

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Housing Authority of the City of Quanah</u> PHA Code: <u>TX075</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2009</u>					
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>93</u> Number of HCV units: <u>110</u>					
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.					
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <b>The mission of the Housing Authority of the City of Quanah is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.</b>					
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  <b>Quanah Housing Authority: Goals and Objectives</b> <ul style="list-style-type: none"> <li>• <b>Expand the supply of assisted housing</b></li> <li>• <b>Improve the quality of assisted housing, Modernize units to improve marketability and improve customer satisfaction.</b></li> <li>• <b>Increase customer satisfaction: Solicit tenant's comments and suggestions regarding services provided.</b></li> <li>• <b>Improve community quality of life and economic vitality</b></li> <li>• <b>Promote self-sufficiency and asset development of families and individuals</b></li> <li>• <b>Ensure Equal Opportunity in Housing for all Americans; Our goal is to insure equal housing opportunities and tenant rights</b></li> </ul>					
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <b>None of the Housing Authority of the City of Quanah PHA Annual Plan Elements have been revised since its last Annual Plan submission.</b>  (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. <b>Main business office of the Housing Authority of the City of Quanah is where the public may obtain copies of the 5-Year and Annual PHA Plan.</b>					
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i> <b>The following is Not Applicable for the Housing Authority of the City of Quanah.</b>					
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.					
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. (See Attachment – 2009 Capital Fund Program Annual Statement (See Attachment 2007 and 2008 - Performance and Evaluation Reports))					
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , 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. (See Attachment – Capital Fund Program Five Year Action Plan)					
<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> 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. <b>The following is Not Applicable for the Housing Authority of the City of Quanah.</b>					

**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.

<b>Quanah Housing Authority Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>(Rating the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.”)</b>							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	104	2	2	1	3	2	3
Income >30% but <=50% of AMI	67	2	3	2	3	2	3
Income >50% but <80% of AMI	75	2	1	1	3	2	3
Elderly	89	2	1	1	3	2	3
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							
White/Non-Hispanic	286	1	2	2	3	2	3
Black/Non-Hispanic	36	1	3	2	3	2	3
Hispanic	50	1	2	2	3	2	3

<b>Quanah Housing Authority Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	0		
Extremely low income <=30% AMI	0		
Very low income (>30% but <=50% AMI)	0		
Low income (>50% but <80% AMI)	0		
Families with children	0		
Elderly families	0		
Families with Disabilities	0		
Race/ethnicity: Hispanic	0		
Race/ethnicity: Caucasian	0		
Race/ethnicity: African-American	0		
Race/ethnicity: American Indian	0		
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0		
2 BR	0		
3 BR	0		
4 BR	0		
5 BR	0		
5+ BR	0		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How Long Has It Been Closed (# of Months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

**Quanah Housing Authority**  
**Housing Needs of Families on the PHA's Waiting Lists**

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	<b>53</b>		
Extremely low income <=30% AMI	<b>10</b>	<b>20%</b>	
Very low income (>30% but <=50% AMI)	<b>27</b>	<b>50%</b>	
Low income (>50% but <80% AMI)	<b>16</b>	<b>30%</b>	
Families with children	<b>36</b>	<b>69%</b>	
Elderly	<b>12</b>	<b>22%</b>	
Families with Disabilities	<b>5</b>	<b>9%</b>	
Race/ethnicity: Hispanic	<b>8</b>	<b>15%</b>	
Race/ethnicity: Caucasian	<b>30</b>	<b>58%</b>	
Race/ethnicity: African-American	<b>14</b>	<b>26%</b>	
Race/ethnicity: American Indian	<b>1</b>	<b>1%</b>	

Characteristics by Bedroom Size (Public Housing Only)			
1BR	<b>18</b>	<b>33%</b>	
2 BR	<b>19</b>	<b>38%</b>	
3 BR	<b>13</b>	<b>24%</b>	
4 BR	<b>3</b>	<b>5%</b>	
5 BR			
5+ BR			

Is the waiting list closed (select one)?  No  Yes  
 If yes:  
 How Long Has It Been Closed (# of 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

<p>9.1</p>	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><b>Housing Authority of the City of Quanah is preparing to use the following strategies for addressing their Housing needs for family in their jurisdiction and on their waiting list for the upcoming year.</b></p> <ul style="list-style-type: none"> <li>• Employ effective maintenance and management policies to minimize the number of public housing units off-line</li> <li>• Reduce turnover time for vacated public housing units</li> <li>• Reduce time to renovate public housing units</li> <li>• Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration</li> <li>• Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program</li> </ul> <p>Adopt rent policies to support and encourage work</p>
<p>10.0</p>	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p style="text-align: center;"><b>Quanah Housing Authority - Progress in Meeting Mission and Goals</b></p> <p>In accordance with the 5-year plan: Due to doing most work items by forced account all work items were completed on schedule and due to low construction bids were able to move some work items forward. Quanah Housing Authority has remained on target with the objectives set forth in their plan. The Executive Director has ensure the review of all existing polices and procedures to incorporate all necessary requirements and if warranted, will make revisions as needed.</p> <p>Section 8 – Maintain goal by stay at 100%</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p style="text-align: center;"><b>Quanah Housing Authority - Significant Amendment and Substantial Deviation/Modification</b></p> <p><i>a. Substantial Deviation from the 5-Year Plan</i></p> <p>Substantial Deviation from the 5-year Plan: Any change to Mission statement such as: 50% deletion from or addition to the goals and objectives as a whole 50% or more decrease in the quantifiable measurement of any individual goal or objective.</p> <p><i>b. Significant Amendment or Modification to the Annual Plan</i></p> <p>50% variance in the funds projected in the Capital Fund Program Annual Statement. Any Increase or decrease over 50% in the funds projected in the Financial Resource statement and/or the Capital Fund Program annual Statement Any change in a policy or procedure that requires a regulatory 30-day posting Any submission to HUD that requires a separate notification to residents, such as Hope VI, Public Housing Conversion, Demolition/Disposition, designated Housing or Homeownership programs.</p> <p>(c) As Instructed by HUD – Memorandum of Agreement with HUD</p> <p style="text-align: center;"><b>Quanah Housing Authority – Memorandum of Agreement with HUD</b></p> <p>Quanah Housing Authority is currently operating under a Memorandum of Agreement with HUD. This is the second year under a Memorandum of Agreement. Our current agreement was entered into through Resolution 2009-10 on May 12, 2009. (See Attachment – Memorandum of Agreement with HUD )</p>

**Attachment: Memorandum of Agreement with HUD**

**Quanah Housing Authority**

P.O. Box 208 4<sup>th</sup> & McClelland

Quanah, Texas 79252

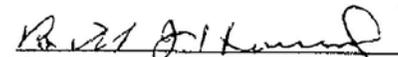
Office: 940-663-2738; Fax: 940-663-2529; Mobile: 940-839-5449

QHA@Chipshot.Net

RESOLUTION 2009-10

Be it resolved, On Tuesday, May 12, 2009, at a regular board meeting, B.R. Foster moved and Loyd Warren second that Quanah Housing Authority enter into another Memorandum of Agreement with HUD for one additional year. Motion carried

  
\_\_\_\_\_  
Dewain Phipps  
Secretary

  
\_\_\_\_\_  
Bill J. Howard  
Chairman

**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.

***Quannah Housing Authority (RAB) - No comments concerning the Quannah Housing Authority PHA Annual Plan.***

- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

## Attachment: Statement of Financial Resources

### Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2008 grants)</b>		
a) Public Housing Operating Fund (FY 2008)	\$213,794.00	
b) Public Housing Capital Fund	\$127,709.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$270,000.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
TX21P075501-07	\$0.00	
TX21P075501-08	\$90,954.60	
<b>3. Public Housing Dwelling Rental Income</b>	<b>\$154,162.00</b>	
<b>4. Other income (list below)</b>		
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>\$856,619.60</b>	

**Attachment: Fiscal Audit**

**Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD? **5/2009**
3.  Yes  No: Were there any findings as the result of that audit? **Yes**
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? **(2) Two**
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD? **Yes**  
If not, when are they due (state below)?

**Both findings are currently being addressed as explained in our Audit Report. Final Closure is pending with HUD. Attached is a Corrective Action Plan.**

**(SEE FISCAL AUDIT ATTACHMENTS BELOW)**



**HOUSING AUTHORITY OF THE CITY OF QUANAH  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
FOR THE YEAR ENDED JUNE 30, 2008**

Reference # 2008-1

Federal Program & CFDA # 14.850

Programs: Low Rent

Name of Federal Agency: U.S. Department of Housing & Urban Development

Condition – During testing, inquiry, and observation, we noted that the Authority is in violation of its Annual Contributions Contract due to the use of Low Rent funds to support other federal programs. Contrary to its Annual Contributions Contract, the Authority improperly used \$203,046 in Public Housing Low Rent Funds to pay administrative expenses of Rural Rental and Assisted Living Programs of which \$1,509 was current year.

Criteria – The Authority did not properly use HUD funds in accordance with its Annual Contributions Contract.

Effect – The Authority improperly used \$203,046 in Public Housing Low Rent Funds to pay administrative expenses of Rural Rental and Assisted Living Programs of which \$1,509 was current year.

Cause – The Authority's Executive Director and the Authority's Board of Commissioners were tracking expenses monthly and transferred funds to cover current expenses plus \$7,656 to pay down inter-company payable. It was noted that employee benefits had not been allocated properly so a year-end adjustment of \$9,165 was booked. Therefore, instead of paying down the liability by \$7,656 there was a \$1,509 increase.

Perspective Information – The Authority operates a Rural Development Project and received a USDA Grant to construct and maintain an assisted living Facility in Quanah Texas to meet the need of the area. The Authority fully intends for the funds to be repaid by Rural Development and the assisted living facility which is why the funds are recorded as inter-company receivables and payables.

Recommendation – The Authority should create a payment plan that uses proceeds from operations and loans to repay the funds to the Low Rent Program. They should develop and implement controls to ensure the practice of using Public Housing Low Rent Funds to pay administrative expenses of its other programs does not continue. The Housing Authority should also keep the Ft Worth HUD office apprised of progress associated with repayment.

PHA Response – The Authority, on March 27, 2009, transferred via a check for \$1,509 from Leslie Manor to Low Rent. The allocation of benefits has been corrected so this will not happen again. The Authority is currently working to repay these funds to the Public Housing Low Rent Program. We are making every effort to ensure that the sell or transfer of Leslie Manor will enable the Authority to repay the \$134,605 owed to Low Rent from Leslie Manor.

**HOUSING AUTHORITY OF THE CITY OF QUANAH  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
FOR THE YEAR ENDED JUNE 30, 2008**

Reference # 2008-2

Major Federal Program & CFDA # 10.415

Programs: Rural Rental Housing Loans

Name of Federal Agency: U.S. Department of Agriculture

Condition – During testing, inquiry, and observation, we noted that QHA is currently delinquent on their USDA loans for a newly constructed 16 Unit Assisted Living Facility in Quanah, Texas. The loans at June 30, 2008 had \$267,138 in delinquent interest payments.

Criteria – Monthly payments are required on the loan.

Effect – Since payments on the loan are not being made they are in violation of the loan agreement.

Cause – Slow lease up of the 16 units.

Perspective Information – Quanah Housing Authority is currently under a temporary workout agreement with the USDA to allow the Authority time to lease up the facility which will create the cash flow needed to make the required monthly payments.

Recommendation – The Housing Authority should work with the USDA to increase lease up and reamortize the loan.

PHA Response – The Authority is currently working with the USDA to lease up the facility and reamortize the loan which will correct the default. The Authority is also working to sell or transfer Leslie Manor to the Hospital District, which could benefit all agencies involved.

Reference # 2008-3

Major Federal Program & CFDA # 14.871

Programs: Housing Choice Vouchers

Name of Federal Agency: U.S. Department of Housing & Urban Development

Condition – During testing, inquiry, and observation, we noted that QHA is currently using Housing Assistance Payments funds for Administrative expenses.

Criteria – Housing Assistance Payment grant proceeds cannot be used for administrative expenses.

Cause – Administrative expenses exceeded Administrative Revenue in prior years.

Recommendation – The Authority needs to continue to evaluate, reduce, and monitor Housing Choice Vouchers Administrative expense on an annual basis to ensure HAP revenue is only used to pay HAP expense. Since Administrative revenue is set prior to the beginning of the year the budget process for Housing Choice Voucher is going to have to be monitored very closely.

PHA Response – There was \$3,892 in the current year operating income that reduced the negative Administrative Equity Account of \$12,223 to \$8,331 at June 30, 2008. The Authority is closely monitoring our administrative expense and plan to replace the HAP Funds in the near future.

**HOUSING AUTHORITY OF THE CITY OF QUANAH  
STATUS OF PRIOR YEAR FINDINGS AND QUESTIONED COSTS  
FOR THE YEAR ENDED JUNE 30, 2008**

The prior audit report for the year ended June 30, 2007, contained two findings.

The following is a summary of those findings and current status:

<u>FINDING</u>	<u>STATUS</u>
2007-1	Recertified See 2008-1
2007-2	Recertified See 2008-2
2007-2	Recertified See 2008-3

Attachment: Fiscal Audit

Statement of Administrative Fees

Quannah Section 8 Voucher

PHA: 7 Projects: ALL

Period Ending: 06/30/2008

	Account	Current	Y-T-D	Budget	Variance	%Used
=====						
ADMINISTRATIVE FEE TRANSACTIONS						
<u>OPERATING RECEIPTS</u>						
Administrative Fees Earned	7 3112	5 (4243.00)	(52004.00)	(53856.00)	(1852.00)	97.00
Admin Fees Earned not Received	7 3112.1	5 (1954.00)	(1954.00)	0.00	1954.00	0.00
Hard-to-House Fees Earned	7 3113	5 0.00	0.00	(375.00)	(375.00)	0.00
Interest Earned on Gen Fund Investments	7 3610	5 (5.64)	(111.34)	0.00	111.34	0.00
Total Operating Receipts:			<u>(6202.64)</u>	<u>(54069.34)</u>	<u>(54231.00)</u>	<u>(161.66) 100.00</u>
<u>ADMINISTRATIVE EXPENSE</u>						
Administrative Salaries	7 4110	5 2437.68	29983.28	0.00	(29983.28)	0.00
Accounting Fees	7 4170	5 130.00	1430.00	0.00	(1430.00)	0.00
Audit Fees	7 4171	5 0.00	1200.00	700.00	(500.00)	171.00
Employee Benefit Contributions-Admin.	7 4182	5 715.75	14580.69	0.00	(14580.69)	0.00
Postage and Misc Sundry E	7 4190.18	5 0.00	135.00	0.00	(135.00)	0.00
Insurance - F&EC	7 4510.01	5 0.00	2186.37	0.00	(2186.37)	0.00
Insurance - Workmans Comp	7 4510.04	5 0.00	570.08	0.00	(570.08)	0.00
Total Administrative Expense:			<u>3283.43</u>	<u>50085.42</u>	<u>700.00</u>	<u>(49385.42) ***.**</u>
RESIDUAL RECEIPTS			-2919.21	-3983.92	-53531.00	
Less: Interest Earned on Gen Fund Invest	7 3610	5 (5.64)	(111.34)	0.00		
Plus: Operating Reserve - Section 8	7 2826	0 (12521.87)	19796.99	0.00		
Deficiency in Administrative Fees and Reserves:			<u>-15435.44</u>	<u>( 15924.41)</u>	<u>0.00</u>	
=====						
HOUSING ASSISTANCE PAYMENTS						
HAP Payments - Rents	7 4715.1	5 24033.00	264266.00	280896.00	16630.00	94.00
HAP Payment Revenue	7 4902	5 (16973.00)	(274598.00)	0.00	274598.00	0.00
Total HAP Payments:			<u>7060.00</u>	<u>(10332.00)</u>	<u>280896.00</u>	<u>291228.00 (4.00)</u>

## **Attachment: Violence Against Women's Act**

### **Violence Against Women Act – Quanah Housing Authority TX075**

#### **Statement:**

Quanah Housing Authority is dedicated to providing this community with quality, affordable housing that is decent, well maintained and free from drugs and violent crime. We endeavor to provide communities that are made up of a diverse range of economic incomes so that the children of these communities have role models that are visible, striving to make economic gains for their families. We are committed to providing our residents with as many opportunities as possible to become economically self-sufficient. We shall do all of these things while serving our residents with the highest degree of professional courtesy, empathy and respect.

#### **Goals:**

Quanah Housing Authority may request a tenant to certify that the individual is a victim of domestic violence, dating violence or stalking and that the incidences of threatened or actual abuse are bona fide in determining whether the protections afforded to such individuals under VAWA are applicable.

Quanah Housing Authority responding to an incident or incidents of actual or threatened domestic violence, dating violence or stalking that may affect a tenant's participation in the housing program to request in writing that an individual complete, sign and submit, within 14 business days of the request, a HUD- approved certification form. On the form, the individual certifies that he/she is a victim of domestic violence, dating violence, or stalking, and that the incident or incidences in question are bona fide incidences of such actual or threatened abuse. On the certification form, the individual shall provide the name of the perpetrator.

Quanah Housing Authority is not required to demand that an individual produce official documentation or physical proof of an individual's status as a victim of domestic violence, dating violence, sexual assault, or stalking in order to receive the protections of VAWA. Note that, Quanah Housing Authority at their discretion may provide assistance to an individual based solely upon the individual's statement or other corroborating evidence.

Quanah Housing Authority will notify tenants of their rights with VAWA including the existence of the HUD 50066 making it available at the time of admission and include with eviction/termination notice.

#### **Objectives:**

Quanah Housing Authority protects tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them.

**Part I: Summary**

<b>PHA Name:</b> Housing Authority of the City of Quannah	<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P07550109 Date of CFFP:	Replacement Housing Factor Grant No:	<b>FFY of Grant:</b> 2009 <b>FFY of Grant Approval:</b>
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Type of Grant  Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:   
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	14,224.00			
3	1408 Management Improvements	4,517.00			
4	1410 Administration (may not exceed 10% of line 21)	1,842.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	13,951.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	89,175.00			
11	1465.1 Dwelling Equipment-Nonexpendable	2,000.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	2,000.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$127,709.00		\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date 4-22-2009	Signature of Public Housing Director	Date
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<sup>1</sup>To be completed for the Performance and Evaluation Report.  
<sup>2</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup>PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup>RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Housing Authority of the City of Quannah		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P07550109 Replacement Housing Factor Grant No:				<b>Federal FFY of Grant:</b> 2009 CFFP (Yes/No):		
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
TX075-001								
075-001-1	Install new central heating units with air conditioning in all units	1460		47,743.00				
075-001-2	Whole unit rehab (electrical, plumbing, painting, doors, cabinets, bathroom fixtures, air conditioning and etc.) and other accouterments	1460		1,000.00				
	<b>SUBTOTAL</b>	<b>1460</b>		<b>\$48,743.00</b>				
075-001-3	Purchase ranges, refrigerators, and hot water heaters	1465		1,000.00				
	<b>SUBTOTAL</b>	<b>1465</b>		<b>\$1,000.00</b>				
	<b>TX075-001 TOTAL</b>			<b>\$49,743.00</b>				

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

<sup>2</sup>To be completed for the Performance and Evaluation Report.



<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Housing Authority of the City of Quannah		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P07550109 Replacement Housing Factor Grant No:				<b>Federal FFY of Grant:</b> 2009		
		CFFP (Yes/No):						
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
TX075-HA								
075-HA-1	Transfer funds into operating	1406		14,224.00				
	<b>SUBTOTAL</b>	<b>1406</b>		<b>\$14,224.00</b>				
075-HA-2	Provide training for the Executive Director and staff	1408		2,017.00				
075-HA-3	Hire a consultant to assist with annual plan	1408		2,500.00				
	<b>SUBTOTAL</b>	<b>1408</b>		<b>\$4,517.00</b>				
075-HA-4	Hire non technical help	1410		1,842.00				
	<b>SUBTOTAL</b>	<b>1410</b>		<b>\$1,842.00</b>				
075-HA-5	Hire an on site inspector	1430		3,585.00				
075-HA-6	Hire an architect to develop plans and specifications	1430		9,556.00				
075-HA-7	Provide funds for reproductions of prints	1430		800.00				
	<b>SUBTOTAL</b>	<b>1430</b>		<b>\$13,951.00</b>				
075-HA-8	Purchase Maintenance Equipment	1475		2,000.00				
	<b>SUBTOTAL</b>	<b>1475</b>		<b>\$2,000.00</b>				
	<b>HA WIDE NEEDS TOTAL</b>			<b>\$36,534.00</b>				

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

<sup>2</sup>To be completed for the Performance and Evaluation Report.



<b>PART I: SUMMARY</b>						
PHA Name/Number : Quanah Housing Authority/TX075			Locality (Quanah/Hardeman County, Texas)		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
A.	Development Number and Name	Work Statement for Year 1 FFY: <b>2009</b>	Work Statement for Year 2 FFY: <b>2010</b>	Work Statement for Year 3 FFY: <b>2011</b>	Work Statement for Year 4 FFY: <b>2012</b>	Work Statement for Year 5 FFY: <b>2013</b>
B.	Physical Improvements Subtotal	<b>Annual Statement</b>	66,185.00	92,185.00	92,185.00	91,185.00
C.	Management Improvements		4,517.00	4,517.00	4,517.00	4,517.00
D.	PHA-Wide Non-dwelling Structures and Equipment		25,000.00	0.00	0.00	0.00
E.	Administration		1,842.00	1,842.00	1,842.00	1,842.00
F.	Other		15,941.00	14,941.00	14,941.00	15,941.00
G.	Operations		14,224.00	14,224.00	14,224.00	14,224.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		<b>\$127,709.00</b>	<b>\$127,709.00</b>	<b>\$127,709.00</b>	<b>\$127,709.00</b>













**Part I: Summary**

PHA Name: Housing Authority of the City of Quanaah	Grant Type and Number Capital Fund Program Grant No: TX21P07550107 Date of CFFP:	Replacement Housing Factor Grant No:	FFY of Grant: <u>2007</u> FFY of Grant Approval:
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Type of Grant  Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2008     Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	14,224.00		14,224.00	14,224.00
3	1408 Management Improvements	4,517.00		4,517.00	4,517.00
4	1410 Administration (may not exceed 10% of line 21)	2,642.00		2,642.00	2,642.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	13,118.00		13,118.00	13,118.00
8	1440 Site Acquisition				
9	1450 Site Improvement	91,598.00		91,598.00	8,220.98
10	1460 Dwelling Structures	2,000.00		2,000.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$128,099.00		\$128,099.00	\$42,721.98
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
	4-22-2009		

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





<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Housing Authority of the City of Quanah	<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P07550107 Replacement Housing Factor Grant No:				<b>Federal FFY of Grant: 2007</b> CFFP (Yes/No):			
<b>Development Number Name/PHA-Wide Activities</b>	<b>General Description of Major Work Categories</b>	<b>Development Account No.</b>	<b>Quantity</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>		<b>Status of Work</b>
				<b>Original</b>	<b>Revised<sup>1</sup></b>	<b>Funds Obligated<sup>2</sup></b>	<b>Funds Expended<sup>2</sup></b>	
TX075-HA								
075-HA-1	Transfer funds into operating	1406		14,224.00		14,224.00	14,224.00	
	<b>SUBTOTAL</b>	<b>1406</b>		<b>\$14,224.00</b>		<b>\$14,224.00</b>	<b>\$14,224.00</b>	
075-HA-2	Provide training for the Executive Director and staff	1408		2,017.00		2,017.00	2,017.00	
075-HA-3	Hire a consultant to assist with annual plan	1408		2,500.00		2,500.00	2,500.00	
	<b>SUBTOTAL</b>	<b>1408</b>		<b>\$4,517.00</b>		<b>\$4,517.00</b>	<b>\$4,517.00</b>	
075-HA-4	Hire non technical help	1410		1,842.00		1,842.00	1,842.00	
075-HA-5	Provide funds for sundry items	1410		800.00		800.00	800.00	
	<b>SUBTOTAL</b>	<b>1410</b>		<b>\$2,642.00</b>		<b>\$2,642.00</b>	<b>\$2,642.00</b>	
075-HA-6	Hire an on site inspector	1430		2,762.00		2,762.00	2,762.00	
075-HA-7	Hire an architect to develop plans and specifications	1430		9,556.00		9,556.00	9,556.00	
075-HA-8	Provide funds for reproductions of prints	1430		800.00		800.00	800.00	
	<b>SUBTOTAL</b>	<b>1430</b>		<b>\$13,118.00</b>		<b>\$13,118.00</b>	<b>\$13,118.00</b>	
	<b>HA WIDE NEEDS TOTAL</b>			<b>\$34,501.00</b>		<b>\$34,501.00</b>	<b>\$34,501.00</b>	

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

<sup>2</sup>To be completed for the Performance and Evaluation Report.



**Part I: Summary**

<b>PHA Name:</b> Housing Authority of the City of Quanaah	<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P07550108 Date of CFFP:	Replacement Housing Factor Grant No:	<b>FFY of Grant:</b> 2008 <b>FFY of Grant Approval:</b>
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Type of Grant  Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2008       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	14,224.00		14,224.00	14,224.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	4,659.00		4,659.00	4,659.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,618.00		15,618.00	15,618.00
8	1440 Site Acquisition				
9	1450 Site Improvement	89,208.00		39,859.00	2,253.40
10	1460 Dwelling Structures	2,000.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	2,000.00		0.00	0.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$127,709.00		\$74,360.00	\$36,754.40
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date	4-22-2009	Signature of Public Housing Director	Date
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<sup>1</sup>To be completed for the Performance and Evaluation Report.  
<sup>2</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup>PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup>RHF funds shall be included here.

**Part II: Supporting Pages**

<b>PHA Name:</b> Housing Authority of the City of Quanah		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P07550108 Replacement Housing Factor Grant No:			CFFP (Yes/No):		<b>Federal FFY of Grant: 2008</b>		
<b>Development Number Name/PHA-Wide Activities</b>	<b>General Description of Major Work Categories</b>	<b>Development Account No.</b>	<b>Quantity</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>		<b>Status of Work</b>	
				<b>Original</b>	<b>Revised<sup>1</sup></b>	<b>Funds Obligated<sup>2</sup></b>	<b>Funds Expended<sup>2</sup></b>		
TX075-001									
075-001-1	Accessibility Standards-Provide an accessibility route that connects all part of every facility; Widen all sidewalks	1450		87,208.00		39,859.00	2,253.40		
075-001-2	Accessibility Standards – Provide ramps to all accessibility parking	1450		2,000.00		0.00	0.00		
	<b>SUBTOTAL</b>	<b>1450</b>		<b>\$89,208.00</b>		<b>\$39,859.00</b>	<b>\$2,253.40</b>		
075-001-3	Whole unit rehab (electrical, plumbing, painting, doors, cabinets, bathroom fixtures, air conditioning and etc.) and other accouterments	1460		1,000.00		0.00	0.00		
	<b>SUBTOTAL</b>	<b>1460</b>		<b>\$1,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>		
075-001-4	Purchase ranges, refrigerators, and hot water heaters	1465		1,000.00		0.00	0.00		
	<b>SUBTOTAL</b>	<b>1465</b>		<b>\$1,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>		
	<b>TX075-001 TOTAL</b>			<b>\$91,208.00</b>		<b>\$39,859.00</b>	<b>\$2,253.40</b>		

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

<sup>2</sup>To be completed for the Performance and Evaluation Report.



<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Housing Authority of the City of Quanah		<b>Grant Type and Number</b> Capital Fund Program Grant No: TX21P07550108 Replacement Housing Factor Grant No:				<b>Federal FFY of Grant: 2008</b>		
		CFFP (Yes/No):						
<b>Development Number Name/PHA-Wide Activities</b>	<b>General Description of Major Work Categories</b>	<b>Development Account No.</b>	<b>Quantity</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>		<b>Status of Work</b>
				<b>Original</b>	<b>Revised<sup>1</sup></b>	<b>Funds Obligated<sup>2</sup></b>	<b>Funds Expended<sup>2</sup></b>	
TX075-HA								
075-HA-1	Transfer funds into operating	1406		14,224.00		14,224.00	14,224.00	
	<b>SUBTOTAL</b>	<b>1406</b>		<b>\$14,224.00</b>		<b>\$14,224.00</b>	<b>\$14,224.00</b>	
075-HA-2	Provide training for the Executive Director and staff	1410		2,017.00		2,017.00	2,017.00	
075-HA-3	Hire non technical help	1410		1,842.00		1,842.00	1,842.00	
075-HA-4	Provide funds for sundry items	1410		800.00		800.00	800.00	
	<b>SUBTOTAL</b>	<b>1410</b>		<b>\$4,659.00</b>		<b>\$4,659.00</b>	<b>\$4,659.00</b>	
075-HA-5	Hire a consultant to assist with annual plan	1430		2,500.00		2,500.00	2,500.00	
075-HA-6	Hire an on site inspector	1430		2,762.00		2,762.00	2,762.00	
075-HA-7	Hire an architect to develop plans and specifications	1430		9,556.00		9,556.00	9,556.00	
075-HA-8	Provide funds for reproductions of prints	1430		800.00		800.00	800.00	
	<b>SUBTOTAL</b>	<b>1430</b>		<b>\$15,618.00</b>		<b>\$15,618.00</b>	<b>\$15,618.00</b>	
	<b>HA WIDE NEEDS TOTAL</b>			<b>\$34,501.00</b>		<b>\$34,501.00</b>	<b>\$34,501.00</b>	

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

<sup>2</sup>To be completed for the Performance and Evaluation Report.

