

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The following PHA Plan elements marked 'X' have been revised since the last Annual Plan submission by the Housing Authority of the City of Lubbock.

N/C denotes NO CHANGE and N/A denotes NOT APPLICABLE

- X 903.7(1) Eligibility, Selection and Admissions Policies, including
Deconcentration and Wait List Procedures
- X 903.7(2) Financial Resources
- N/C 903.7(3) Rent Determination
- X 903.7(4) Operation and Management
- N/C 903.7(5) Grievance Procedures
- N/C 903.7(6) Designated Housing for Elderly and Disabled Families
- N/C 903.7(7) Community Service and Self-Sufficiency
- N/C 903.7(8) Safety and Crime Prevention
- N/C 903.7(9) Pets
- N/C 903.7(10) Civil Rights Certification
- X 903.7(11) Fiscal Year Audit
- X 903.7(12) Asset Management
- N/C 903.7(13) Violence Against Women Act (VAWA)

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The following are the specific locations where the public may obtain copies of the 2009 Annual Plan:

- Main Administrative Office – 1708 Crickets Avenue, Lubbock, TX 79401
- Cherry Point Homes – 1329 E. 19th Street, Lubbock, TX 79404
- Apartments 36 South, 1318 52nd Street, Lubbock, TX 79412
- Behner Place, 4115 36th Street, Lubbock, TX 79413
- Mary Myers Senior Complex, 5421 Utica Avenue, Lubbock, TX 79414
- Apartments 96 West, 2410 Frankford Avenue, Lubbock, TX 79407

6.0 PHA Plan Elements

903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

A. Public Housing

Public Housing policies that govern resident or tenant eligibility, selection and admission (including preferences), unit assignment, procedures to maintaining waiting list for admission to public housing and site-based waiting lists (if applicable).

(1) Eligibility

The Housing Authority of the City of Lubbock verifies eligibility for admission to public housing when unit becomes available and offer is made.

The PHA uses the following non-income screening factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Criminal background check
- Drug Treatment Center check
- Sex Offender Registration check
- Citizenship/Legal Non-Citizen Status check
- The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history and exercise discretion in determining suitability for tenancy, taking into consideration the circumstances that have contributed to the negative reporting.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies

(2) Selection and Assignment ***NO CHANGE***

Selection for admission to public housing shall be made from the PHA's current waiting list in accordance with date and time of application.

(3) Preferences

The PHA does not 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 the median area income

It is the policy of the PHA that transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA
- Domestic Violence

In accordance with the Department's request to assist existing voucher program participants who were affected by Hurricane Katrina, the Housing Authority of the City of Lubbock amended its Section 8 Administrative Plan as follows. This amendment is in accordance with the Housing Authority's Natural Disaster Response Policy (Emergency Action Plan).

The Lubbock Housing Authority (LHA) will employ a preference for a disaster affected family over other waiting list placeholders as follows:

- (1) To a disaster affected family qualified by the Federal Emergency Management Agency (FEMA) to be in the federally declared disaster area and are Public Housing residents.
- (2) To a disaster affected family applying for Public Housing assistance who is qualified by the Federal Emergency Management Agency (FEMA) as a disaster affected family and who is income eligible.

The LHA will require the disaster affected family to self-certify to its rental history, drug activity and criminal history, and all other elements of the PHA's screening process.

Should the disaster affected family refuse to comply with the self-certification, the LHA will deny the family public housing assistance.

Should the self-certification prove to be inaccurate, the family's public housing assistance will be terminated with a 30-day written notice.

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(4) Unit Assignment ***NO CHANGE***

Applicants are ordinarily given one (1) vacant unit choice before they fall to the bottom of, or are removed from the waiting list. This policy is consistent across all waiting list types.

(5) Maintaining Waiting List

The Housing Authority of the City of Lubbock maintains a community-wide waiting list except for Site-based waiting list for Park Meadows 2. Interested persons may apply for admission to public housing at the main administrative office located at 1708 Crickets Avenue, Lubbock, Texas or at the following development site management office.

- Park Meadows 2
2502 Weber Drive
Lubbock, Texas 79404

Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- The PHA-resident lease
- The PHA's Admissions and Continued Occupancy Policy
- PHA briefing seminars or written materials

Applicants must notify the PHA of changes in family income or family composition as this information is used to determine income eligibility and placement on the waiting list.

(6) Deconcentration and Income Mixing

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA does have general occupancy public housing developments covered by the deconcentration rule.

The following covered developments have average incomes that fall above or below the Established Income Range.

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)]
Cherry Point Homes	76	C. The Covered Development's or Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small development's	
Apts. 36 South	36	C. The Covered Development's or Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small development's	
Behner Place	82	C. The Covered Development's or Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small development's	
Apts. 96 West	96	C. The Covered Development's or Development's size, location, and/or configuration promote income deconcentration, such as scattered site or small development's	

Residents must notify the PHA of changes in family composition:

- At any time family composition changes

The Housing Authority of the City of Lubbock operates one (1) site-based waiting lists at Park Meadows 2. This site-based waiting list is a previously HUD approved site based waiting list plan.

Families may be on three (3) waiting list simultaneously as follows:

- Site based list at Park Meadows 2
- Public Housing waiting list
- Section 8 HCV waiting list

Interested persons may obtain more information about and sign up to be on the site-based waiting list at the main administrative office located at 1708 Crickets Avenue, Lubbock, Texas or at the following development site management office.

- Park Meadows 2
2502 Weber Drive
Lubbock, Texas 79404

B. Section 8

Section 8 HCV policies that govern participant eligibility and selection for assistance (including preferences), and procedure for maintaining waiting list.

(1) Eligibility

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Domestic Violence - Attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history or criminal activity and exercise discretion in determining suitability for tenancy, taking into consideration the circumstances that have contributed to the negative reporting.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies

The PHA shares the following information with prospective landlords:

- Current and previous landlord name and address
- Resident name and mailing address (last known to PHA)

(2) Waiting List Organization ***NO CHANGE***

The Housing Authority of the City of Lubbock's waiting list for the section 8 tenant-based assistance is not merged with any other program waiting list.

Participants may apply for admission to section 8 tenant-based assistance at:

- PHA main administrative office

(3) Search Time ***NO CHANGE***

The PHA does give extension on standard 60-day period to search for a unit. (if yes, state circumstances)

- Illness, hard to house, family emergency/death, not to exceed 120 days

(4) Preferences

The PHA does not 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 the median area income.

In accordance with the Department's request to assist existing voucher program participants who were affected by Hurricane Katrina, the Housing Authority of the City of Lubbock amended its Section 8 Administrative Plan as follows. This amendment is in accordance with the Housing Authority's Natural Disaster Response Policy (Emergency Action Plan).

The Lubbock Housing Authority will employ a preference for a disaster affected family over other waiting list placeholders as follows:

- (1) To a disaster affected family qualified by the Federal Emergency Management Agency (FEMA) to be in the federally declared disaster area and are Section 8 Voucher holders.
- (2) To a disaster affected family applying for Section 8 assistance who is qualified by the Federal Emergency Management Agency (FEMA) as a disaster affected family and who is income eligible.

The LHA will require the disaster affected family to self-certify to its rental history, drug activity and criminal history, and all other elements of the PHA's screening process. Should the disaster affected family refuse to comply with the self-certification, the LHA will deny the family Section 8 assistance.

Should the self-certification prove to be inaccurate, the family's Section assistance will be terminated with a 30-day written notice.

This preference does not affect the Special Purpose Vouchers administered by the Housing Authority: Mainstream Vouchers or Family Unification Vouchers.

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(5) Special Purpose Section 8 Assistance Programs ***NO CHANGE***

The policies governing eligibility, selection and admissions to any special-purpose section 8 program administered by the PHA are contained in the following documents or other reference materials:

- The Section 8 Administrative Plan
- Briefing sessions and written materials

The PHA announces the availability of any special-purpose section 8 program to the public through:

- Published notices

The Lubbock Housing Authority administers the following Special Purpose Section 8 Assistance Programs:

- Family Unification Program Vouchers
- Mainstream Program Vouchers

6.0 903.7(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Fund	1,232,459.00	
b) Public Housing Capital Fund	699,807.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,849,440.00	
f) Resident Opportunity and Self- Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2009 FSS Grant	39,000.00	<i>Supportive Services</i>
2009 Replacement Housing Factor	218,920.00	<i>Replacement housing</i>
2009 ARRA Stimulus Grant	1,162,927.00	<i>Public housing capital improvements</i>
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2007 Capital Funds Program	58,091.22	<i>Public housing capital improvements</i>
2008 Capital Funds Program	699,807.00	<i>Public housing capital improvements</i>
2008 Replacement Housing Factor Funds	35,561.00	<i>Public housing capital improvements</i>
3. Public Housing Dwelling Rental Income	309,694.00	<i>Public housing operations</i>
4. Other income (list below)		
Interest on Investments: 15,000.00		
Other income: Legal fees, 20,000.00 maintenance charges to tenants, late fees, NSF check charges, etc		
Non-dwelling rent 3,000.00		
Laundry commissions 800.00		
5. Non-federal sources (list below)		
Total resources	\$9,344,506.22	

6.0 903.7 (3) Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies

The PHA will employ discretionary rent-setting policies for income based rent in public housing.

b. Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

1. The minimum rent requirement may be waived due to certain financial hardships. The request for minimum rent hardship must be made in writing to the PHA prior to the rent becoming delinquent. The PHA will verify whether the hardship claimed is temporary or long term. Payment of the minimum is suspended immediately for ninety (90) days when a hardship is requested on one of the following conditions:

- a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;
- b. The family income has decreased due to changed circumstances such as loss of employment, separation, divorce, and abandonment;
- c. The family would be evicted as a result of imposing the minimum rent requirement;
- d. There has been a death in the family; or
- e. There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.

Financial hardship exemption only applies to payment of minimum rent - not to rent based on the statutory formula for determining the Total Tenant Payment (TTP) or Flat Rent in the public housing program.

2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:

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- a. Rent may be suspended, during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension.
 - b. The PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
 - c. The family may not be evicted for non-payment of rent during the ninety (90)-day suspension period.
 - d. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.
3. If the circumstances supporting the request for a minimum rent hardship exemption are long term, tenant's rent will be based on the statutory income-based rent calculation formula during the minimum rent exemption period.
4. Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

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

The PHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income. (if yes, list the amounts or percentages charged and the circumstances)

d. Discretionary deductions and/or exclusion policies

The PHA does not plan to employ any discretionary (optional) deductions and/or exclusions policies.

e. Ceiling Rents

The PHA does not have ceiling rents.

f. Rent Re-determinations

Between annual income reexaminations, the tenant is required to report changes in income or family composition to the PHA such that the changes result in an adjustment to rent as follows:

- Any time the family experiences an income increase

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Additional family members cannot be added without written approval from the PHA. With the exception of a new birth, members added to the family will undergo the screening process required before the PHA makes its decision to approve or disapprove adding the new member.

g. Individual Savings accounts (ISAs)

The PHA does not plan to implement individual savings accounts for residents as an alternative to the required 12 month disallowance of earned income and phasing in of the rent increase in the next year.

(2) Flat Rents **NO CHANGE**

The PHA used the following sources of information in setting the market-based flat rents to establish comparability.

- The section 8 rent reasonableness study of comparable housing
- Lubbock Apartment Association – apartment directory

B. Section 8 Tenant-based Assistance

(1) Payment Standards **NO CHANGE**

The PHA’s payment standard is:

- Above 100% but at or below 110% of FMR

If the payment standard is higher than FMR, why has the PHA chosen this level?

- 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

The PHA reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:

- Success rates of assisted families

(2) Minimum Rent **NO CHANGE**

The PHA’s minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

1. The minimum rent requirement may be waived under certain circumstances. Financial hardship status is to be granted immediately for ninety (90) days in the event of the following:
 - a. The family has lost eligibility or is waiting an eligibility determination to receive federal, state, or local assistance, including

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- b. a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;
- c. The family income has decreased due to changed circumstances such as separation, divorce, and abandonment;
- d. One or more family members have lost employment;
- e. The family would be evicted as a result of imposing the minimum rent requirement;
- f. There has been a death in the family; or
- g. There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.

Financial hardship exemption only applies to payment of minimum rent -not to rent based on the statutory formula for determining the Total Tenant Payment (TTP).

- 2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:
 - a. If the hardship is determined to be temporary, minimum rent may be suspended; during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension and the HAP is again adjusted.
 - b. In the case of a temporary hardship, the PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
 - c. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.
 - d. Note that the PHA can only suspend the minimum rent contribution. If the family is residing in a unit whose Gross Rent exceeds the Payment Standard, the family will be responsible for the excess rent.
- 3. Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

6.0 903.7(4) Operation and Management

(1) PHA Management Structure

- a. A brief description of the management structure and organization of the PHA follows:

The Executive Director directs the day-to day management and operation of the Housing Authority with the assistance of the following lead staff and their line staff.

CFP/IT Coordinator (1)
Procurement/Compliance(1)

Housing Administrator – assists the Executive Director with the day-today management and operation of the public housing and Section 8 Voucher programs and supervises the following staff:

Housing Managers(3)
▪ Maintenance staff (9)
Section 8 Caseworkers (4)
Section 8 Inspector (1)
FSS Coordinator (1)
Occupancy Specialist (2)

Administrative Assistant/HR – assists the Executive Director with the day-to-day operation and supervises the following staff:

Receptionist (1)
Custodian (Contracted)

Accountant – assists the Executive Director in maintaining the Agency financially solvent, oversees all financial functions and supervises the following staff:

Accounting Clerk (1)

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b. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	338	8%
Section 8 Vouchers	959	10%
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)		
Homeownership	4	0
R.S.D.M.	N/A	N/A
FSS – Section 8	50	10%
FSS – Low Rent	10	5%

c. Management and Maintenance Policies ***NO CHANGE***

The PHA has adopted the following policies that contain the Agency's rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

Public Housing Management:

- Work Order System
- Pest Eradication Policy
- Maintenance Plan
- Uniform Inspection System
- Admissions and Continued Occupancy Policy (ACOP)
- ACOP Procedures Manual
- Fair Housing Policy
- Grievance Procedures
- Tenant Selection and Assignment Plan
- Community Service Plan
- Handicapped Policy
- Termination and Eviction
- Transfer and Transfer Waiting List
- Resident Initiative
- FSS Action Plan
- Section 3 Plan
- Pet Policy for Families
- Pet Policy for Elderly

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- Procurement Policy
- Personnel Policy
- Deconcentration and Income Targeting Policy
- Fraud Policy
- Natural and National Disaster Policy and Plan
- Capitalization Policy
- Cash Management Internal Control Policy
- Check Writing Policy
- Collection Loss Policy
- Credit Card Policy
- Disposition Policy
- Doubtful Accounts Policy
- ELOCCS Policy
- Investments Policy
- Petty Cash Policy
- Policy for Acquiring Insurance Coverage
- Repayment Agreement Policy

Section 8 Management:

- Administrative Plan
- SEMAP Procedures
- Section 8 Procedures Manual

903.7(5) Grievance Procedures

A. Public Housing ***NO CHANGE***

The PHA has established any written grievance procedures in accordance with federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

Residents or applicants who desire to initiate the PHA grievance Process should contact the following:

- PHA main administrative office
- PHA development management offices

B. Section 8 Tenant-Based Assistance ***NO CHANGE***

The PHA has established informal review procedures for applicants with the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in accordance to federal requirements found at 24 CFR 982.

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following:

- PHA main administrative office

6.0 903.7(6) Designated Housing for Elderly and Disabled Families *NO CHANGE*

The PHA has not designated or applied for approval to designate or does not 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 not 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.

903.7(7) Community Service and Self-Sufficiency

- (1) Services and programs offered to residents and participants by the Housing Authority of the City of Lubbock are as follows: *N/A*
- (2) Policies or programs for the enhancement of the economic and social self-sufficiency of assisted families.

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: <i>03/01/09</i>)
Public Housing	Not required	0
Section 8	142	53

- (3) PHA will comply with requirements of community service by identifying the number of tenants required to perform community service, the number of tenants granted exemptions, the number of tenants in non-compliance, and the number of tenants terminated/evicted due to non-compliance.

Community Service Implementation Report:

- Number of tenants performing community service: 44
- Number of tenants granted exemptions: 53
- Number of tenants in non-compliance: 35
- Number of tenants terminated/evicted due to non-compliance: 0

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:

- 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

6.0 903.7(8) Safety and Crime Prevention

The PHA's plan for safety and crime preventions to ensure the safety of the public housing residents is addressed below.

A. Need for measures to ensure the safety of public housing residents: ***NO CHANGE***

1. Description of the need for measures to ensure the safety of public housing residents.

- Observed lower-level crime, vandalism and/or graffiti
- There has been a decrease in the criminal activity at PHA sites and activities listed below are used to insure that there is no increase in criminal activity.

2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:

- Resident reports
- PHA employee reports
- Due to staff and funding reductions, the PHA does not have an adequate system in place to measure safety. Resident reports and PHA employee reports are heavily relied on. Monitoring of developments currently being performed by management staff. This is on-going and no increase in activity has been noticed.

3. Developments that are most affected:

- Cherry Point
- Behner Place
- 36 South
- 96 West
- The increase in crime is negligible in all developments to-date

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year. ***NO CHANGE***

1. List of crime prevention activities:

- Mirrors (Ministries Inspiring Relationships, Re-integrations, recovery and solutions.

2. Developments that are most affected:

- Cherry Point
- Behner Place
- 36 South
- 96 West

C. Coordination between PHA and the police. – ***NO CHANGE***

1. Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: ***N/A***

6.0 903.7(9) Pets

The description of the PHA's Pet Policy – **NO CHANGE**

903.7(10) Civil Rights Certification

The PHA has examined its programs and proposed programs to identify any impediments to fair housing choices, has addressed those impediments in a reasonable fashion, and is working with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing. The PHA assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The PHA has taken the following specific actions to Affirmative Further Fair Housing in its public housing and Section assistance programs:

The PHA will not, on the grounds of race, color, creed, sex religion, age, disability, national origin or familial status:

- Deny a person or family admission the housing or assistance;
- Provide housing which is different than that provided others, except for elderly and/or disabled where accessibility features may be required;
- Subject a person to segregation or disparate treatment;
- Restrict a person's access to any benefit enjoyed by others in connection with housing programs;
- Treat a person differently in determining eligibility or other requirements for admission or assistance;
- Deny any person access to the same level of services provided to others;
- Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing programs.

The PHA will not intimidate, threaten or take any retaliatory action against any applicant, resident, or participant because of a person's participation in civil rights activities or assertions of civil rights.

HUD Fair Housing Posters are posted at the PHA main administrative office and at each development office.

The PHA will ensure accessibility to offices to afford persons with disabilities the opportunity to apply for admission or assistance to the public housing programs.

The PHA will make sure that all employees of the PHA are familiar with non-discrimination requirements, especially those employees who are involved in the admissions process.

The PHA prominently displays a fair housing poster at each office where applications are taken and at each management office.

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The PHA's policies and practices are designed to provide assurance that all persons with disabilities will be provided reasonable accommodations so that they can fully access and utilize the housing programs and related services.

The PHA will identify and eliminate situations and /or practices that create barriers to equal housing opportunity for all.

The PHA reviews its policies and procedures, at least annually, to assure compliance with all civil rights requirements.

903.7(11) Fiscal Year Audit

The PHA is 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)).

The most recent fiscal audit was submitted to HUD?

There were no findings as the result of that audit.

903.7(12) Asset Management

The PHA will conduct a Physical Needs Assessment (PNA) of all AMP's within the next fiscal year. The needs of the projects will be prioritized, not only based upon the PNA, but also upon needs identified during inspections performed by PHA staff and HUD REAC and during Energy Audits. A combination of these methods will determine the agency's long-term operating goals and serve as a guide in handling the agency's capital investments. The needs, as determined, will serve as the agency's guide towards developing a plan of action with regards to rehabilitation, demolition/disposition. The current plans for modernization activities are included in the agency's Annual Statement and Five-Year Action Plan.

The PHA will proceed to allocate funds, based upon funds availability, to the projects identified as a result of those efforts previously described and also based upon other current available project information pertaining to occupancy, vacancies, expenses, prior improvements and other project data.

903.7(13) Violence Against Women Act (VAWA) – ***NO CHANGE***

6.0 Section 6.0 b

Identify where the Annual PHA Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA.

- Main Administrative Office – 1708 Crickets Avenue, Lubbock, TX 79401
- Cherry Point Homes – 1329 E. 19th Street, Lubbock, TX 79404
- Apartments 36 South, 1318 52nd Street, Lubbock, TX 79412
- Behner Place, 4115 36th Street, Lubbock, TX 79413
- Mary Myers Senior Complex, 5421 Utica Avenue, Lubbock, TX 79414
- Apartments 96 West, 2410 Frankford Avenue, Lubbock, TX 79407

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.
Include statements related to these programs as applicable.

a. HOPE VI or Mixed Finance Modernization or Development – *NO CHANGE*

The PHA has not received a HOPE VI revitalization grant.

The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.

The PHA will not be engaging in any mixed-finance development activities for public housing in the Plan year.

The PHA will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.

b. Demolition and/or Disposition – *NO CHANGE*

The PHA does not plan to conduct any demolition or disposition activities in the plan Fiscal Year.

c. Conversion of Public Housing – *NO CHANGE*

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

The PHA does not have any developments or portions of developments identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act.

7.0 d. Homeownership

A. Public Housing

The PHA does not administer any homeownership programs for public housing.

Activity Description: *N/A*

B. Section 8 Tenant Based Assistance

The PHA does not plan to administer any homeownership programs for public housing.

Program Description: *N/A*

e. Project-based Vouchers

Lubbock Housing Authority (LHA) intends to operate a Section 8 Project Based Voucher Program.

In seeking approval for a Texas Tax Credit property, LHA committed to allocate 13 Project Based Vouchers to the property, Stone Hollow Village, Lubbock, Texas.

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

Required reports are included as following attachments:

- 2009 Capital Fund Program Annual Statement - attachment tx018a01
- 2009 ARRA Capital Fund Program Annual Statement – attachment tx018b01
- 2008 CFP Performance and Evaluation Report - attachment tx018c01
- 2008 RHF Performance and Evaluation Report (501-08) – attachment tx018d01
- 2008 RHF Performance and Evaluation Report (502-08) – attachment tx018e01
- 2007 CFP Performance and Evaluation Report - attachment tx018f01
- 2007 RHF Performance and Evaluation Report (501-07) – attachment tx018g01
- 2006 CFP Performance and Evaluation Report – attachment tx018h01

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

Required report is included as following attachment:

- FY 2009 Capital Fund Program 5 Year Action Plan - attachment tx018i01

8.3 Capital Fund Financing Program (CFFP). *N/A*

Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

9.0 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	7,816	4	5	4	4	3	3
Income >30% but <=50% of AMI	4,972	4	5	4	4	3	3
Income >50% but <80% of AMI	6,405	4	5	4	4	3	3
Elderly	2,006	4	5	4	4	3	3
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
White	1,451	4	5	4	4	3	3
Black/African American	3,163	4	5	4	4	3	3
American Indian/Alaska Native	5,067	4	5	4	4	3	3
Asian	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Native Hawaiian/Other Pacific Islander	N/A	N/A	N/A	N/A	N/A	N/A	N/A

9.0

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	328		5%
Extremely low income <=30% AMI	*N/A	*N/A	
Very low income (>30% but <=50% AMI)	*N/A	*N/A	
Low income (>50% but <80% AMI)	*N/A	*N/A	
Families with children	226	69%	
Elderly families	13	4%	
Families with Disabilities	52	16%	
White	229	70%	
Black/African American	98	30%	
American Indian/Alaska Native	0	0%	
Asian	1	.5%	
Native Hawaiian/Other Pacific Islander	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	101	31%	
2 BR	63	19%	
3 BR	110	34%	
4 BR	54	16%	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <i>N/A</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i>			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i>			

* Data not Maintained

9.0

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	189		5%
Extremely low income <=30% AMI	*N/A	*N/A	
Very low income (>30% but <=50% AMI)	*N/A	*N/A	
Low income (>50% but <80% AMI)	*N/A	*N/A	
Families with children	153	80%	
Elderly families	13	7%	
Families with Disabilities	44	23%	
White	100	53.2%	
Black/African American	88	46.5%	
American Indian/Alaska Native	0	0%	
Asian	1	.5%	
Native Hawaiian/Other Pacific Islander	0	0%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	

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

If yes:

How long has it been closed (# of months)? 6 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

* Data not Maintained

9.1

Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Strategies ***NO CHANGE***

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- 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

PHA shall increase the number of affordable housing units by:

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing

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

PHA shall target available assistance to families at or below 30 % of AMI

- FSS programs to support and encourage work
- Apply for applicable programs as funding becomes available

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

PHA shall target available assistance to families at or below 50% of AMI

- FSS programs to support and encourage work

Need: Specific Family Types: The Elderly

PHA shall target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available

9.1

Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to 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

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

PHA shall increase awareness of PHA resources among families of races and ethnicities with disproportionate needs

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

PHA shall conduct activities to affirmatively further fair housing

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 Housing Needs & Strategies

Reason for Selecting Strategies

- 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

10.0

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals

The Housing Authority of the City of Lubbock has been successful in achieving its mission and 5 year plan goals during the fiscal year 2008. Goals are either completed or on target for completion as schedule.

Concerning modernization the PHA has done substantial renovation of 15 dwelling units at a cost of \$219,000, 25 renovated bathrooms at 96W, 36S at a cost of \$2,700.00 each, total of \$67,500.00.

Concerning self-sufficiency and crime and safety, PHA efforts increased self-sufficiency in the communities through on-going FSS activities for families. PHA efforts reduced crime through continued observation of developments by management personnel and PHA staff, and continued encouragement of residents to report any and all suspicious activity and regular police patrol (City).

Concerning improving the quality of life, the PHA has completed construction of 120 additional affordable housing units - Park Meadows 2. (88 affordable and 32 Public Housing units opened for leasing in June 2008.

To ensure compliance with the HUD's latest rules and regulations, every policy was reviewed and updated as needed. Most significant was the update to the Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan.

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

10.0

(b) Significant Amendment and Substantial Deviation/Modification – *NO CHANGE*

Substantial Deviations from the 5-Year Plan

- Additions or deletions of Strategic Goals
- Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.

Significant Amendments or Modification to the Annual Plan

- Any change to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency* work items over \$25,000 (items not included in the latest approved PHA Plan Capital Fund Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds (if applicable) under the Capital Fund Program; and
- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant.

This criterion does not supersede the requirements of OMB Circular No. A-87 (Cost Principal for State, Local, and Indian Tribal Governments) and 25 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.

Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.

(c) PHA's must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. – NOT APPLICABLE

11.0

Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
Provided as attachment tx018j01
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
Provided as attachment tx018a01 and tx018b01
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)
Provided as attachment tx018i01

Part I: Summary

PHA Name: <p style="text-align: center;">Lubbock Housing Authority</p>	Grant Type and Number: Capital Fund Program Grant No. TX21P01850109 Date of CFFP: <u> N/A </u>	Replacement Housing Factor Grant No: FFY of Grant: 2009 FFY of Grant Approval: 2009
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Type of Grant

Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	60,000.00			
3	1408 Management Improvements	121,800.00			
4	1410 Administration (may not exceed 10% of line 20)	69,980.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	14,000.00			
10	1460 Dwelling Structures	139,027.00			
11	1465.1 Dwelling Equipment-Nonexpendable	59,000.00			
12	1470 Non-dwelling Structures	230,000.00			
13	1475 Non-dwelling Equipment	5,000.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities 4	0.00			
18a	1501 Collateralization or Debt Service paid by the PHA	0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
	Payment	-			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	\$698,807.00			
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	0.00			
23	Amount of Line 20 Related to Security - Soft Costs	0.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	60,250.00			

Signature of Executive Director: 	Date: 6-18-09	Signature of Public Housing Director:	Date:
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1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
 4 RHF funds shall be included here.

**Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program**

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Lubbock Housing Authority		Grant Type and Number: Capital Fund Program Grant No.: TX21P01850109 Replacement Housing Factor Grant No.				CFFP (Yes/ No): No		Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TX01800021P	Operations	1406		20,000.00				
Cherry Point/36	Computer Software	1408		1,500.00				
	Update Policies and Procedures	1408		500.00				
	General Technical Assistance/PHAs Improvement	1408		500.00				
	Public Housing FSS Coordinator	1408		12,000.00				
	Staff Training	1408		6,000.00				
	Parents as Teachers	1408		60,000.00				
	Subtotal 1408			80,500.00				
	Administrative Fee	1410		22,770.00				
	Fences at Alley	1450	600'	4,000.00				
	Landscape, Fill Dirt, Tree Removal,			1,000.00				
	Concrete Work	1450	1	1,500.00				
	Sub-Total 1450			6,500.00				
	Screen Door Replacement	1460	72	10,800.00				
	Unit Renovation - Cabinet, Tile, Paint	1460	3	38,000.00				
	Attic Insulation	1460	3000 sf	1,500.00				
	Windows	1460	10	4,000.00				
	Roof Replacement	1460	1	3,500.00				
	Exterior Siding, Fascia, Soffit and Painting	1460	1	4,000.00				
	Sub-Total 1460			61,800.00				
	Refrigerators	1465	10	3,500.00				
	Stoves	1465	10	3,500.00				
	Computer Equipment	1475		1,000.00				

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

**Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program**

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: Lubbock Housing Authority			Grant Type and Number: Capital Fund Program Grant No.: TX21P01850109 Replacement Housing Factor Grant No.				CFFP (Yes/ No):		Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
TX018000022P	Operations	1406		20,000.00					
Behner/Myers	Computer Software	1408		2,000.00					
	Update Policies and Procedures	1408		500.00					
	General Technical Assistance/PHAs Improvement	1408		500.00					
	Public Housing FSS Coordinator	1408		12,000.00					
	Staff Training	1408		6,800.00					
	Subtotal 1408			21,800.00					
	Administrative Fee	1410		27,160.00					
	Landscaping	1450		1,000.00					
	Concrete Work	1450		1,500.00					
	Sub-Total 1450			2,500.00					
	Bathroom light w/ exhaust fans	1460	60	7,500.00					
	Replace Floor and subfloors	1460	3	15,000.00					
	Renovate Bathrooms, Add Showers	1460	2	7,000.00					
	Windows	1460	10	3,000.00					
	Attic Insulation	1460	1500sf	750.00					
	Roof Replacement	1460	2 units	4,000.00					
	Improvements to detached Storage/Garage buildings	1460	3 units	1,600.00					
	Sub-Total 1460			38,850.00					
	Refrigerators	1465	25	8,750.00					
	Stoves with vent hood and backsplash	1465	25	10,000.00					
	Sub-Total 1465			18,750.00					
	Maintenance Building Changes for Site Based Maint	1470		15,000.00					
	Sub-Total 1470			15,000.00					

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

2 To be completed for the Performance and Evaluation Report

**Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program**

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: Lubbock Housing Authority			Grant Type and Number: Capital Fund Program Grant No.: TX21P01850109 Replacement Housing Factor Grant No.				CFFP (Yes/ No):		Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
TX018000022P	Computer Equipment	1475		1,000.00					
Behner/Myers	Trailers for Site Use	1475		1,500.00					
TX018000023P	Operations	1406		20,000.00					
96 West	Computer Software	1408		1,500.00					
	Update Policies and Procedures	1408		500.00					
	General Technical Assistance/PHAs Improvement	1408		500.00					
	Public Housing FSS Coordinator	1408		11,000.00					
	Staff Training	1408		6,000.00					
	Subtotal 1408			19,500.00					
	Administrative Fee	1410		20,050.00					
	Landscaping	1450		1,500.00					
	Concrete Work - Walks, drives and ramps	1450		3,500.00					
	Sub-Total 1450			5,000.00					
	Screen Door Replacements	1460	192	20,000.00					
	Replace Floor Tile and baseboards	1460	3 units	3,877.00					
	Water Heaters	1465	10	4,500.00					
	Replace Closet Doors	1460	50 units	10,000.00					
	Sub-Total 1460			38,377.00					
	Refrigerators	1465	45	15,750.00					
	Stoves and backsplashes	1465	50	17,500.00					
	Sub-Total 1465			33,250.00					
	Maintenance Building Enlargement for Site Based Maint	1470		50,000.00					
	Sub-Total 1470			50,000.00					

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

2 To be completed for the Performance and Evaluation Report

**Annual Statement /Performance and Evaluation Report
Capital Funds Program and Capital Fund Program Replacement Housing Factor and
Capital Funds Financing Program**

U. S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Lubbock Housing Authority		Grant Type and Number: Grant Fund Program Grant No: TX21S01850109 Date of CFFP: <u>N/A</u>		Replacement Housing Factor Grant No: FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____ <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost †	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00			
3	1408 Management Improvements	0.00			
4	1410 Administration (may not exceed 10% of line 20)	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	50,000.00			
10	1460 Dwelling Structures	1,112,927.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities 4	0.00			
18a	1501 Collateralization or Debt Service paid by the PHA	0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	-			
20	Amount of Annual Grant (sums of lines 2-19)	\$1,162,927.00			
21	Amount of Line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	0.00			
23	Amount of Line 20 Related to Security - Soft Costs	0.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			
Signature of Executive Director <i>Bill Walton</i>		Signature of Public Housing Director		Date	
Date <i>6-18-09</i>					

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
 4 RHF funds shall be included here.

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx018c01

Annual Statement /Performance and Evaluation Report 6/1/2009
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Lubbock Housing Authority	Grant Type and Number: Capital Fund Program No: TX21P01850108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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- Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number 1
 Performance and Evaluation Report for Program Year Ending 3/31/09
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	139,961.00	60,000.00	0.00	0.00
3	1408 Management Improvements	87,000.00	87,000.00	0.00	0.00
4	1410 Administration	69,712.00	69,712.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	2,000.00	2,000.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	12,000.00	12,000.00	0.00	0.00
10	1460 Dwelling Structures	374,634.00	374,634.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	6,500.00	6,500.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	69,961.00	0.00	0.00
13	1475 Nondwelling Equipment	8,000.00	18,000.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$699,807.00	\$699,807.00	\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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

6/1/2009

PHA Name:		Grant Type and Number:					Federal FY of Grant:	
Lubbock Housing Authority		TX21P01850108					2008	
		Capital Fund Program No:						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Operations	Operations	1406		139,961.00	60,000.00	0.00	0.00	
	Subtotal 1406			\$139,961.00	\$60,000.00	\$0.00	\$0.00	
Management								
Improvements	Computer Software	1408		5,000.00	5,000.00	0.00	0.00	
	Update Policies and Procedures	1408		3,000.00	3,000.00	0.00	0.00	
	General Technical Assist/PHAS Improvement	1408		3,000.00	3,000.00	0.00	0.00	
	Supervisor Skills and Team Building	1408		2,000.00	2,000.00	0.00	0.00	
	Finance Training	1408		1,000.00	1,000.00	0.00	0.00	
	Modernization Project Management Training	1408		1,000.00	1,000.00	0.00	0.00	
	Executive Director Training	1408		1,000.00	1,000.00	0.00	0.00	
	Manager Training	1408		5,000.00	5,000.00	0.00	0.00	
	Computer Systems Training	1408		3,000.00	3,000.00	0.00	0.00	
	Maintenance Technical Training	1408		3,000.00	3,000.00	0.00	0.00	
	Parenting (Parents as Teacher Program)	1408		60,000.00	60,000.00	0.00	0.00	
	Subtotal 1408			\$87,000.00	\$87,000.00	\$0.00	\$0.00	
Administration	Administrative salaries/sundry	1410		69,712.00	69,712.00	0.00	0.00	
	Subtotal 1410			\$69,712.00	\$69,712.00	\$0.00	\$0.00	
Fees & Costs	Architect/consultant fees/agency planning/ audit	1430		2,000.00	2,000.00	0.00	0.00	
	Subtotal 1430			\$2,000.00	\$2,000.00	\$0.00	\$0.00	
Non Dwelling	Computer Equipment	1475		8,000.00	8,000.00	0.00	0.00	
Equipment	Replace Maint Vehicles	1475		0.00	7,000.00	0.00	0.00	
	Trailer	1475		0.00	3,000.00	0.00	0.00	
	Subtotal 1475			\$8,000.00	\$18,000.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report

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

6/1/2009

Part II: Supporting Pages

PHA Name:		Grant Type and Number:						Federal FY of Grant:	
Lubbock Housing Authority		TX21P01850108						2008	
		Capital Fund Program No:							
		Replacement Housing Factor Grant No:							
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity Put in Qty.	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
TX018000021P	Interior/Exterior Renovations - Cabinets, Tile, Paint etc	1460	12	25,000.00	25,000.00	0.00	0.00		
Cherry Point 4 & 6	Point Brick	1460	36	5,000.00	5,000.00	0.00	0.00		
Turnkey III	Subtotal 1460			\$30,000.00	\$30,000.00	\$0.00	\$0.00		
36 South	Site work - drives, walks, fill, tree removal, striping	1450		5,000.00	5,000.00	0.00	0.00		
	Exterior Lighting	1450		3,000.00	3,000.00	0.00	0.00		
	Subtotal 1450			\$8,000.00	\$8,000.00	\$0.00	\$0.00		
TX018000022P	Bathroom Renovations Replace tub/install showers	1460	5	40,000.00	40,000.00	0.00	0.00		
Behner Place 1	Replace Sub-Floor & Tile	1460	5	60,000.00	60,000.00	0.00	0.00		
Behner Place 2	Paint Exterior	1460	29	34,634.00	34,634.00	0.00	0.00		
Mary Myers	Subtotal 1460			\$134,634.00	\$134,634.00	\$0.00	\$0.00		
	Site work - drives, walks, fill, tree removal	1450		1,500.00	1,500.00	0.00	0.00		
	Subtotal 1450			\$1,500.00	\$1,500.00	\$0.00	\$0.00		
	Maintenance Building	1470		\$0.00	\$20,000.00	\$0.00	\$0.00		
	Subtotal 1470			\$0.00	\$20,000.00	\$0.00	\$0.00		
TX018000023P	Steel Fascia, Soffit & Siding and Paint	1460	69	95,000.00	95,000.00	0.00	0.00		
96 West	Point Brick	1460		15,000.00	15,000.00	0.00	0.00		
	Tub replacements	1460	96	100,000.00	100,000.00	0.00	0.00		
	Subtotal 1460			\$210,000.00	\$210,000.00	\$0.00	\$0.00		
	Site work - drives, walks, fill, tree removal	1450		2,500.00	2,500.00	0.00	0.00		
	Subtotal 1450			\$2,500.00	\$2,500.00	\$0.00	\$0.00		
	Maintenance Building	1470		\$0.00	\$49,961.00	\$0.00	\$0.00		
	Subtotal 1470			\$0.00	\$49,961.00	\$0.00	\$0.00		
HA Wide	Appliances	1465	25	6,500.00	6,500.00	0.00	0.00		
	Subtotal 1465			\$6,500.00	\$6,500.00	\$0.00	\$0.00		

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx018d01

Annual Statement /Performance and Evaluation Report					6/1/2009
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Lubbock Housing Authority		Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: TX21R018501-08		Federal FY of Grant: 2008	
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserved for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number _____	<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 3/31/09					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	15,098.00		15,098.00	15,098.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	\$15,098.00		\$15,098.00	\$15,098.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx018e01

Annual Statement /Performance and Evaluation Report 6/1/2009
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <p align="center">Lubbock Housing Authority</p>	Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: TX21R018502-08	Federal FY of Grant: <p align="center">2008</p>
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending **3/31/09**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	203,822.00		168,261.00	168,261.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	\$203,822.00		\$168,261.00	\$168,261.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx018f01

Annual Statement /Performance and Evaluation Report 6/1/2009
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Lubbock Housing Authority	Grant Type and Number: Capital Fund Program No: TX21P01850107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number 2
 Performance and Evaluation Report for Program Year Ending **3/31/2009**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	80,000.00	70,000.00	70,000.00	70,000.00
3	1408 Management Improvements	71,500.00	34,829.24	18,305.16	18,305.16
4	1410 Administration	69,712.00	69,712.00	69,712.00	69,712.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	2,000.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	9,648.00	19,203.00	18,753.00	18,753.00
10	1460 Dwelling Structures	207,799.19	236,897.14	195,780.00	195,780.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	10,000.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	21,465.81	0.00	0.00	0.00
14	1485 Demolition	225,000.00	266,483.62	266,483.62	266,483.62
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$697,125.00	\$697,125.00	\$639,033.78	\$639,033.78
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report

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

6/1/2009

Part II: Supporting Pages

PHA Name:		Grant Type and Number:						Federal FY of Grant:
Lubbock Housing Authority		TX21P01850107						2007
		Capital Fund Program No:						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Operations	Operations	1406		80,000.00	70,000.00	70,000.00	70,000.00	
	Subtotal 1406			\$80,000.00	\$70,000.00	\$70,000.00	\$70,000.00	
Management								
Improvements	Computer Software	1408		4,000.00	3,825.00	0.00	0.00	
	Update Policies and Procedures	1408		1,500.00	0.00	0.00	0.00	
	General Technical Assist/PHAS Improvement	1408		3,000.00	4,098.21	4,098.21	4,098.21	
	Family Self Sufficiency Coordinator	1408		0.00	0.00	0.00	0.00	
	Supervisor Skills and Team Building	1408		0.00	0.00	0.00	0.00	
	Finance Training	1408		0.00	0.00	0.00	0.00	
	Modernization Project Management Training	1408		0.00	0.00	0.00	0.00	
	Executive Director Training	1408		1,000.00	0.00	0.00	0.00	
	Manager Training	1408		0.00	149.00	149.00	149.00	
	Computer Systems Training	1408		2,000.00	0.00	0.00	0.00	
	Maintenance Technical Training	1408		0.00	0.00	0.00	0.00	
	Parenting (Parents as Teacher Program)	1408		60,000.00	26,757.03	14,057.95	14,057.95	
	Subtotal 1408			\$71,500.00	\$34,829.24	\$18,305.16	\$18,305.16	
Administration	Administrative salaries/sundry	1410		69,712.00	69,712.00	69,712.00	69,712.00	
	Subtotal 1410			\$69,712.00	\$69,712.00	\$69,712.00	\$69,712.00	
Fees & Costs	Architect/consultant fees/agency planning	1430		2,000.00	0.00	0.00	0.00	
	Subtotal 1430			\$2,000.00	\$0.00	\$0.00	\$0.00	
Non Dwelling	Computer Equipment	1475		5,000.00	0.00	0.00	0.00	
Equipment	Replace Maint Vehicles	1475		0.00	0.00	0.00	0.00	
	Lawn Equipment	1475		16,465.81	0.00	0.00	0.00	
	Subtotal 1475			\$21,465.81	\$0.00	\$0.00	\$0.00	

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

6/1/2009

PHA Name: Lubbock Housing Authority		Grant Type and Number: Capital Fund Program No: TX21P01850107 Replacement Housing Factor Grant No:						Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity Put in Qty.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX018000021P	Renovations - Cabinets, Tile, Paint etc	1460	12	45,000.00	103,205.00	73,045.00	73,045.00	
Cherry Point 4 & 6	Tub replacements	1460	36	50,000.00	29,195.00	29,195.00	29,195.00	
Turnkey III	Subtotal 1460			\$95,000.00	\$132,400.00	\$102,240.00	\$102,240.00	
36 South	Site work - drives, walks, fill, tree removal	1450		9,648.00	3,540.00	3,090.00	3,090.00	
	Exterior Lighting	1450		0.00	0.00	0.00	0.00	
	Subtotal 1450			\$9,648.00	\$3,540.00	\$3,090.00	\$3,090.00	
TX018000022P	Bathroom Renovations Replace tub/install showers	1460	3	11,800.00	1,850.00	1,850.00	1,850.00	
Behner Place 1	Replace Sub-Floor & Tile	1460	3	14,000.00	4,190.00	4,190.00	4,190.00	
Behner Place 2	Renovations - Cabinets, Tile, etc	1460	3	24,815.00	8,982.14	4,000.00	4,000.00	
Mary Myers	Paint Exterior	1460	2	9,225.00	0.00	0.00	0.00	
	Subtotal 1460			\$59,840.00	\$15,022.14	\$10,040.00	\$10,040.00	
	Site work - drives, walks, fill, tree removal	1450		0.00	10,633.00	10,633.00	10,633.00	
	Subtotal 1450			\$0.00	\$10,633.00	\$10,633.00	\$10,633.00	
	Maintenance Storage	Subtotal 1470	1470	\$10,000.00	\$0.00	\$0.00	\$0.00	
TX018000023P	Steel Fascia, Soffit Siding	1460	69	0.00	0.00	0.00	0.00	
96 West	Tub replacements	1460	14	52,959.19	89,475.00	83,500.00	83,500.00	
	Subtotal 1460			\$52,959.19	\$89,475.00	\$83,500.00	\$83,500.00	
	Site work - drives, walks, fill, tree removal	1450		0.00	5,030.00	5,030.00	5,030.00	
	Subtotal 1450			\$0.00	\$5,030.00	\$5,030.00	\$5,030.00	
TX018000024P								
Green Fair Manor	Asbestos Abatement & Demolition	1485	120	225,000.00	266,483.62	266,483.62	266,483.62	
HA Wide	Refrigerators	1465	25	0.00	0.00	0.00	0.00	
	Stoves	1465	30	0.00	0.00	0.00	0.00	
	Subtotal 1465			\$0.00	\$0.00	\$0.00	\$0.00	

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx018g01

Annual Statement /Performance and Evaluation Report					6/6/2008
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Lubbock Housing Authority		Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: TX21R018501-07		Federal FY of Grant: 2007	
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserved for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number _____	<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 03/31/2009					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	218,330.00		218,330.00	218,330.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sums of lines 2-20)	\$218,330.00		\$218,330.00	\$218,330.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx018h01

Annual Statement /Performance and Evaluation Report 6/1/2009
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Lubbock Housing Authority	Grant Type and Number: Capital Fund Program No: TX21P01850106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number 3
 Performance and Evaluation Report for Program Year Ending 3/31/2009
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	119,759.00	119,759.00	119,759.00	119,759.00
3	1408 Management Improvements	67,681.68	70,789.35	70,789.35	70,789.35
4	1410 Administration	67,379.00	67,379.00	67,379.00	67,379.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	150,956.56	211,661.56	211,661.56	211,661.56
11	1465.1 Dwelling Equipment-Nonexpendable	12,845.00	12,845.00	12,845.00	12,845.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	25,080.76	188.77	188.77	188.77
14	1485 Demolition	250,000.00	211,079.32	211,079.32	211,079.32
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$693,702.00	\$693,702.00	\$693,702.00	\$693,702.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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

6/1/2009

PHA Name:		Grant Type and Number:						Federal FY of Grant:
Lubbock Housing Authority		TX21P01850106						2006
		Capital Fund Program No:						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Operations	Operations	1406		119,759.00	119,759.00	119,759.00	119,759.00	
	Subtotal 1406			\$119,759.00	\$119,759.00	\$119,759.00	\$119,759.00	
Management								
Improvements	Computer Software	1408		6,686.00	6,986.00	6,986.00	6,986.00	
	Update Policies and Procedures	1408		0.00	0.00	0.00	0.00	
	General Technical Assist/PHAS Improvement	1408		0.00	0.00	0.00	0.00	
	Supervisor Skills and Team Building	1408		0.00	0.00	0.00	0.00	
	Finance Training	1408		8,000.00	4,138.35	4,138.35	4,138.35	
	Modernization Project Management Training	1408		0.00	0.00	0.00	0.00	
	Executive Director Training	1408		1,000.00	0.00	0.00	0.00	
	Manager Training	1408		2,800.00	0.00	0.00	0.00	
	Computer Systems Training	1408		1,500.00	0.00	0.00	0.00	
	Maintenance Technical Training	1408		0.00	0.00	0.00	0.00	
	Parenting (Parents as Teacher Program)	1408		47,695.68	59,665.00	59,665.00	59,665.00	
	Subtotal 1408			\$67,681.68	\$70,789.35	\$70,789.35	\$70,789.35	
Administration	Administrative salaries/sundry	1410		67,379.00	67,379.00	67,379.00	67,379.00	
	Subtotal 1410			\$67,379.00	\$67,379.00	\$67,379.00	\$67,379.00	
Fees & Costs	Architect/consultant fees/agency planning	1430		0.00	0.00	0.00	0.00	Not needed this year
	Subtotal 1430			\$0.00	\$0.00	\$0.00	\$0.00	
Non Dwelling	Computer Equipment	1475		5,080.76	188.77	188.77	188.77	
Equipment	Replace Maint Vehicles	1475		0.00	0.00	0.00	0.00	
	Telephone System	1475		20,000.00	0.00	0.00	0.00	
	Subtotal 1475			\$25,080.76	\$188.77	\$188.77	\$188.77	

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

6/1/2009

PHA Name:		Grant Type and Number:					Federal FY of Grant:	
Lubbock Housing Authority		TX21P01850106					2006	
		Capital Fund Program No:						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity Put in Qty.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX21-P018-001	Bathroom Renovations Replace tub/install showers	1460	8	14,725.00	39,722.50	39,722.50	39,722.50	
Behner Place 1	Replace Sub-Floor & Tile	1460	8	16,120.00	43,517.50	43,517.50	43,517.50	
	Paint Exterior	1460	29	0.00	8,310.00	8,310.00	8,310.00	deferred
	Subtotal 1460			\$30,845.00	\$91,550.00	\$91,550.00	\$91,550.00	
TX21-P018-002	Demolition	1485		250,000.00	211,079.32	211,079.32	211,079.32	
Green Fair Manor				\$250,000.00	\$211,079.32	\$211,079.32	\$211,079.32	
TX21-P018-005	Steel Fascia, Soffit Siding	1460	69	0.00	0.00	0.00	0.00	
96 West 36 South	Tub replacements	1460	154	0.00	0.00	0.00	0.00	To be done 2007/2008
	Door replacements	1460	132	99,024.00	99,024.00	99,024.00	99,024.00	deferred from 2005
	Renovations	1460	1	6,937.99	6,937.99	6,937.99	6,937.99	
	Subtotal 1460			\$105,961.99	\$105,961.99	\$105,961.99	\$105,961.99	
HA Wide	Refrigerators	1465	25	12,845.00	12,845.00	12,845.00	12,845.00	
	Subtotal 1465			\$12,845.00	\$12,845.00	\$12,845.00	\$12,845.00	
TX21-P018-004,6	Renovations	1460	2	14,149.57	14,149.57	14,149.57	14,149.57	Immediate work needed
Cherry Point Homes	Subtotal 1460			\$14,149.57	\$14,149.57	\$14,149.57	\$14,149.57	

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

6/1/2009

PHA Name: Lubbock Housing Authority			Grant Type and Number: Capital Fund Program No: TX21P01850106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	7/17/2008		7/3/2008	7/17/2010		7/3/2008	
TX21-P018-001							
Behner Place 1	7/17/2008		7/3/2008	7/17/2010		7/3/2008	
TX21-P018-002							
Green Fair Manor	7/17/2008		7/3/2008	7/17/2010		7/3/2008	
TX21-P018-004							
Cherry Point Homes	7/17/2008		7/3/2008	7/17/2010		7/3/2008	
TX21-P018-005							
96 West 36 South	7/17/2008		7/3/2008	7/17/2010		7/3/2008	
TX21-P018-006							
Cherry Point Homes	7/17/2008		7/3/2008	7/17/2010		7/3/2008	
TX21-P018-007							
Mary Myers Sr. Complex	7/17/2008		7/3/2008	7/17/2010		7/3/2008	
TX21-P018-010							
Behner Place 2	7/17/2008		7/3/2008	7/17/2010		7/3/2008	

Attachment: tx018i01

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part I: Summary						
PHA Name/Number		Locality (City/County& State)			<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
Lubbock Housing Authority TX018		Lubbock, (Lubbock Co) TX				
A.	Development Number and Name HA-Wide	Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year 2 FFY <u>2010</u>	Work Statement for Year 3 FFY <u>2011</u>	Work Statement for Year 4 FFY <u>2012</u>	Work Statement for Year 5 FFY <u>2013</u>
B.	Physical Improvements	Annual Statement	449,000.00	455,000.00	482,000.00	463,000.00
	Subtotal		-	-	-	-
C.	Management Improvements		100,000.00	100,000.00	100,000.00	100,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		-	-	-	-
			17,500.00	17,500.00	17,500.00	17,500.00
E.	Administration		69,980.00	69,980.00	69,980.00	69,980.00
F.	Other		2,000.00	2,000.00	2,000.00	2,000.00
G.	Operations		61,327.00	55,327.00	28,327.00	47,327.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing - Debt Service		0.00	0.00	0.00	0.00
			-	-	-	-
K.	Total CFP Funds		\$699,807.00	\$699,807.00	\$699,807.00	\$699,807.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		\$699,807.00	\$699,807.00	\$699,807.00	\$699,807.00

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number		Locality (City/County& State)			<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
Lubbock Housing Authority TX018		Lubbock, (Lubbock Co) TX				
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year 2 FFY <u>2010</u>	Work Statement for Year 3 FFY <u>2011</u>	Work Statement for Year 4 FFY <u>2012</u>	Work Statement for Year 5 FFY <u>2013</u>
	TX018000021P					
	Cherry Point, 36 South		145,000.00	140,000.00	42,000.00	178,000.00
	TX018000022P					
	Behner Pl., Mary Myers Sr.		195,000.00	195,000.00	285,000.00	60,000.00
	TX018000023P					
	96 West		109,000.00	120,000.00	155,000.00	225,000.00
	Total Physical					
	Improvements		\$449,000.00	\$455,000.00	\$482,000.00	\$463,000.00

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part III: Supporting Pages - Management Needs Work Statement(s)				
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2010</u>		Work Statement for Year <u>2011</u>	
	FFY <u>2010</u>		FFY <u>2011</u>	
	Development Number/Name General Description of Major Work Items	Estimated Cost	Development Number/Name General Description of Major Work Items	Estimated Cost
See	Amp 21 Cherry Pt/36 S		Amp 21 Cherry Pt/36 S	
Annual	Parents as Teachers	60,000.00	Parents as Teachers	60,000.00
Statement	Computer Software	1,000.00	Computer Software	1,000.00
	Update Policies and Procedures	500.00	Update Policies and Procedures	500.00
	Technical Assistance and PHAS Improvement	500.00	Technical Assistance and PHAS Improvement	500.00
	Public Housing FSS Coordinator	10,000.00	Public Housing FSS Coordinator	10,000.00
	Staff Training	1,500.00	Staff Training	1,500.00
	Amp 22 Behner/Myers		Amp 22 Behner/Myers	
	Computer Software	1,000.00	Computer Software	1,000.00
	Update Policies and Procedures	500.00	Update Policies and Procedures	500.00
	Technical Assistance and PHAS Improvement	500.00	Technical Assistance and PHAS Improvement	500.00
	Public Housing FSS Coordinator	10,000.00	Public Housing FSS Coordinator	10,000.00
	Staff Training	1,500.00	Staff Training	1,500.00
	Amp 23 96 West		Amp 23 96 West	
	Computer Software	1,000.00	Computer Software	1,000.00
	Update Policies and Procedures	500.00	Update Policies and Procedures	500.00
	Technical Assistance and PHAS Improvement	500.00	Technical Assistance and PHAS Improvement	500.00
	Public Housing FSS Coordinator	10,000.00	Public Housing FSS Coordinator	10,000.00
	Staff Training	1,000.00	Staff Training	1,000.00
	Operations	61,327.00	Operations	55,327.00
	Administrative Fee (limited to 10%)	69,980.00	Administrative Fee (limited to 10%)	69,980.00
	Fees and Costs	2,000.00	Fees and Costs	2,000.00
	Non-Dwelling Equipment	17,500.00	Non-Dwelling Equipment	17,500.00
	Subtotal	\$250,807.00	Subtotal	\$244,807.00

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part III: Supporting Pages - Management Needs Work Statement(s)				
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2012</u>		Work Statement for Year <u>2013</u>	
	FFY <u>2012</u>		FFY <u>2013</u>	
See	Development Number/Name	Estimated Cost	Development Number/Name	Estimated Cost
Annual Statement	General Description of Major Work Items		General Description of Major Work Items	
	Amp 21 Cherry Pt/36 S		Amp 21 Cherry Pt/36 S	
	Parents as Teachers	60,000.00	Parents as Teachers	60,000.00
	Computer Software	1,000.00	Computer Software	1,000.00
	Update Policies and Procedures	500.00	Update Policies and Procedures	500.00
	Technical Assistance and PHAS Improvement	500.00	Technical Assistance and PHAS Improvement	500.00
	Public Housing FSS Coordinator	10,000.00	Public Housing FSS Coordinator	10,000.00
	Staff Training	1,500.00	Staff Training	1,500.00
	Amp 22 Behner/Myers		Amp 22 Behner/Myers	
	Computer Software	1,000.00	Computer Software	1,000.00
	Update Policies and Procedures	500.00	Update Policies and Procedures	500.00
	Technical Assistance and PHAS Improvement	500.00	Technical Assistance and PHAS Improvement	500.00
	Public Housing FSS Coordinator	10,000.00	Public Housing FSS Coordinator	10,000.00
	Staff Training	1,500.00	Staff Training	1,500.00
	Amp 23 96 West		Amp 23 96 West	
	Computer Software	1,000.00	Computer Software	1,000.00
	Update Policies and Procedures	500.00	Update Policies and Procedures	500.00
	Technical Assistance and PHAS Improvement	500.00	Technical Assistance and PHAS Improvement	500.00
	Public Housing FSS Coordinator	10,000.00	Public Housing FSS Coordinator	10,000.00
	Staff Training	1,000.00	Staff Training	1,000.00
	Operations	28,327.00	Operations	47,327.00
	Administrative Fee (limited to 10%)	69,980.00	Administrative Fee (limited to 10%)	69,980.00
	Fees and Costs	2,000.00	Fees and Costs	2,000.00
	Non-Dwelling Equipment	17,500.00	Non-Dwelling Equipment	17,500.00
	Subtotal	\$217,807.00	Subtotal	\$236,807.00

Attachment: tx018j01
Housing Authority of the City of Lubbock
Resident Advisory Board Consultation process

1. Resident notification of appointment to the Advisory Board
At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board – March 6, 2009
2. Resident Advisory Board Selection
Selection made from resident/participant response – upon contact from resident
3. Meeting Organization
Schedule date to meet with Resident Advisory Board for input to PHA Plan – March 4, 2009
Notify Resident Advisory Board of scheduled meeting – March 6, 2009
Hold Resident Advisory Board meeting – March 12, 2009
4. Notification of Public Hearing
Schedule date for Public Hearing and place ad – March 24, 2009
Notify Resident Advisory Board – May 27, 2009
Hold Public Hearing meeting – June 2, 2009
5. Documentation of resident recommendations and PHA's response to recommendations

Resident Comments – 3/12/09

1. Attic insulation
2. Interior Painting
3. Alley fencing behind unit
4. Mini blinds in units
5. Alley lighting
6. Replace tile flooring in units
7. Carbon monoxide detectors in units

We advised the committee that staff would research each item and report back to them.