
The Fort Worth Housing Authority is considering taking bids for oil and gas leases for its properties. There will be no above ground drilling equipment or other equipment on resident occupied properties. Net proceeds will be used for the provision of low-income housing or to benefit the participants in Fort Worth Housing Authority programs.

Below is a list of meetings scheduled to discuss the proposed plan for oil and gas leases. Residents and the public are encouraged to attend the meetings.

Written comments may be submitted to the Fort Worth Housing Authority's attorney, Larry W. Wilshire, Brown, Dean, Wiseman, Liser, Proctor & Hart, L.L.P., 306 West 7th Street, Suite 200, Fort Worth, TX 76102, for receipt by 5:00 pm on April 10, 2006.

MEETING SCHEDULE

RESIDENT ASSOCIATIONS		
1. Wednesday, March 15, 2006	2:00 pm	Cavile Place Apartments 1401 Etta Street, Fort Worth, TX 76105
2. Monday, March 20, 2006	2:00 pm	Hunter Plaza Apartments 605 West 1 st Street, Fort Worth, TX 76102
3. Wednesday, March 22, 2006	2:00 pm	Fair Oaks Apartments 4401 Quail Trail, Fort Worth, TX 76114
RESIDENT ADVISORY BOARD		
4. Wednesday, March 29, 2006	2:00 pm	Fort Worth Housing Authority Administrative Office Board Room 1201 E. 13 th St., Fort Worth, TX 76102
PUBLIC HEARING		
5. Thursday, April 20, 2006	5:00 pm	Fort Worth Housing Authority Administrative Office Board Room 1201 E. 13 th St., Fort Worth, TX 76102



J. C. Canale

Meeting

Oil/Gas Leases

3/15/06

Name

Address

Opie Booker

5000 Ave C

Callie Pollard

1520 Liberty St

Dubert Hood

1512 Liberty

Linda Price

1514 Lib St

Roy P. LEE

50 76. AVE. B

Tom Walker

306 W. 7th St., Suite 200

Gloria Owens

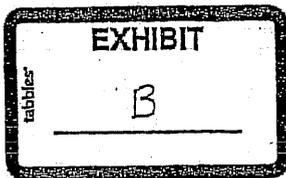
1201 E. 13th St.

Cynthia

1401 Etta

Joseph

1201 E. 13th St



ATTN: Larry Wilshire

Hunter Plaza

3/20/2006

2:00 PM

Sign In

R.A. General Meeting

March 20, 2006

- 1. Nettie Williams
- 2. Vickie Bowly
- 3. Tamara Jones
- 4. Helen Edwards
- 5. Smilator Santos 721
- 6. Rahul G Ortega 517
- 7. G. P. Daves 427
- 8. Irma Vinas 909
- 9. Kathy Swan 620
- 10. Shirley E Bond 817
- 11. Gilbert Lee 521
- 12. Nora Christian #219
- 13. Lois Arnold 609
- 14. DAVID BAY
- 15. William Barrard 222
- 16. ALDRAFA ALAYA 915
- 17. Willie Jones 1001
- 18. Gilbert Cook 416
- 19. Ana Maria Rojas 1204
- 20. Rose Bowles 404
- 21. Joe Lambus 225
- 22. Ernest Johnson 1006
- 23. JOHN ISAXTEC 813

- 24. ~~Burt~~ R. Posner
- 25. Cecil Tubbs
- 26. MARY MONT Gomery
- 27. Eugene Becker
- 28. Robert Kelley
- 29. Lynn Grayson
- 30. Stephanie A. Grayson

SITE

Fair Oaks

DATE

3-22-06

R.A. Meeting

1.	Diana Hanson
2.	MARILYN J. JONES
3.	Edith Hanson
4.	Julia Mathews
5.	Martin GEORGE
6.	Charles George
7.	David M. C. Mearns
8.	Eva Gonzalez
9.	Theresa E. Merson
10.	BEJ-GOOD
11.	Martha Baker
12.	JAN STEWART
13.	VA RIOS
14.	Sandra Buech
15.	Patricia Lumsden
16.	Larry Wilshire
17.	Billy (Judith)
18.	
19.	
20.	
21.	
22.	
23.	
24.	
25.	
26.	
27.	



FORT WORTH
HOUSING AUTHORITY
"INVESTING IN THE COMMUNITY"

Fort Worth Housing Authority Resident Advisory Board Meeting
1201 E. 13th Street
Fort Worth, Texas 76102
Wednesday, March 29, 2006
2:00 PM

Name	Address	Phone Number
Katherine Williams	1627 N. South Fry	817 810 9652
Margie Gillian	1617 N.S. Freeway	817-870-1886
Patsy London	4401 Quail Jr. 110	817-625-5810
Martha Baker	4401 Quail Jr. 112	817-625-4380
Ed Baker	4401 Quail Trail 204	817 378 9329
Charles Kyji	4401 Quail Tr. / 301	817-378-0038



FORT WORTH
HOUSING AUTHORITY
"INVESTING IN THE COMMUNITY"

Fort Worth Housing Authority Resident Advisory Board Meeting
1201 E. 13th Street
Fort Worth, Texas 76102
Wednesday, March 29, 2006
2:00 PM

Name	Address	Phone Number
Eva L. Hongales	4401 Quail Tr #202	817-626-5819
Song Baeth	FwHA	817-333-3521
Larry Wilshire	Brown Dean	817 332-1391
Lashonda Lee	1409 Chambers	-



FWHA Regular Board Meeting
 Thursday, April 20, 2006 - 5:00 p.m.
 FWHA Administrative Office Board Room, 1201 E. 13th St., Fort Worth, TX

Sign-In Sheet

Name	Agency/Company Or Affiliation with FWHA	Phone
Sethersen Nuttall	Assisted Living	817 333 3601
Carolyn Williams	President of Duetto	817 (817) 4257
Tizy Wolaser	Adm. Service - FWHA	
Kevin S. Wiley Jr	Grant & Hicks, PLLC	214-426-3906
Larry Wilshire	Bum Dean	817 332-1391
Cynthia Dwyer	FWHA	
Julia Davis	"	
Rochelle Manning	"	
Kerria Gordon	"	
J OAM Foster	"	



Date	Agenda Item	Subject	Page of
04/20/2006	2006.19	PROPOSED OIL & GAS LEASES	1 1

I. **BACKGROUND:**

The Housing Authority has engaged in resident consultation regarding proposed oil and gas leases. Pursuant to the preceding Agenda Item, the Board of Commissioners will have held a public hearing regarding whether it is advisable to lease land belonging to the Housing Authority for oil and gas leases.

II. **ISSUES/CONCERNS:**

Determine whether it is advisable to lease land belonging to the Housing Authority for oil and gas leases.

III. **RECOMMENDATION:**

Adopt the attached resolution.

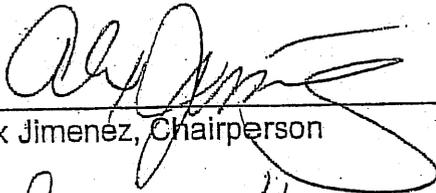
Prepared by: Larry W. Wilshire, Attorney
Brown, Dean, Wiseman, Liser, Proctor & Hart, L.L.P.

RESOLUTION DETERMINING THAT IT IS ADVISABLE TO LEASE LAND BELONGING TO THE HOUSING AUTHORITY FOR OIL AND GAS LEASES

WHEREAS, The Housing Authority has engaged in resident consultation regarding proposed oil and gas leases and the Board of Commissioners has held a public hearing regarding whether it is advisable to lease land belonging to the Housing Authority for oil and gas leases.

NOW THEREFORE BE IT RESOLVED:

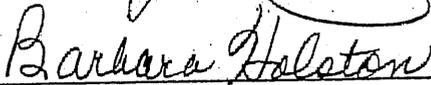
That the Board of Commissioners does hereby determine that it is advisable to lease land belonging to the Housing Authority for oil and gas leases.



Alex Jimenez, Chairperson

April 20, 2006

Date



Barbara Holston, Executive Director/Secretary

April 20, 2006

Date



Date	Agenda Item	Subject	Page of
04/20/2006	2006.20	PROPOSED OIL & GAS LEASES	1 1

I. **BACKGROUND:**

Pursuant to the preceding Agenda Item, the Board of Commissioners will have determined whether it is advisable to lease land belonging to the Housing Authority for oil and gas leases.

II. **ISSUES/CONCERNS:**

Whether to amend the PHA Plan to specifically authorize the proposed disposition for oil and gas leases and authorize the submission of a Disposition Application for oil and gas leases to the Department of Housing and Urban Development.

III. **RECOMMENDATION:**

Adopt the attached resolution.

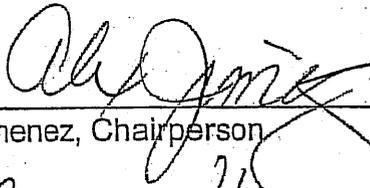
Prepared by: Larry W. Wilshire, Attorney
Brown, Dean, Wiseman, Liser, Proctor & Hart, L.L.P.

RESOLUTION AMENDING THE PHA PLAN TO SPECIFICALLY AUTHORIZE THE PROPOSED DISPOSITION FOR OIL AND GAS LEASES AND AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION FOR OIL AND GAS LEASES TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

WHEREAS, The Housing Authority has determined that it is advisable to lease land belonging to the Housing Authority for oil and gas leases.

NOW THEREFORE BE IT RESOLVED:

That the Board of Commissioners does hereby amend the PHA Plan to specifically authorize the proposed disposition for oil and gas leases and authorizes the submission of a Disposition Application for oil and gas leases to the Department of Housing and Urban Development.



Alex Jimenez, Chairperson

April 20, 2006

Date



Barbara Holston, Executive Director/Secretary

April 20, 2006

Date

Board of Commissioners

Executive Director

Executive Assistant

Director of Development & Asset Mgmt

Director of Administrative Services

Director of Assisted Housing

Assistant Executive Director

Human Resource Manager

Administrative Assistant I

Mail Clerk/ Courier

Administrative Assistant II

Asst Director Dev't & Asset Mgmt

Maint Modernization Coord

Regional Asset Mgr

Purchasing & Materials Manager

Administrative Assistant I

Warehouse Coordinator

Purchasing Assistant

MIS Manager

MIS Assistants

Assisted Housing Administrator

Administrative Assistant I

Assisted Housing Operations Supv.

Administrative Assistant I

Assisted Housing Counselors

DVP Coordinator

Assisted Housing Clerks

Admissions Supervisor

Intake Specialists

Admissions Clerks

Assisted Housing Inspections Supv.

Administrative Assistant I

Outreach Specialist

Contracts Counselor

Administrative Assistant I

Inspections Clerk

Special Programs Housing Administrator

Administrative Assistant I

Housing Counselors S+C

Assisted Housing Inspections

Homeownership Coordinator

FSS Specialist

Compliance Manager

Administrative Assistant II

Grant Writer

Housing Management Administrator

Administrative Assistant I

Housing Operations Specialist

Housing Managers

Assistant Housing Managers

Admissions Specialists

Resident Services Coordinator

Administrative Assistant I

Support Services Specialist

Job Developer

Safety & Crime Coordinator

Administrative Assistant I

Working Foremen

Mechanics A

Mechanics B

Aide B

Laborers

Custodians

Maintenance Superintendent

Administrative Assistant I

UPCS Inspector

Work Order Clerk

Mechanic-Licensed