

1.0	PHA Information PHA Name: <u>Housing Authority of the City of Fort Worth</u> PHA Code: <u>TX004</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/01/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1,342</u> Number of HCV units: <u>5,542</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <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:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Housing Authority of the city of Fort Worth (FWHA) is committed to providing quality affordable housing in a living environment that integrates low, very-low, extremely-low and moderate-income individuals and families into the greater community without discrimination; and to creating economic opportunities for our program participants to become self-sufficient. In order to achieve this Mission, we will: <ul style="list-style-type: none"> • Expand housing opportunities in the Fort Worth area. • Provide information and referral services. • Manage our resources efficiently and effectively. • Network with other groups and organizations that share our goals to improve the quality of life for individuals and families. • Educate the community about who we are and what we do. Additionally, FWHA will specifically conduct the following activities for serving the needs of low-income, very-low income, and the extremely-low income families in the PHA's jurisdiction for the next five years. <ul style="list-style-type: none"> • Adopt rent policies to support and encourage work. • Employ admissions preferences aimed at families who are not working. • Apply for special purpose vouchers targeted to the elderly and families with disabilities. • Approximately market to races/ethnicities shown to have disproportionate needs. • Leverage affordable housing resources in the community through the creation of mixed-finance housing. • Pursue housing resources other than public housing or HCV Tenant-Based assistance • Seek replacement of public housing units lost to the inventory through mixed finance development. 				

Goals and Objectives. 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.

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

Objectives:

1. Develop partnerships to enhance the ability of FWHA to increase the supply of affordable housing.
2. Develop and implement a comprehensive asset management strategy for all of the Authority's property holdings.
3. Explore HCV and public housing homeownership.

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

Objectives:

1. Acquire and/or rehab an existing property or new construction of elderly senior units.
2. Partner with an organization or entity that serves needs of elderly.
3. Provide programs and services that meet the needs of the elderly.

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

Objectives:

1. Provide homeownership opportunities with public housing and voucher program tenants.
2. Partner with agencies or entities to promote affordable housing and homeownership.
3. Establish multiple lending sources to provide funding/financing for homebuyers.
4. Establish and develop funding sources for down payment and closing cost assistance.

GOAL FOUR: IMPROVE OPERATIONAL EFFICIENCIES TO MAINTAIN AND REDUCE OPERATIONAL COSTS FOR FUTURE GROWTH AND EXPANSION.

Objectives:

1. Assess current organizational structure.
2. Develop and implement trend analysis data.

GOAL FIVE: MAINTAIN THE QUALITY OF FIXED ASSETS AS WELL AS FINANCIAL REGULATORY COMPLIANCE.

Objectives:

1. Properly manage and maintain financial feasible real estate properties and fixed assets.
2. Provide proper ongoing maintenance for all properties.

The following is a progress report made by FWHA meeting the goals and objectives described in the previous 5-Year Plan.

1. As of July 2009, nine (9) families have become homeowners through the Public Housing Scattered Site Disposition Program.
 - FWHA has partnered with the City of Fort Worth to conduct a Homebuyer Club curriculum of current and future homebuyers in the areas of budget, financial planning and credit repair.
2. The HCV Homeownership program closed on twelve (12) homes during 208-2009.
 - The program received \$50,000 in grant funds from Countrywide Financial Bank of America to provide families with fundamental homeownership needs.
 - The first annual HCV Homeownership and Family Self-Sufficiency Achievement Awards was held in 2008 where over 300 participants received various awards.
3. Local preferences were established for the HCV waiting list to include "Homeless College Students" and "Money Follows The Person". Ten vouchers have been set aside for each of these categories.
4. Eleven (11) persons have been housed as a result of FWHA implementing a pilot "Housing First Model" for chronic homeless persons through a Fannie Mae Grant.
5. FWHA participated in the development of the Directions Home Voucher Program as part of the Mayor's 10 Year Plan to End Homelessness. The Fort Worth Housing Authority was awarded funding to provide housing for 200 homeless persons and families: 100 will receive a Directions Home Voucher and 100 will receive a Shelter Plus Care Voucher with supportive services provided by the FWHA.
6. Participated in the Disaster Housing Assistance Programs for Hurricanes Katrina, Rita and Ike. During its peak in 2008, 149 families were served for Hurricanes Katrina and Ike.
7. FWHA established 8 Project Based Voucher (PBV) at the Pavilion at Samuels, a new construction mixed-finance property owned by the Authority.
8. FWHA developed and implemented a mandatory policy for all landlords to have direct deposits for housing assistance payments to eliminate Authority preparation and mailing costs.

9. FWHA automated landlord information via telephone and website.
10. FWHA received an award of \$9,287,131 in low income housing tax credits in 2009 for the demolition and new construction of 72 project based housing units.
11. In 2008, FWHA received a Low Income Housing Tax Credit Award of \$13,598,300 and a Tax Credit Assistance Program Award of \$4,900,000 for financing the renovation of an existing 134 unit property.
12. A Neighborhood Stabilization Program Award of \$8,065,903 has been received for the acquisition, demolition and construction of 108 and 50 housing units, respectively for families at/ below 50% AMI.
13. In July 2009, FWHA closed on financing of new construction family development of 252 units for households at/below 60% AMI. Construction is projected to begin in September.

PHA Plan Update

In addition to the items captured in the Plan template, PHA's must have the elements listed below readily available to the public. Additionally, a PHA must:

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

Admissions & Continued Occupancy Policy

- 1. Section 5.2 Required Documentation
- 2. Section 5.3 Determining Income
- 3. Section 18.0 Remaining Family Member
- 4. Verification Policy Section VIII
- 5. Flat Rents for Public Housing
- 6. Dwelling Lease Section 2A
- 7. Dwelling Lease Section 8M
- 8. Non-Smoking Policy

Housing Choice Voucher Administrative Plan

- 1. Family Unification Preference
- 2. Working Homeless Preference

Maintenance Policy

Emergency Preparedness Policy

P.H. Asset Management / Work Order Center Operating Policy

Personnel Policy Manual

Reasonable Accommodation Policy & Procedures

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.

FWHA Administration Office

- Butler Place / Addition Management Office
- Cavite Place Apartments Management Office
- Fair Oaks Apartments Management Office
- Fair Park Apartments Management Office
- Hunter Plaza Apartments Management Office

Development and Asset Management Office

FWHA Website - ftwha.org

PHA Plan Elements

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures. Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

FWHA screens all applicants to determine eligibility and suitability requirements for admission. All documentation and information provided by applicants is verified through various third party sources and FWHA internal records. FWHA's policy is to admit only applicants who meet the criteria listed in this Section.

Establishing and Managing the Waiting List: Procedures:

FWHA shall establish and maintain a waiting list for all conventional public housing communities including Mixed Income Properties at each development. A waiting list for the Mixed Income Properties will be maintained at each property. Application process and resident selection will be performed in accordance with the Fort Worth Housing Authority's ACOP and Mixed-Income Housing Program Policy. When a family is admitted they will be taken off other site based waiting list.

Local Preferences:

FWHA selects families off the Public Housing waiting list by local preference and bedroom size as dictated by the available or anticipated vacancies. The local preferences are:

Displaced families: This definition applies only for the local preference and varies from the eligibility definition.

Working families: An applicant family or individual whose head of household or spouse is working a minimum of 25 hours per week.

In-Training Families: An individual or family whose head of household or spouse is in a bona-fide job training program.

Residency: Applicants who live or work within the City of Fort Worth will be given priority over an applicant who is not a resident of Fort Worth.

Special Accommodations (handicapped preference): A family or individual who has applied for or is living in a public housing unit but whose special needs cannot be economically met in one of the public housing sites will be referred to the Section 8 waiting list.

Resident Selection and Assignment Plan: The Resident Selection and Assignment Plan shall be maintained by the FWHA to provide a list of unit offers, rejections and all required information.

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Deconcentration Policy:

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

2. Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant – based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

The Fort Worth Housing Authority utilizes federal grants, public housing dwelling rental income, investments, resident charges, and commercial rents to support public housing and tenant based assistance. Additionally, non-federal sources are used for homeownership and other housing redevelopment.

The following general categories provide a listing of anticipated resources and planned uses that are available to the housing authority:

SOURCES		PLANNED USES
1	Federal Grants (FY 2009 grants)	
a	Public Housing Operating Fund	Subject to Proration; PH Operations
b	Public Housing Capital Fund	PH Modernization and Rehab
c	Public Housing Capital Fund Recovery Grant	PH Modernization and Rehab
d	Public Housing Resident Opportunity & Self Sufficiency Program	Residents Self Sufficiency & Supportive Services
e	Annual Contribution for Section 8 Tenant Based Assistance	HAP & HCV Operations
f	Community Development Block Grant	Childcare
	Other Federal Grants	
a	Annual contribution for Section 8 Project Based Assistance	HAP & Operations
b	Public Housing Family Self-Sufficiency Grant	Resident Services
c	Housing Choice Voucher Family Self-Sufficiency Grant	Coordinator's Salary & Benefits
d	Shelter Plus Care Grants	Housing for Homeless with disabilities
e	Public Housing Neighborhood Networks	Computer Based Training
f	Directions Home Voucher Program Grants	Housing for Chronically Homeless
g	HUD Neighborhood Stabilization Program	Various redevelopment purposes
h	Fannie Mae Supportive Housing Grant	Housing First Program
2	Public Housing Dwelling Rental Income	PH Operations
3	Other Income	
a	Non-Dwelling Rental Income	PH Operations
b	Investment Income	PH Operations
c	Excess Utilities	PH Operations
4	Non-Federal Sources	
a	Bank Of America Grant	

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3. Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

FWHA provides public housing families the opportunity to choose between income based rent and flat rent once a year. A minimum rent policy is independent of what rent option the family choose. A family will pay at least the minimum rent unless the family is granted a minimum rent hardship exemption.

All rents in the Housing Choice Voucher Program must be reasonable. FWHA maintains an inspection standard to ensure quality of approved housing and requested contract rent meets rent reasonableness test. Rent reasonableness surveys are conducted prior to each new contract and at recertifications. Consideration is given to condition, location, size, and amenities. The three most similar comparables are selected for each property and appropriate adjustments are made for condition, size, location and amenities.

4. Operation and Management

Maintenance plays a major role in the operation of the Fort Worth Housing Authority. Maintenance is a complex operation due to the number of units in FWHA's inventory, the varying age of units, the many types of facilities; logistics of service delivery.

The goals and objectives of the FWHA Maintenance Department are to maintain each and every development in a condition greater than that required by UPCS, to meet and exceed all maintenance related PHAS indicators, and to properly utilize staff with a reasonable amount of overtime, within budget and on schedule in order to successfully assist in the accomplishment of the mission of the Fort Worth Housing Authority.

The performance standards established for the Maintenance functions are as follows:

- Adhere to a documented preventative maintenance program;
- Respond to work order requests as follows:
 - a. Routine: within (14) working days
 - b. Urgent: within (2) working days
- Respond to, abate or repair, any bonafide maintenance emergency within (24) hours of notification;
- Hire, train, and equip staff to allow for maximum performance;
- Monitor all work order reporting systems to ensure work is completed in a timely fashion with minimum backlog;
- Prepare all vacant units for occupancy within a (14) calendar day average;
- Inspect all units, sites, common areas, and building exteriors in accordance with the Uniform Physical Condition Standards annually;
- Adhere to FWHA Procurement and Inventory Control policies and procedure;
- Maintain an accurate system for the documentation of all work;
- Adhere to FWHA Safety/Risk Management policies and procedures;
- Adopt and adhere to a cyclical painting program and;
- Maintain accurate reports and files
- Maintain records of all Life/Safety Systems Maintenance and Inspection

Extermination:

FWHA recognizes the importance of Pest, Vermin and Cockroach in providing a living environment of adequate health and safety for its residents. To achieve this control the Authority has adopted a policy that will be implemented by the Public Housing Asset Manager. It will determine the most efficient and cost effective means of delivering this treatment: Frequency of Application, Resident Notification, and Chemical Application. Special attention will be applied to cockroach, and bed bugs using a combination of dry-steam and chemical treatment to achieve control and elimination. The process at present includes:

Scheduled Exterminations:

To control or eliminate vermin, FWHA utilizes licensed contact pest control services. Unit interiors and exteriors are treated quarterly by the contractor. Residents will be notified of extermination at least three (3) calendar days prior to the work. Notices will specify preparation requirement.

Unscheduled Exterminations:

If vermin problems are identified between scheduled exterminations residents will be notified that they must prepare for extermination. Instructions regarding preparation requirements will be included in the notice. This work will be accomplished by a contractor. Residents refusing to address vermin problems will be referred to the appropriate manager.

Extermination of Vacant Units:

Vacant units will be exterminated by Maintenance staff using material available without a license. If the unit is heavily infested the contractor will be utilized for complete and professional extermination.

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5. Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

Informal Review - Applicants who are denied admissions may request an informal review. Informal reviews must be requested, in writing, within ten days of the date of the withdrawal notice. A FWHA staff member who is not the individual who made the determination, their supervisor or informal hearings. Participants are given an opportunity for an informal hearing before a person or persons determine whether certain decisions affecting the participant are in accordance with regulations and policies. FWHA gives participants written notice of an adverse decision and the right to a hearing. FWHA must give a participant family an opportunity for an informal hearing to consider whether certain decisions are in accordance with law, HUD regulations, and FWHA policies. Participants must request an informal hearing in writing within the timeline established by the termination notice. FWHA and participants have the right to legal representation, witnesses and to view corroborating documents. Failure to request or attend a scheduled informal hearing will result in the automatic termination of participation. HUD has established guidelines under which there is not right to an informal hearing, including discretionary administrative decisions by the PHA, Housing Quality Standards and general policy issues among others.

A Grievance Procedure has been developed by the FWHA to assure that a resident family is afforded an opportunity for a hearing if the resident disputes, within a reasonable amount of time, any FWHA action or failure to act, involving the resident's lease or FWHA regulations which adversely affect the individual resident's rights, duties, welfare or status. A Grievance Procedure for the FWHA is incorporated into this policy as Addendum XI. Grievances associated with termination of tenancy related to criminal activity, including drug-related criminal activity on or near FWHA premises are excluded from the Grievance Procedure.

6. Designated Housing for Elderly and Disabled Families. With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

N/A for 2010

7. Community Service and Self-Sufficiency. A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs or the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).

The Fort Worth Housing Authority has a comprehensive community and supportive service program that provides residents of public housing the opportunity to participate in programs that will empower them to become self-sufficient. These programs include a neighborhood network center for computer training, online vocational training and job search activities. Family Self-Sufficiency program, that provides residents with one-on-one case management to assist with services that allow the under/un-employment obtain the skills necessary to become self-sufficient. Additional programs provided to residents include:

- Adult Education
- Vocational Training
- Employment assistance
- Transportation assistance
- Day care
- Food/clothing assistance
- Financial Assistance
- Life Skills programs

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Additionally, FWHA complies with the Section 3 Regulation and provides all contractors a copy of the Section 3 policy and encourages contractors to make a good faith effort to hire residents of public housing.

Effective January 1, 2001 the FWHA implemented the Community Service Requirement as described in Section 12 (c) of the U.S. Housing Act of 1937. Under this new section, FWHA requires each adult resident of public housing to participate in eight (8) hours of community service and/or economic self-sufficiency activities per month, unless they meet criteria for an exemption. All of the regulations pertaining to the Community Service Requirements have been incorporated on into the Admissions and Continued Occupancy Policy and Dwelling Lease that were adopted by Fort Worth Housing Authority Board of Commissioners on October 19, 2000.

8. Safety and Crime Prevention. For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

Description of Need for Measures:

The Fort Worth Housing Authority (FWHA) manages 1,464 housing units in five locations throughout the City of Fort Worth. Our residents are comprised of single parents with children, elderly and disabled. They are vulnerable due to poverty and, in some cases, physical or mental limitations. Two of the larger conventional housing communities are located in economically depressed areas of the city. In some areas the community residents have limited access to commercial services. One of the housing communities is located near a corridor heavily populated with homeless individuals due to the location of several agencies serving the homeless. Drugs and drug-related criminal activities are a continuing problem for these vulnerable locations. The factors often combine to present a challenge for the FWHA safety and crime prevention program.

Crime Prevention Activities

Screening and Eviction information:

The Safety & Crime Management Department obtains criminal history information from county and state records for use by admissions staff in making housing decisions. The department also supports managers with follow-up information by obtaining criminal activity reports related to FWHA housing communities.

Vehicle registration and towing:

The department assists managers in developing policies on vehicle registration and towing. These policies are designed to: provide parking for authorized residents and their guests; keep the housing communities free of unsafe or derelict vehicles; and discourage the presence of persons who might use the housing communities for illegal activities.

Graffiti removal:

The department monitors the communities for graffiti and encourages the rapid removal of graffiti to keep the areas pleasant and to discourage additional graffiti. This "rapid removal" approach has almost eliminated the presence of graffiti on FWHA properties.

Resident training:

Department personnel attend quarterly resident meetings to address resident concerns and provide information on effective crime reduction and prevention activities. These events are often attended by police department personnel in an effort to provide residents with frequent access to police officials.

Community Advocacy:

Department personnel attend City of Fort Worth and Tarrant County meetings that affect the safety and crime prevention interests of public housing residents. FWHA staff brings the interests and concerns of public housing residents to the attention of the greater community in an effort to build partnerships with the City and ensure that our residents are treated as respected citizens of Fort Worth.

Statistical measure of success:

The Safety and Crime Prevention Department maintains reports and information on criminal activity and conducts annual reviews of activities to evaluate program elements and identify additional opportunities to increase program effectiveness. The department identifies trends and provides housing community managers and the HA information on effective crime reduction and prevention strategies.

PHA and Police Agency Coordination:

FWHA obtains police reports for incidents occurring within public housing communities. The five neighborhood policing districts and numerous neighborhood patrol officers provide excellent service to the housing communities and cooperate with the HA in reducing criminal activity and improving the quality of life in our neighborhoods. Neighborhood patrol officers routinely attend housing resident meetings and communicate with the housing managers and the crime prevention staff frequently.

FWHA works with Fort Worth Police Department, City of Fort Worth Marshall, Tarrant County Sheriff Office, U.S. Marshals Service and the U.S. Attorney's Office for the North Texas District to identify and remove any individuals who are not authorized to live in public housing. This includes any wanted felons, registered sex offenders and other individuals who do not qualify for housing under the screening and eviction policy.

The Housing Authority supports the Safe City Commission Crime Stoppers program as another means of empowering and enabling residents to take control of their communities. This program has given residents a direct line to police investigators, while protecting their identity.

9. Pets. A statement describing the PHA's policies and requirements pertaining to the ownership of pets in public housing.

It is the policy of the FWHA that residents may have one (1) common household pet in accordance with provisions set forth in the FWHA's Pet Policy. Addendum IV Common household pets are a dog, cat, bird, fish or small domestic rodent such as a hamster. Common pets do not include: Pit Bull, Doberman, German Sheppard or reptiles of any kind a lizard or a snake.

Assistance animals that are necessary as a reasonable accommodation are not considered pets and are not subject to the Pet Policy.

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10. Civil Rights Certification. A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: It can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The Fort Worth Housing Authority is in compliance with the Civil Rights Certification per the required submission of Form HUD – 50077.

11. Fiscal Year Audit. The results of the most recent fiscal year audit for the PHA.

The Fort Worth Housing Authority 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 independent auditors' report for 2008 expresses an unqualified opinion on the basic financial statements of the Fort Worth Housing Authority. There were no findings or questioned costs required to be reported under Section 510 (a) of OMB Circular A-133. The Fort Worth Housing Authority qualified as a low risk auditee.

FWHA received the audited financial report following the submission of the Agency Plan. There was one significant deficiency which has been responded to and FWHA has been cleared of the finding. (Attached)

12. Asset Management. A statement of how the agency will carry out its asset management functions with respect to the public housing inventory or the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

The Fort Worth Housing Authority will operate and manage the asset management utilizing project-based management principles, project-based budgeting and project-based accounting methods to improve operational efficiency and effectiveness and provide mechanisms for monitoring performance at the property level and facilitating future investments by public and private sector entities. FWHA will conduct market studies to determine supply and demand for housing needs, prepare operating and capital budgets for each property and compile costs separately.

13. Violence Against Women Act (VAWA). A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

It is the policy of the FWHA to comply with the Violence Against Women Act of 2005, which prohibits the eviction of, and removal of assistance from, of a person living in Public Housing if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault or stalking.

Domestic Violence, Dating Violence, Sexual Assault, Stalking:

The Fort Worth Housing Authority (FWHA) has adopted a policy (the FWHA VAWA Policy) to implement applicable provisions of the Violence Against Women (VAWA). The FWHA goals, objectives and policies to enable FWHA to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the FWHA VAWA Policy, a copy of which is attached to this plan.

In addition:

A. The following activities, services, or programs are provided by FWHA, directly or in partnership with other service providers, to child and adult victims of domestic violence, dating violence, sexual assault or stalking.

Referrals are made to local service agencies for residents who are victims of domestic violence.

6.0 B. The following activities, services, or programs are provided by FWHA to help child and adult victims of domestic violence, dating violence, sexual assault, or stalking maintain housing.

Exceptions are made to the Transfer, Relocation, and Portability policies to allow victims to move for safety reasons.

C. The following activities, services, or programs are provided by FWHA to prevent domestic violence, dating violence, sexual assault and stalking, or to enhance victim safety in assisted families.

FWHA staff participates in the Tarrant County Council on Family Violence to stay abreast of services for victims of domestic violence.

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.

(a) Hope VI or Mixed Finance Modernization or Development. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hopec6/index.cfm>

FWHA plans to apply for HOPE VI Revitalization, if FWHA meet requirements of the NOFA, for Butler Place/Addition, Hunter Plaza and/or Cavile.

Additionally, FWHA will actively pursue finance development activities as they become available.

(b) Demolition and/or Disposition. With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers (or addresses)), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/center/50c/demo_dispo/index.cfm Note: This statement must be submitted to the extent that approved an/or pending demolition and/or disposition has changed.

The Fort Worth Housing Authority has demolition/disposition plans for the following:

Lincoln Terrance Apartments • 72 PBA units pending demolition approval • Demolition and reconstruction is planned for first quarter of 2010.

Wind River Apartments • 168 family units • Renovation • 34 units will be used for Ripley Arnold Replacement pending approval.

Scattered Sites • TX 4-16 • Disposition approved • 85 single family homes.

FWHA offers a homeownership assistance program to a limited number of eligible HCV holders. Interested participants in the Voucher Tenant FWHA offers a homeownership assistance program to a limited number of eligible HCV holders. Interested participants in the Voucher Tenant Based Assistance Program must submit an application for the program. FWHA determines eligibility in accordance with FWHA Homeownership policy and ability of the family to qualify for a home mortgage. FWHA began its HCVP Homeownership Program in 2003 and designated 100 vouchers for this purpose.

Project – Based Vouchers.

FWHA has eight Project Based Vouchers at the Pavilion at Samuels. FWHA may consider additional Project Based Vouchers to address supportive housing needs for the homeless. The maximum number of vouchers that will be considered for this purpose is 200.

In addition, FWHA will sell 85 single family Scattered Site homes in the next several years. First offers will be made to current public housing tenants and HCV tenants respectively. To date, nine (9) homes have been sold.

(c) Conversion of Public Housing. With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant – based assistance or

N/A

7.0

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. 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.</p> <p>Attached</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. 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.</p> <p>Attached</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><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.</p>

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.

The need for affordable housing for low-income persons continues to increase. According to the City of Fort Worth Consolidated Plan, there is a significant gap between affordable housing and low-income households. Analysis of HUD data for the Consolidated Plan indicates that there are particular household types that are likely to have significant housing problems such as excessive cost (relative to the family's income), overcrowding, and substandard physical conditions. These household types include large families, particularly those with low incomes; renters with incomes under 0 percent of the area median; and low income owners. Minority and disabled populations are particularly likely to have difficulty finding quality affordable housing to rent.

FWHA's wait list for the Housing Choice Voucher Program reflects similar needs. The table below illustrates the housing needs of extremely low, very low, and low income persons who were on the HCVP Wait List as of July 22, 2009. It demonstrates the special needs of families with children, elderly families, and families with disabilities. The Wait List opened March 1, 2007 and closed January 31, 2008. Hundreds of persons make inquiries monthly regarding the status of the Wait List.

Housing Needs of Families on the Waiting List		
Section 8 Tenant-Based Rental Assistance		
	# of Families	% of total families
Wait List Total	5,142	
Extremely low income <=30% AMI	4,589	89%
Very low income >30% but <=50% AMI	518	10%
Low income >50% but <80% AMI	90	<1%
Families with Children	3,487	68%
Elderly Families	362	7%
Families with Disabilities	1,006	20%
White	1,703	33%
Black	3,376	66%
Hispanic	1,215	24%
American Indian	20	<1%
Asian Pacific	38	<1%

FWHA administers 4,773 HCVP vouchers, 100 Mainstream vouchers, and was recently awarded 105 VASH vouchers. The need for housing for the homeless has also increased. FWHA administers the Shelter Plus Care program which provides housing slots for over 500 homeless disabled individuals and families. FWHA also provides housing assistance for two non-profit Single Room Occupancy (SRO) facilities (70 units) for homeless persons with special needs. The Wait Lists for the Shelter Plus Care Program and the SRO's have a constant flow of applicants.

On January 29, 2009, the Tarrant County Homeless Coalition conducted a count of homeless persons in Tarrant County. This count indicated there were 2,181 homeless persons in Tarrant County, with over 85% of them residing in Fort Worth. Many of these homeless persons are venerable and in need of supportive services.

The Wait List for Public Housing shows a trend for an increased need for housing. Characteristics for public housing mirror the Section 8 Waiting list as shown below. The Public Housing Wait List is closed for all bedroom sizes, except for bedrooms at various locations. FWHA does permit specific categories of families onto the waiting list even if closed according to the Eligibility, Selection and Admissions Policies.

Housing Needs of Families on the Waiting List		
Public Housing		
	# of Families	% of total families
Wait List Total	3,345	
Extremely low income <=30% AMI	221	6%
Very low income >30% but <=50% AMI	14	0%
Low income >50% but <80% AMI	3	0%
Families with Children	1,761	52%
Elderly Families	87	2%
Families with Disabilities	520	15%
White	462	13%
Black	2,252	67%
Hispanic	614	18%
American Indian	3	0%
Asian Pacific	14	0%
Characteristics by Bedroom Size (Public Housing Only)		
1 BR	1,114	33%
2 BR	1,430	42%
3 BR	672	20%
4 BR	129	3%
5 BR	8	0%

9.0

9.1	<p>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.</p> <p>FWHA plans the following actions to address housing needs:</p> <ol style="list-style-type: none"> 1. Apply for all available HCVP vouchers, including special purpose vouchers. 2. Monitor integrity of program to ensure that only eligible persons are served. By removing ineligible persons from program, space will be made available for more persons in need. 3. Continue to partner with Tarrant County Housing Office to lease across jurisdictions, thus promoting deconcentration and increasing housing availability and options. 4. Administer the locally funded Directions Home Voucher Program for at risk homeless persons. 5. Work to create supportive housing for the homeless by considering Project Based Vouchers. 6. Establish preferences for certain homeless categories. 7. Identify sources for supportive services and case management in order to serve more persons in the Shelter Plus Care Program. 8. Pursue housing resources other than public housing or Section 8 tenant-based assistance. 9. Leverage affordable housing resources in the community through the creation of mixed-finance housing. 10. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.
10.0	<p>Additional Information. 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>The achievement of FWHA's mission and the accomplishment of goals are ensured by a commitment to create and manage innovative housing options for low-income families, and to provide supportive services that enhance opportunities for housing residents to achieve self-sufficiency.</p> <p>FWHA has developed and implemented a business model to transition to asset management that will manage the agency's inventory of mixed-finance/income properties.</p> <p>FWHA will continue to evaluate the goals, objectives, and procedures that have been established for the next five years to ensure that the Housing Authority operates in an efficient manner.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>A substantial deviation from Housing Authority's 5-Year Plan is defined as any change to the PHA's overall mission or to the goals or objectives as outlined in the Plan. A significant amendment or modification of the 5-Year Plan or Annual Plan includes a major deviation from any activity, proposed activity, or policy provided in the Agency Plan that would affect services or programs provided to the residents. This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes.</p>
11.0	<p>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.</p> <ol style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (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. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) <p>(a) – (i) Attached</p>



Development Building Unit Submission Reports Maintain CAPFUND B&J
 Profile List Address Inventory Certification
 Contact

Field Office HA: TX004 Fort Worth

Kurt Joye (MAB346)

Development Status Filter

PIC Home
 WASS Main
 PIC Main
 Logoff

Status: Management

ACC Details: Yes

Retrieve

Housing Agency

Page No: 1 of 1

Page: 1

Development
 Inventory Removals

Development Number	Development Name	Total Unit Count	Unit Designation Total						Occupancy Total			
			Family Dwelling Units		Elderly Dwelling Units		Non Dwelling/Exception Units		Occupied Units		Vacant Units	
			ACC Indicator		ACC Indicator		ACC Indicator		ACC Indicator		ACC Indicator	
			Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
<u>TX004000001</u>	RIPLEY ARNOLD ADDITION APARTMENTS	0	0	0	0	0	0	0	0	0	0	0
<u>TX004000002</u>	BUTLER PLACE APARTMENTS	411	411	0	0	0	0	0	394	0	16	0
<u>TX004000003</u>	CAVILE PLACE APARTMENTS	300	300	0	0	0	0	0	281	0	18	0
<u>TX004000005</u>	HUNTER PLAZA APARTMENTS	225	225	0	0	0	0	9	216	0	9	0
<u>TX004000006</u>	FAIR OAKS APARTMENTS	76	76	0	0	0	0	0	72	0	4	0
<u>TX004000012</u>	FAIR PARK APARTMENTS	48	48	0	0	0	0	0	44	0	4	0
<u>TX004000016</u>	BUTLER PLACE APARTMENTS	90	90	0	0	0	0	1	65	0	7	0
*54 <u>TX004000018</u>	OVERTON PARK	216	57	159	0	0	0	0	46	0	11	159
*47 <u>TX004000019</u>	Sycamore Center Villas	280	52	228	0	0	0	0	34	0	18	228
*58 <u>TX004000020</u>	STONEGATE	574	70	504	0	0	0	0	50	0	17	504
*33 <u>TX004000021</u>	Cambridge Courts	330	45	285	0	0	0	0	19	0	26	285
<u>TX004002</u>	BUTLER PLACE APARTMENTS	0	0	0	0	0	0	0	0	0	0	0
<u>TX004004B</u>	BUTLER ADDITION APARTMENTS	0	0	0	0	0	0	0	0	0	0	0

1,342

* The ACC units detailed in the PIC System for the floating units vary from month to month because as units become vacant and occupied FWHA provides local HUD staff correct unit information. HUD staff is responsible for updating the ACC indicator because the PIC System does not give PHA ability to turn indicators off and on for floating units.

2.0 Inventory

Number of HCV units

A. Assisted Housing Program Units:

- (1) HCV – 4,773
- (2) VASH - 105
- (3) Mainstream – 100

B. Disaster Relief Program Units:

- (1) DHAP Katrina - 20 (HUD Estimate).
- (2) DHAP – Ike – 11 (HUD Estimate).

C. Special Program Units:

- (1) SRO'S – 70 (HUD Allocated Unit)
 - (2) SPC – 463 (HUD Allocated Unit)
-

Total: 5,542

The Housing Authority of the City of Fort Worth

SCHEDULE OF FINDINGS AND QUESTIONED COSTS - CONTINUED

December 31, 2008

Summary of Auditors' Results

1. The auditors' report expresses an unqualified opinion on the basic financial statements of the Housing Authority of the City of Fort Worth.
2. No significant deficiencies or material weaknesses in internal controls relating to the audit of the financial statements were found except for the finding 2008-1 makes below.
3. No instances of noncompliance material to the financial statements of the Housing Authority of the City of Fort Worth were disclosed during the audit.
4. No significant deficiencies or material weaknesses in internal controls relating to the audit of the major federal award programs were found.
5. The auditors' report on compliance for the major federal award programs for the Housing Authority of the City of Fort Worth expresses an unqualified opinion on all major federal programs.
6. There were no findings or questioned costs required to be reported under Section 510(a) of OMB Circular A-133.
7. The programs tested as major programs include:
 - CFDA #14.871 Section 8 Housing Choice Vouchers
 - CFDA #14.850a Low-Rent Public Housing Operating Subsidy
8. The threshold for distinguishing Type A and B programs was \$1,214,339.
9. The Housing Authority of the City of Fort Worth qualified as a low-risk auditee.

Findings and Questions Costs - Financial Statement Audit

2008-1 Prior Period Adjustments

Type of Finding: Internal control – significant deficiency

Condition: In our audit of the financial statements, we noted instances of prior period adjustments made by management, as noted in the financial statements and Note 15.

The Housing Authority of the City of Fort Worth

SCHEDULE OF FINDINGS AND QUESTIONED COSTS - CONTINUED

December 31, 2008

Cause: The Authority had not adequately stated the financial position and results of its financial operations as of December 31, 2007. During the course of its subsequent review of financial position and financial operations in the current year, management noted misstatements which were corrected during the year ended December 31, 2008.

Criteria: The Authority must properly record its financial position and results of financial operations during the period in which such results occur in order to present fairly, in all material respects, its financial statements in its annual report.

Recommendation: The Authority should implement internal controls over financial reporting which ensure all results of financial position and results of financial operations are correctly recorded and presented in its financial statements correctly in each accounting and reporting period.

Management's Response: In an effort to present an accurate financial position and results of operations for the current year, the Fort Worth Housing Authority has always prepared necessary and documented journal entries affecting prior periods. This is especially true for income statement items. As a budget driven entity, it focuses on current financial resources; therefore, it is critical that only financial transactions that occur during the current year are accounted for during that year.

Every year-end financial audit is coupled with adjusting entries, which we have booked as prior period adjustments. It has been our procedure not to touch the equity accounts directly even with these entries for control purposes. Only system generated entries (profit and loss close out) are allowed to hit these accounts.

The implementation of Asset Management in public housing also necessitated prior period adjustments to segregate the Asset Management Projects' financial information as mandated by HUD. The HUD requirement substantially changed our business practice and the manner in which our financial records are maintained. A substantial change in business practice forces the auditor to render a "significant deficiency" finding as a matter of course. Further, the Statement on Auditing Standards (SAS) No. 112, Communicating Internal Control Related Matters Identified in an Audit, which became effective on or after December 15, 2006 established standards and provides guidance on communicating matters related to an entity's internal control over financial reporting identified in an audit of financial statements. The term reportable condition is no longer used. The terms significant deficient and material weakness are used to describe control deficiencies that must be communicated. Specifically, all communication to management and those charged with governance must be in writing. The auditor is no longer allowed to discuss issues of presentation with the agency and must

The Housing Authority of the City of Fort Worth

SCHEDULE OF FINDINGS AND QUESTIONED COSTS - CONTINUED

December 31, 2008

only comment in writing on the technical presentation of the financial statements in accordance with generally accepted accounting principles. With the implementation of SAS 112 and the move to asset management the auditors were left no alternative but to present this as a significant deficiency in this finding.

Effective with fiscal year 2009, the Fort Worth Housing Authority will change its procedure in recording adjusting entries. Any variances occurring in subsequent fiscal years arising from accounting estimates will be corrected in the year in which the variances arise rather than recording prior period adjustments to the period in which the accounting estimates were originally made. Additionally, we anticipate better bookkeeping services by the new management companies that took over the management of some of our properties during the 2nd quarter of 2009. This should help eliminate adjusting entries affecting these properties.

Findings and Questioned Costs - Major Federal Award Programs Audit

None.

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 01/01/2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the City of Fort Worth

TX004

PHA Name

PHA Number/HA Code

X 5-Year PHA Plan for Fiscal Years 20¹⁰ - 20¹⁴

X Annual PHA Plan for Fiscal Years 20¹⁰ - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Terri Attaway

Board Chair

Signature

x *Terri Attaway*

Date

09/17/2009

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name
Housing Authority of the City of Fort Worth

Program/Activity Receiving Federal Grant Funding
Public Housing / Housing Choice Voucher

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Barbara Holston	Title President and Chief Executive Officer
Signature <i>Barbara Holston</i>	Date 09/17/2009

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of Fort Worth

Program/Activity Receiving Federal Grant Funding

Public Housing / Housing Choice Voucher

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Barbara Holston	Title President and Chief Executive Officer
Signature 	Date (mm/dd/yyyy) 09/17/2009

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority of the City of Fort Worth

TX004

 PHA Name

 PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Terri Attaway

Title

Board Chair

Signature

x 

Date 09/17/2009

October 2, 2009

Mrs. Karen Valenzuela
Fort Worth Housing Authority
1201 East 13th Street
Fort Worth, Texas 76102

**SUBJECT: CERTIFICATE OF CONSISTENCY WITH THE CITY OF FORT
WORTH'S CONSOLIDATED PLAN – AGENCY PLAN**

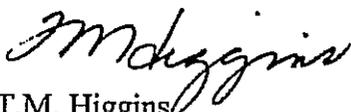
Dear Ms. Valenzuela:

This letter serves as official confirmation that the Fort Worth Housing Authority's proposed Fort Worth Housing Authority Agency Plan conforms with the City's Consolidated Plan. Attached is a signed copy of the City's *Certification of Consistency with the Consolidated Plan* and the U.S. Department of Housing and Urban Development's (HUD- 50077-SL) certification forms.

The Certification of Consistency with the Consolidated Plan certifies that certain Goals of the Plan meet the needs and goals identified in the 2005-2010 Consolidated Plan. However, certain goals and strategies within the Agency Plan do not pertain to the City's Consolidated Plan. Certification of the FWHA Agency Plan does not certify projects referenced in the Agency Plan that have to be certified by the City. This certification it is not to be construed as a statement of support for the projects listed in the plan.

Please keep us informed with regard to the status of your application by contacting me at (817) 392-6192 or Kate Scott-Ward at (817) 392-7563. The City is required by the U.S. Department of Housing and Urban Development to monitor activities that assist us in meeting our Consolidated Plan goals.

Sincerely,



T.M. Higgins
Assistant City Manager

Attachments (2)

cc: Honorable Mayor Mike Moncrief and Members of City Council
Dale A. Fisseler, City Manager
Jay Chapa, Housing & Economic Development Department Director

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Thomas M. Higgins the Assistant City Manager certify that the Five Year and
Annual PHA Plan of the Fort Worth Housing Authority is consistent with the Consolidated Plan of
City of Fort Worth prepared pursuant to 24 CFR Part 91.

Thomas M. Higgins 10/5/09

Signed / Dated by Appropriate State or Local Official

11.0 Required Submission for HUD Field Office Review

(f) Resident Advisory Board (RAB) Comments

The Fort Worth Housing Authority conducted three (3) RAB meetings to review and discuss FWHA revised/new policies and the 5-Year Plan with residents and FWHA staff. A Public Hearing was also conducted by FWHA Board of Commissioners.

There were no significant concerns or comments received regarding the Agency Plan during any of the meetings.

(g) Challenged Elements

None

Part I: Summary					
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21P004501-06 Date of CFFP: 07-18-2006		Replacement Housing Factor Grant No.:	FFY of Grant: 2006 FFY of Grant Approval: 2006
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2009 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 21) 3	\$ 425,580.00	\$ 425,580.00	\$ 425,580.00	\$ 425,580.00
3	1408 Management Improvements	\$ 354,000.00	\$ 354,000.00	\$ 354,000.00	\$ 354,000.00
4	1410 Administration (may not exceed 10% of line 21)	\$ 196,190.00	\$ 212,790.00	\$ 212,790.91	\$ 212,790.91
5	1411 Audit	\$ 2,000.00	\$ 5,826.00	\$ 11,920.00	\$ 11,920.00
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 179,000.00	\$ 157,548.00	\$ 133,000.00	\$ 133,000.00
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 96,000.00	\$ 277,300.00	\$ 388,141.19	\$ 388,141.19
10	1460 Dwelling Structures	\$ 438,017.00	\$ 208,227.00	\$ 370,626.71	\$ 370,626.71
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 20,500.00	\$ 37,500.00	\$ 37,500.00	\$ 37,500.00
12	1470 Non-dwelling Structures	\$ 158,000.00	\$ 243,827.00	\$ 111,143.70	\$ 111,143.70
13	1475 Non-dwelling Equipment	\$ 206,111.00	\$ 192,800.00	\$ 83,195.49	\$ 83,195.49
14	1485 Demolition	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -
17	1499 Development Activities 4	\$ 50,000.00	\$ 10,000.00	\$ -	\$ -
18a	1501 Collateralization or Debt Service paid by the PHA	\$ -	\$ -	\$ -	\$ -
18b	9000 Collateralization or Debt Service paid Via System of District Payment	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 2,127,898.00	\$ 2,127,898.00	\$ 2,127,898.00	\$ 2,127,898.00
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				

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.

Part I: Summary				
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21P004501-06 Date of CFFP: 07-18-2006		Replacement Housing Factor Grant No.:
				FFY of Grant: 2006 FFY of Grant Approval: 2006
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2009 <input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1
		Original	Revised 2	Obligated Expended
Signature of Executive Director <i>Barbara Holston</i>		Date 10-15-09		Signature of Public Housing Director Date

Barbara Holston President / CEO

Part I: Summary								
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21P004501-06 Replacement Housing Factor Grant No.: Date of CFFP: 07-18-2006				FFY of Grant: 2006		
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	
TX 4-2	A. Interior Dwelling Repairs	1460		35,000.00	10,000.00	-	-	Incomplete
Butler Place	B. Exterior Dwelling Repairs	1460		23,717.00	22,321.00	29,280.01	29,280.01	Complete
	C. Site Improvements	1450		15,000.00	15,000.00	44,636.65	44,636.65	Complete
	D. Replace Water Heaters	1460		72,000.00	-	-	-	
	E. Vehicles	1475		15,000.00	15,000.00	-	-	
	F. Non-Dwelling Structures	1470		12,000.00	12,000.00	-	-	
	G. Replace Wall Furnaces	1460		35,000.00	5,000.00	-	-	
	H. Install Receptacles at Range Locations	1460		1,800.00	1,800.00	-	-	
	I. Appliance Replacement	1465.1		7,500.00	20,104.00	21,182.91	21,182.91	Complete
	J. Ceiling Fans - One Bedroom Apartments	1460		5,000.00	-	-	-	
Scattered Sites	K. Carpet Replacement	1460		5,000.00	4,000.00	-	-	
	L. Appliance Replacement	1465.1		4,000.00	-	-	-	
	M. Vehicles	1475		6,000.00	5,000.00	-	-	
	N. Maintenance Equipment	1475		6,000.00	5,000.00	-	-	
	O. Non-Dwelling Structures	1470		5,000.00	5,000.00	-	-	
	P. Computer Equipment	1475		8,000.00	8,000.00	1,246.08	1,246.08	Complete
TX 4-3	A. Non-Dwelling Repairs	1470		18,000.00	8,000.00	-	-	
Cavile Place	B. Replace Concrete Sidewalks	1450		20,000.00	20,000.00	1,699.96	1,699.96	Complete
	C. Computer Equipmt	1475		20,000.00	10,000.00	1,246.08	1,246.08	Complete
	D. Exterior Dwelling Reapirs	1460		20,000.00	10,000.00	-	-	
	E. Site Improvements	1450		10,000.00	10,000.00	53,496.08	53,496.08	Complete
	F. Replace Appliances	1465.1		7,500.00	15,025.00	16,317.09	16,317.09	Complete
	G. Site Utilities	1450		-	-	68,816.33	68,816.33	Complete

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.

Part I: Summary								
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.:TX21P004501-06 Replacement Housing Factor Grant No.:				FFY of Grant: 2006 FFY of Grant Approval: 2006		
Date of CFFP: 07-18-2006								
	General Description of Major Work Categories	Development	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TX 4-4B	A. Install Receptacles at Range Locations	1460		13,500.00	3,000.00	-	-	
Butler Addition	B. Install Fencing	1450		10,000.00	10,000.00	-	-	
	C. Site Utilities	1450		10,000.00	10,000.00	6,561.85	6,561.85	Complete
	D. Interior Dwelling Repairs	1460		15,000.00	10,598.00	-	-	
	E. Exterior Dwelling Repairs	1460		20,000.00	11,870.00	-	-	
	F. Site Improvements	1450		5,000.00	5,000.00	17,621.60	17,621.60	Complete
	G. Vehicles	1475		2,700.00	2,700.00	-	-	
						-	-	
TX 4-5	A. Elevators	1475		82,411.00	-	-	-	
Hunter Plaza	B. Exterior Repairs	1460		10,000.00	10,396.00	43,116.12	43,116.12	Complete
	C. Interior Repairs	1460		15,000.00	11,734.00	22,927.30	22,927.30	Complete
	D. 504 Accomadations	1460		15,000.00	24,980.00	8,432.50	8,432.50	Complete
	E. Fire Systems Upgrades	1460		91,000.00	1,000.00	12,200.00	12,200.00	Complete
	F. Maint. Equipment	1475		1,000.00	1,000.00	1,493.46	1,493.46	Complete
	G. Computer Equipment	1475		4,000.00	-	6,463.50	6,463.50	Complete
	H. Security Personnel	1408		5,000.00	-	52,152.91	52,152.91	Complete
	I. Renovate First Floor Offices	1470		7,500.00	177,500.00	75,904.49	75,904.49	Complete
	J. Site Improvements	1450		-	-	25,023.32	25,023.32	Complete
	K. Parking Areas	1450		-	-	1,920.00	1,920.00	Complete
	L. Chiller/ Boiler	1450		-	-	31,376.00	31,376.00	Complete

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.

Part I: Summary								
PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Program Grant No.:TX21P004501-06 Replacement Housing Factor Grant No.: Date of CFFP: 07-18-2006			FFY of Grant: 2006 FFY of Grant Approval: 2006		
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	
TX 4-6	A. Paint Interior of Units	1460		20,000.00	9,810.00	-	-	
Fair Oaks	B. Interior Non-Dwelling Repair	1470		40,000.00	8,718.00	-	-	
	C. Computer Equipment	1465.1		1,500.00	-	-	-	
	D. PHAS Repairs	1460		3,000.00	3,000.00	-	-	
	E. Security Personnel	1408		5,000.00	-	27,718.28	27,718.28	Complete
	F. Security Improvements	1450		5,000.00	26,500.00	-	-	
	G. Site Improvements	1450		5,000.00	128,737.00	22,928.44	22,928.44	Complete
	H. Elevators	1460		-	135,800.00	162,790.00	162,790.00	Complete
	I. Fence	1450		-	-	62,500.00	62,500.00	Complete
TX 4-12	A. Repair/Replace Stair and Landings and sidewalks	1460		4,000.00	4,000.00	4,637.78	4,637.78	Complete
Fair Park	B. Interior Non-Dwelling repair	1475		20,000.00	-	1,246.08	1,246.08	Complete
	C. Security Personnel	1408		5,000.00	-	27,718.28	27,718.28	Complete
	D. Security Improvements	1450		5,000.00	-	119.78	119.78	Complete
	E. Playgrounds	1450		-	-	1,381.64	1,381.64	Complete
TX 4-16	A. Carpet Replacement	1460		5,000.00	4,000.00	-	-	
Scattered Sites	B. Maint. Equipment	1475		4,000.00	1,371.00	-	-	
	C. Interior Dwelling Repairs	1460		6,000.00	5,000.00	1,240.00	1,240.00	Complete
	D. Exterior Dwelling Repairs	1460		6,000.00	5,000.00	81,003.00	81,003.00	Complete
	E. Site Improvements	1450		5,000.00	5,000.00	-	-	
	F. Repair/ Replace Roofs	1460		8,000.00	5,000.00	-	-	
	G. Vehicles	1475		-	-	16,142.00	16,142.00	Complete

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.

Part I: Summary					
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21P004501-07 Date of CFFP: 09-19-2007		Replacement Housing Factor Grant No.:	
				FFY of Grant: 2007 FFY of Grant Approval: 2007	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2009 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 393,148	\$ -	\$ 393,148	\$ 393,148
3	1408 Management Improvements	\$ 393,148	\$ -	\$ 393,148	\$ 178,345
4	1410 Administration (may not exceed 10% of line 21)	\$ 196,574	\$ -	\$ 196,574	\$ 196,574
5	1411 Audit	\$ 2,000	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 135,000	\$ -	\$ 135,000	\$ 129,748
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 118,000	\$ -	\$ 117,879	\$ 94,447
10	1460 Dwelling Structures	\$ 355,000	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment--Nonexpendable	\$ 37,500	\$ -	\$ 11,158	\$ 11,158
12	1470 Non-dwelling Structures	\$ 95,435	\$ -	\$ 189,783	\$ 189,783
13	1475 Non-dwelling Equipment	\$ 187,434	\$ -	\$ 23,631	\$ 23,631
14	1485 Demolition	\$ 1,500	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ 1,000	\$ -	\$ -	\$ -
17	1499 Development Activities ⁴	\$ 50,000	\$ -	\$ -	\$ -
18a	1501 Collateralization or Debt Service paid by the PHA	\$ -	\$ -	\$ -	\$ -
18b	9000 Collateralization or Debt Service paid Via System of District Payment	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 1,965,739	\$ -	\$ 1,460,321	\$ 1,216,834
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				

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.

Part I: Summary					
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21P004501-07 Date of CFFP: 09-19-2007		Replacement Housing Factor Grant No.: FFY of Grant: 2007 FFY of Grant Approval: 2007	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: : June 30, 2009 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director <i>Barbara Holston</i>		Date 10-15-09		Signature of Public Housing Director Date	

Barbara Holston President / CEO

Part I: Summary								
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21P004501-07 Replacement Housing Factor Grant No.: Date of CFFP: 09-19-2007			FFY of Grant: 2007			
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	
TX 4-2	A. Interior Dwelling Repairs	1460		100,000.00	-			Pending
Butler Addition	B. Exterior Dwelling Repairs	1460		20,000.00	-			Pending
	C. Site Improvements	1450		15,000.00	-	108227.9	84795.92	In-progress
	D. Site Utilities	1450		15,000.00	-			Pending
	E. PHAS Repairs	1450		12,000.00	-			Pending
	F. Appliance Replacement	1465.1		7,500.00	-	4357.91	4357.91	In-progress
TX 4-4B	A. Site Utilities	1450		10,000.00	-			
Butler Addition	B. Interior Dwelling Repairs	1460		20,000.00	-			
	C. Exterior Dwelling Repairs	1460		17,000.00	-			
	D. Site Improvements	1450		5,000.00	-			
TX 4-3	A. Replace Concrete Sidewalks	1450		20,000.00	-			Pending
Cavite Place	B. Interior Dwelling Repairs	1460		20,000.00	-			Pending
	C. Exterior Dwelling Repairs	1460		15,000.00	-			Pending
	D. Site Improvements	1450		10,000.00	-	6001.48	6001.48	In-progress
	E. Replace Appliances	1465.1		7,500.00	-	4764.91	4764.91	In-progress

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.

Part I: Summary								
PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Program Grant No.:TX21P004501-07 Replacement Housing Factor Grant No.:			FFY of Grant: 2007		
			Date of CFFP: 09-19-2007			FFY of Grant Approval: 2007		
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	
TX 4-6	A. Paint Interior of Units	1460		20,000.00	-			Pending
Fair Oaks	B. Replace Appliances	1465.1		1,500.00	-			Pending
	C. PHAS Repairs	1460		3,000.00	-			Pending
	D. Security Personnel	1408		5,000.00	-	33000	10921.44	In-progress
	E. Security Improvements	1450		5,000.00	-			Pending
	F. Site Improvements	1450		5,000.00	-			Pending
TX 4-12	A. Interior Dwelling Repairs	1460		20,000.00	-			Pending
Fair Park	B. Exterior Dwelling Repairs	1460		10,000.00	-			Pending
	C. Security Personnel	1408		5,000.00	-	33000	10921.44	In-progress
	D. Security Improvements	1450		5,000.00	-			Pending
	E. Renovate Community Room	1470		8,000.00	-			Pending
	F. Replace/ Repair Roofs	1475		29,434.00	-			Pending

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.

Part I: Summary								
PHA Name:		Grant Type and Number Capital Fund Program Grant No.: TX21P004501-07 Replacement Housing Factor Grant No.: Date of CFFP: 09-19-2007				FFY of Grant: 2007 FFY of Grant Approval: 2007		
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	
TX 4-16	A. Carpet Replacement	1460		10,000.00	-			Pending
Scattered Sites	B. Appliance Replacement	1465.1		8,000.00	-			Pending
	C. Interior Dwelling Repairs	1460		12,000.00	-			Pending
	D. Exterior Dwelling Repairs	1460		12,000.00	-			Pending
	E. Site Improvements	1450		10,000.00	-			Pending
	F. Repair/ Replace Roofs	1460		16,000.00	-			Pending
PHA-Wide	A. Development	1499		50,000.00	-			Pending
Activities Physical	B. Purchase Vehicles	1475		50,000.00	-			Pending
Improvement	C. Purchase Computer Equipment	1475		98,000.00	-	23631.12	23631.12	In-progress
	D. Purchase Appliances	1465.1		9,000.00	-			Pending
	E. Purchase Maintenance Equipment	1475		10,000.00	-			Pending
	F. Interior Non-Dwelling Repairs	1470		36,435.00	-	101378.22	101378.22	In-progress
	G. Exterior Non-Dwelling Repairs	1470		18,000.00	-	3518	3518	In-progress
	H. Mechanical Non-Dwelling Repairs	1470		8,000.00	-	84887.08	84887.08	In-progress
	I. Site Improvements	1450		6,000.00	-			Pending
	J. Foundation Repairs - Maintenance Warehouse	1470		15,000.00	-			Pending
	K. 504 Accommodations	1470		5,000.00	-			Pending
	L. Security Improvements	1470		5,000.00	-			Pending

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.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Worth Housing					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	
TX 4-2					
Butler Addition					
A. Interior Dwelling Repairs	9/12/2009				
B. Exterior Dwelling Repairs	9/12/2009				
C. Site Improvements	9/12/2009				
D. Site Utilities	9/12/2009				
E. PHAS Repairs	9/12/2009				
F. Appliance Replacement	9/12/2009				
TX 4-4B					
Butler Addition					
A. Site Utilities	9/12/2009				
B. Interior Dwelling Repairs	9/12/2009				
C. Exterior Dwelling Repairs	9/12/2009				
D. Site Improvements	9/12/2009				

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Worth Housing Authority					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	
TX 4-3					
Cavite Place					
A. Replace Concrete Sidewalks	9/12/2009				
B. Interior Dwelling Repairs	9/12/2009				
C. Exterior Dwelling Repairs	9/12/2009				
D. Site Improvements	9/12/2009				
E. Replace Appliances	9/12/2009				
TX 4-5					
Hunter Plaza					
A. Exterior Repairs	9/12/2009				
B. Interior Repairs	9/12/2009				
C. PHAS Repairs	9/12/2009				
D. Replace Appliances	9/12/2009				
E. Security Personnel	9/12/2009				
G. 504 Accommodations	9/12/2009				

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Worth Housing Authority					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	
TX 4-6					
Fair Oaks					
A. Paint Interior of Units	9/12/2009				
B. Replace Appliances	9/12/2009				
C. PHAS Repairs	9/12/2009				
D. Security Personnel	9/12/2009				
E. Security Improvements	9/12/2009				
F. Site Improvements	9/12/2009				
TX 4-12					
Fair Park					
A. Interior Dwelling Repairs	9/12/2009				
B. Exterior Dwelling Repairs	9/12/2009				
C. Security Personnel	9/12/2009				
D. Security Improvements	9/12/2009				
E. Renovate Community Room	9/12/2009				
F. Replace/ Repair Roofs	9/12/2009				

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 91 of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Worth Housing Authority					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	
PHA-Wide					
Activities Physical					
Improvement					
A. Development	9/12/2009				
B. Purchase Vehicles	9/12/2009				
C. Purchase Computer Equipment	9/12/2009				
D. Purchase Appliances	9/12/2009				
E. Purchase Maintenance Equipment	9/12/2009				
F. Interior Non-Dwelling Repairs	9/12/2009				
G. Exterior Non-Dwelling Repairs	9/12/2009				
H. Mechanical Non-Dwelling Repairs	9/12/2009				
I. Site Improvements	9/12/2009				
J. Foundation Repairs - Maintenance Warehouse	9/12/2009				
K. 504 Accommodations	9/12/2009				
L. Security Improvements	9/12/2009				

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 8j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Worth Housing Authority					
Development Number Name/PHA-Wide Activities	All Fund Obligated		All Funds Expended		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Revised Obligation End Date	Original Obligation End Date	Revised Obligation End Date	
PHA-Wide					
Activities					
Management					
Improvement					
A. Resident Services Department Salaries	9/12/2009				
B. Resident Services Training & Travel	9/12/2009				
C. Modernization Training & Travel	9/12/2009				
D. Site Security	9/12/2009				
E. Operations	9/12/2009				
F. Off Duty Police	9/12/2009				
G. Software	9/12/2009				
PHA-Wide					
Activities					
Administration					
Costs					
A. Administrative Staff Salaries (Subject to 10% Limitation)	9/12/2009				
B. A & E Department Salaries	9/12/2009				
C. Architectural Services	9/12/2009				
D. Audit	9/12/2009				
E. Relocation Cost	9/12/2009				
F. Demolition	9/12/2009				

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section Bj of the U.S. Housing Act of 1937, as amended.

Part I: Summary					
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21P004501-08 Date of CFFP: 05-24-2008		Replacement Housing Factor Grant No.:	
				FFY of Grant: 2008 FFY of Grant Approval: 2008	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2009 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 394,526.00	\$ -	\$ 394,526.00	\$ 394,526.00
3	1408 Management Improvements	\$ 394,526.00	\$ -	\$ -	\$ -
4	1410 Administration (may not exceed 10% of line 21)	\$ 197,263.00	\$ -	\$ 197,263.00	\$ 197,263.00
5	1411 Audit	\$ 2,000.00	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 131,000.00	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 68,000.00	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 94,500.00	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 12,500.00	\$ -	\$ -	\$ -
12	1470 Non-dwelling Structures	\$ 108,814.00	\$ -	\$ -	\$ -
13	1475 Non-dwelling Equipment	\$ 549,500.00	\$ -	\$ -	\$ -
14	1485 Demolition	\$ 1,000.00	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ 1,000.00	\$ -	\$ -	\$ -
17	1499 Development Activities ⁴	\$ 25,000.00	\$ -	\$ -	\$ -
18a	1501 Collateralization or Debt Service paid by the PHA	\$ -	\$ -	\$ -	\$ -
18b	9000 Collateralization or Debt Service paid Via System of District Payment	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 1,979,629.00	\$ -	\$ 591,789.00	\$ 591,789.00
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				

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.

Part I: Summary					
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21P004501-08 Date of CFFP: 05-24-08		Replacement Housing Factor Grant No.: FFY of Grant: 2008 FFY of Grant Approval: 2008	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2009 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director <i>Barbara Holston</i>		Date 10-15-09		Signature of Public Housing Director Date	

Barbara Holston President/ CEO

Part I: Summary								
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21P00450109 Date of CFFP: 05-24-2008			Replacement Housing Factor Grant No.:			FFY of Grant: 2008
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	
TX 4-2	A. Site Improvements (Parking Lots)	1450		24,000.00				Pending
Butler Addition	B. Site Utilities	1450		1,000.00				Pending
	C. UPCS Repairs	1450		5,000.00				Pending
	D. Interior Dwelling Repairs	1460		5,000.00				Pending
	E. Exterior Dwelling Repairs	1460		5,000.00				Pending
	F. Appliance Replacement	1465.1		1,000.00				Pending
	G. HVAC Replacement	1475		3,000.00				Pending
TX 4-3	A. Site Improvements (Parking Lots)	1450		16,500.00				Pending
Cavile Place	B. PHAS Repairs	1450		5,000.00				Pending
	C. Site Utilities	1450		1,000.00				Pending
	D. Interior Dwelling Repairs	1460		5,000.00				Pending
	E. Exterior Dwelling Repairs	1460		5,000.00				Pending
	F. Appliance Replacement	1465.1		1,000.00				Pending
	G. HVAC Replacement	1475		3,000.00				Pending

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.

Part I: Summary								
PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Program Grant No.: TX21P004501-08 Replacement Housing Factor Grant No.: Date of CFFP: 05-24-2008			FFY of Grant: 2008 FFY of Grant Approval: 2008		
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	
TX 4-6	A. Security	1408		5,000.00				Pending
Fair Oaks	B. Exterior Dwelling Repairs	1460		2,000.00				Pending
	C. UPCS Repairs	1460		2,500.00				Pending
	D. Interior Dwelling Repairs	1460		2,000.00				Pending
	E. Appliance Replacement	1465.1		1,000.00				Pending
TX 4-12	A. Site Improvements	1450		1,000.00				Pending
Fair Park	B. Site Utilities	1450		1,000.00				Pending
	C. UPCS Repairs	1450		2,500.00				Pending
	D. Interior Dwelling Repairs	1460		2,000.00				Pending
	E. Exterior Dwelling Repairs	1460		2,000.00				Pending
	F. Appliance/ HVAC Replacement	1465.1		1,000.00				Pending
	F. Chiller Replacement	1475		60,000.00				Pending

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.

Part I: Summary								
PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Program Grant No.: TX21P004501-08 Replacement Housing Factor Grant No.: Date of CFFP: 05-24-2008			FFY of Grant: 2008 FFY of Grant Approval: 2008		
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	
TX 4-16	A. Site Improvements	1450		5,000.00				Pending
Scattered Sites	B. UPCS Repairs	1450		5,000.00				Pending
	C. Interior Dwelling Repairs	1460		30,000.00				Pending
	D. Exterior Dwelling Repairs	1460		15,000.00				Pending
	E. Appliance Repair	1465.1		5,000.00				Pending
	F. HVAC Replacement	1475		5,000.00				Pending
PHA-Wide	A. Site Improvements	1450		1,000.00				Pending
Activities Physical	B. Interior Non-Dwelling Repairs	1470		48,157.00				Pending
Improvement	C. Exterior Non-Dwelling Repairs	1470		48,157.00				Pending
	D. Mechanical Non-Dwelling Repairs	1470		5,000.00				Pending
	E. 504 Accommodations	1470		2,500.00				Pending
	F. Security Improvements	1470		5,000.00				Pending
	G. Purchase Vehicles	1475		45,000.00				Pending
	H. Purchase Maintenance Equipment	1475		10,000.00				Pending
	I. Purchase Computer Equipment	1475		5,000.00				Pending
	J. Purchase Appliances	1465.1		3,500.00				Pending
	K. Development	1499		25,000.00				Pending

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.

Part I: Summary								
PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Program Grant No.: TX21P004501-08 Replacement Housing Factor Grant No.: Date of CFFP: 05-24-08			FFY of Grant: 2008 FFY of Grant Approval: 2008		
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	
PHA-Wide	A. Operations	1406		394,526.00		394526	394526	Complete
Activities	B. Resident Services Training & Travel	1408		4,000.00				Pending
Management	C. Modernization Training & Travel	1408		6,000.00				Pending
Improvement	D. Site Security	1408		55,000.00				Pending
	E. Resident Services Department Salaries	1408		165,000.00				Pending
	F. Off Duty Police	1408		75,000.00				Pending
	G. Software	1408		59,526.00				Pending
PHA-Wide	A. Administrative Staff Salaries (Subject to 10% Limitation)	1410		197,263.00		197263	197263	Complete
Activities	B. Audit	1411		2,000.00				Pending
Administration	C. Architectural/ Consulting Services	1430		75,000.00				Pending
Costs	D. Inspector	1430		56,000.00				Pending
	E. Demolition	1485		1,000.00				Pending
	F. Relocation Costs	1495.1		1,000.00				Pending

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.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Worth Housing Authority					
Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Revised Obligation End Date	Original Obligation End Date	Revised Obligation End Date	
TX 4-2					
Butler Addition					
A. Site Improvements (Parking Lots)	5/24/2009				
B. Site Utilities	5/24/2009				
C. UPCS Repairs	5/24/2009				
D. Interior Dwelling Repairs	5/24/2009				
E. Exterior Dwelling Repairs	5/24/2009				
F. Appliance Replacement	5/24/2009				
G. HVAC Replacement	5/24/2009				
TX 4-3					
Caville Place					
A. Site Improvements (Parking Lots)	5/24/2009				
B. PHAS Repairs	5/24/2009				
C. Site Utilities	5/24/2009				
D. Interior Dwelling Repairs	5/24/2009				
E. Exterior Dwelling Repairs	5/24/2009				
F. Appliance Replacement	5/24/2009				
G. HVAC Replacement	5/24/2009				

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 8j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Worth Housing Authority					
Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Revised Obligation End Date	Original Obligation End Date	Revised Obligation End Date	
TX 4-12					
Fair Park					
A. Site Improvements	5/24/2009				
B. Site Utilities	5/24/2009				
C. UPCS Repairs	5/24/2009				
D. Interior Dwelling Repairs	5/24/2009				
E. Exterior Dwelling Repairs	5/24/2009				
F. Appliance/ HVAC Replacement	5/24/2009				
F. Chiller Replacement					
TX 4-16					
Scattered Sites					
A. Site Improvements	5/24/2009				
B. UPCS Repairs	5/24/2009				
C. Interior Dwelling Repairs	5/24/2009				
D. Exterior Dwelling Repairs	5/24/2009				
E. Appliance Repair	5/24/2009				
F. HVAC Replacement	5/24/2009				

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Worth Housing Authority					
Development Number Name/PHA-Wide Activities	All Fund Obligated		All Funds Expended		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Revised Obligation End Date	Original Obligation End Date	Revised Obligation End Date	
PHA-Wide					
Activities					
Management					
Improvement					
A. Operations	5/24/2009				
B. Resident Services Training & Travel	5/24/2009				
C. Modernization Training & Travel	5/24/2009				
D. Site Security	5/24/2009				
E. Resident Services Department Salaries	5/24/2009				
F. Off Duty Police	5/24/2009				
G. Software	5/24/2009				
PHA-Wide					
Activities					
Administration					
Costs					
A. Administrative Staff Salaries (Subject to 10% Limitation)	5/24/2009				
B. Audit	5/24/2009				
C. Architectural/ Consulting Services	5/24/2009				
D. Inspector	5/24/2009				
E. Demolition	5/24/2009				
F. Relocation Costs	5/24/2009				

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary					
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21S004501-09 Date of CFFP: 03-21-09		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 checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: : June 30, 2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 21) ³	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements	\$ 283,441.00	\$ -	\$ -	\$ -
4	1410 Administration (may not exceed 10% of line 21)	\$ 249,696.00	\$ -	\$ 249,696.00	\$ 842.60
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 36,500.00	\$ -	\$ 48,976.35	\$ 30,976.35
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 597,775.00	\$ -	\$ 241,649.60	\$ -
10	1460 Dwelling Structures	\$ 77,158.00	\$ -	\$ 105,000.00	\$ -
11	1465.1 Dwelling Equipment--Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Non-dwelling Structures	\$ 165,281.00	\$ -	\$ -	\$ -
13	1475 Non-dwelling Equipment	\$ 1,087,107.00	\$ -	\$ 876,230.00	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
17	1499 Development Activities ⁴	\$ -	\$ -	\$ -	\$ -
18a	1501 Collateralization or Debt Service paid by the PHA	\$ -	\$ -	\$ -	\$ -
18b	9000 Collateralization or Debt Service paid Via System of District Payment	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 2,496,958.00	\$ -	\$ 1,521,551.95	\$ 31,818.95
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				

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.

Part I: Summary					
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21S004501-09 Date of CFFP: <u>03-21-2009</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 checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2009 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director <i>Barbara Holston</i>		Date <i>10-15-09</i>		Signature of Public Housing Director Date	

Barbara Holston President/ CEO

Part I: Summary								
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21S004501-09 Replacement Housing Factor Grant No.: Date of CFFP: 03-21-2009				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	
TX 4-2	A. Software Platform Upgrade	1408		100,425.00				In Progress
Butler Addition	B. Computer Platform Upgrade	1475		34,547.00				In Progress
TX 4-3	A. Software Platform Upgrade	1408		73,304.00				In Progress
Cavile Place	B. Site Utilities - Replace Transformers and Electrical Upgrade	1450		459,459.00		132149.6		In Progress
	C. Security Utilities - Cameras in the Alley	1470		165,281.00				In Progress
	D. Computer Platform Hardware	1475		25,215.00				In Progress

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.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Worth Housing Authority					
Development Number Name/PHA-Wide Activities	All Fund Obligated		All Funds Expended		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date	
TX 4-2					
Butler Addition					
A. Software Platform Upgrade	3/17/2010				
B. Computer Platform Upgrade	3/17/2010				
TX 4-3					
Cavile Place					
A. Software Platform Upgrade	3/17/2010				
B. Site Utilities - Replace Transformers and Electrical Upgrade	3/17/2010				
C. Security Utilities - Cameras in the Alley	3/17/2010				
D. Computer Platform Hardware	3/17/2010				
TX 4-5					
Hunter Plaza					
A. Security Software Platform Upgrade	3/17/2010				
B. Architectural/ Consulting Services	3/17/2010				
C. Elevator Replacement - All Three Elevators	3/17/2010				
D. Computer Platform Hardware	3/17/2010				

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary					
PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21P004501-09 Date of CFFP: 09-12-09		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 checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 433,688.00	\$ -	\$ -	\$ -
3	1406 Management Improvements	\$ 433,688.00	\$ -	\$ -	\$ -
4	1410 Administration (may not exceed 10% of line 21)	\$ 216,844.00	\$ -	\$ -	\$ -
5	1411 Audit	\$ 7,000.00	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 173,860.00	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 257,123.00	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ 133,500.00	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 11,000.00	\$ -	\$ -	\$ -
12	1470 Non-dwelling Structures	\$ 291,500.00	\$ -	\$ -	\$ -
13	1475 Non-dwelling Equipment	\$ 183,640.00	\$ -	\$ -	\$ -
14	1485 Demolition	\$ 1,000.00	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ 1,000.00	\$ -	\$ -	\$ -
17	1499 Development Activities ⁴	\$ 25,000.00	\$ -	\$ -	\$ -
18a	1501 Collateralization or Debt Service paid by the PHA	\$ -	\$ -	\$ -	\$ -
18b	9000 Collateralization or Debt Service paid Via System of District Payment	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 2,168,843.00	\$ -	\$ -	\$ -
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				

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 Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund 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: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21P004501-09 Date of CFFP: 09-12-09		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 checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2009 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director <i>Barbara Holston</i>		Date 10-15-09		Signature of Public Housing Director Date	

Barbara Holston President/ CEO

Part I: Summary

PHA Name: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.:TX21P004501-09 Replacement Housing Factor Grant No.: Date of CFFP: 09-12-2009		FFY of Grant: 2009 FFY of Grant Approval: 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	
TX 4-5	A. Operations	1406		84,557.00				
Hunter Plaza	B. Management Improvements	1408		25,298.00				
	C. Security	1408		35,000.00				
	D. Resident Services Salaries	1408		36,994.00				
	E. Resident Services Training	1408		753.00				
	F. Exterior Dwelling Repairs	1460		2,000.00				
	G. UPCS Repairs	1460		5,000.00				
	H. Interior Dwelling Repairs	1460		55,000.00				
	I. Site Improvements	1450		50,123.00				
	J. Inspector	1430		12,095.00				
	K. Maintenance Vehicle	1475		16,000.00				
TX 4-6	A. Operations	1406		28,562.00				
Fair Oaks	B. Management Improvements	1408		8,546.00				
	C. Security	1408		20,000.00				
	D. Resident Services Salaries	1408		12,495.00				
	E. Resident Services Training	1408		254.00				
	F. Exterior Dwelling Repairs	1460		2,000.00				
	G. UPCS Repairs	1460		2,500.00				
	H. Interior Dwelling Repairs	1460		2,000.00				
	I. Appliance Replacement	1465.1		1,000.00				
	J. Site Utilities	1475		1,000.00				
	K. Site Improvements	1450		1,000.00				
	L. Inspector	1430		4,086.00				
	M. Maintenance Vehicle	1475		16,000.00				

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.

Part I: Summary								
PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Program Grant No.:Tx21P004501-09 Replacement Housing Factor Grant No.: Date of CFFP: 09-12-2009			FFY of Grant: 2009 FFY of Grant Approval: 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	
TX 4-12	A. Operations	1406		18,039.00				
Fair Park	B. Management Improvements	1408		7,361.00				
	C. Security	1408		5,000.00				
	D. Resident Services Salaries	1408		12,824.00				
	E. Resident Services Training	1408		261.00				
	F. Site Improvements	1450		1,000.00				
	G. Site Utilities	1475		1,000.00				
	H. UPCS Repairs	1450		2,500.00				
	I. Interior Dwelling Repairs	1460		2,000.00				
	J. Exterior Dwelling Repairs	1460		2,000.00				
	K. Appliance	1465.1		1,000.00				
	L. Inspector	1430		4,193.00				
	M. Maintenance Vehicle	1475		16,000.00				
	TX 4-16	A. Operations	1406		34,951.00			
Scattered Sites	B. Management Improvements	1408		10,981.00				
	C. Security	1408		16,606.00				
	D. Resident Services Salaries	1408		338.00				
	E. Resident Services Training	1450		5,000.00				
	F. Exterior Dwelling Repairs	1450		5,000.00				
	G. UPCS Repairs	1460		30,000.00				
	H. Interior Dwelling Repairs	1460		15,000.00				
	I. Appliance Replacement	1465.1		5,000.00				
	J. Site Utilities	1475		5,000.00				
	K. Site Improvements	1430		59,782.00				
	L. Inspector	1430		5,430.00				
	M. Maintenance Vehicle	1475		16,000.00				

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.

Part I: Summary								
PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Program Grant No.: TX21P004501-09 Replacement Housing Factor Grant No.: Date of CFFP: 09-12-2009			FFY of Grant: 2009 FFY of Grant Approval: 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	
PHA-Wide	A. Site Improvements	1450		1,000.00				
Activities	B. Interior Non-Dwelling Repairs (Beach Office)	1470		125,000.00				
Physical	C. Exterior Non-Dwelling Repairs (Admin Office)	1470		100,000.00				
	D. Mechanical Non-Dwelling Repairs (Offices)	1470		5,000.00				
	E. 504 Accommodations (All Offices)	1470		15,000.00				
	F. Security Improvements (All Offices)	1470		5,000.00				
	G. Purchase Computer Equipment	1475		5,000.00				
	H. Development	1499		25,000.00				
PHA-Wide	A. Modernization Training & Travel	1408		12,000.00				
Activities								
Management								
Improvement								
PHA-Wide	A. COCC (Subject to 10% Limitation)	1410		216,844.00				
Activities	B. Audit	1411		7,000.00				
Administration Costs	C. Architectural/ Consulting Services	1430		50,000.00				
	D. Demolition	1485		1,000.00				
	E. Relocation Costs	1495.1		1,000.00				

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.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Worth Housing Authority					
Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Revised Obligation End Date	Original Obligation End Date	Revised Obligation End Date	
TX 4-4					
Butler Addition					
A. Operations	9/14/2011				
B. Management Improvements	9/14/2011				
C. Security	9/14/2011				
D. Resident Services Salaries	9/14/2011				
E. Resident Services Training	9/14/2011				
F. Site Improvements (Cloths Poles & Retaining Walls)	9/14/2011				
G. Site Utilities	9/14/2011				
H. UPCS Repairs	9/14/2011				
I. Interior Dwelling Repairs	9/14/2011				
J. Exterior Dwelling Repairs	9/14/2011				
K. Appliance Replacement	9/14/2011				
L. Purchase Maintenance Vehicles	9/14/2011				
M. Purchase Maintenance Equipment	9/14/2011				
N. Interior Non-Dwelling Repairs	9/14/2011				
O. Exterior Non-Dwelling Repairs	9/14/2011				
P. Inspector	9/14/2011				

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Worth Housing Authority					
Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Revised Obligation End Date	Original Obligation End Date	Revised Obligation End Date	
TX 4-3					
Cavile Place					
A. Operations	9/14/2011				
B. Management Improvements	9/14/2011				
C. Security	9/14/2011				
D. Resident Services Salaries	9/14/2011				
E. Resident Services Training	9/14/2011				
F. Site Improvements (Parking Lots & Poles)	9/14/2011				
G. PCS Repairs	9/14/2011				
H. Site Utilities	9/14/2011				
I. Interior Dwelling Repairs	9/14/2011				
J. Exterior Dwelling Repairs	9/14/2011				
K. Appliance Replacement	9/14/2011				
L. Maintenance Vehicles	9/14/2011				
M. HVAC Replacement	9/14/2011				
N. UPCS	9/14/2011				
O. Interior Non-Dwelling Repairs	9/14/2011				
P. Exterior Non-Dwelling Repairs	9/14/2011				
Q. Inspector	9/14/2011				

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Worth Housing Authority					
Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Revised Obligation End Date	Original Obligation End Date	Revised Obligation End Date	
TX 4-6					
Fair Oaks					
A. Operations	9/14/2011				
B. Management Improvements	9/14/2011				
C. Security	9/14/2011				
D. Resident Services Salaries	9/14/2011				
E. Resident Services Training	9/14/2011				
F. Exterior Dwelling Repairs	9/14/2011				
G. UPCS Repairs	9/14/2011				
H. Interior Dwelling Repairs	9/14/2011				
I. Appliance Replacement	9/14/2011				
J. Site Utilities	9/14/2011				
K. Site Improvements	9/14/2011				
L. Inspector	9/14/2011				
M. Maintenance Vehicle	9/14/2011				

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section B] of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fort Worth Housing Authority					
Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Revised Obligation End Date	Original Obligation End Date	Revised Obligation End Date	
PHA-Wide					
Activities					
Physical					
A. Site Improvements	9/14/2011				
B. Interior Non-Dwelling Repairs (Beach Office)	9/14/2011				
C. Exterior Non-Dwelling Repairs (Admin Office)	9/14/2011				
D. Mechanical Non-Dwelling Repairs (Offices)	9/14/2011				
E. 504 Accommodations (All Offices)	9/14/2011				
F. Security Improvements (All Offices)	9/14/2011				
G. Purchase Computer Equipment	9/14/2011				
H. Development	9/14/2011				
PHA-Wide					
Activities					
Management					
Improvement					
A. Modernization Training & Travel	9/14/2011				

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund 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: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21P00450110 Date of CFFP: 09-09-10		Replacement Housing Factor Grant No.:	FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant Original Annual Statement Reserve for Disasters/Emergencies Performance and Evaluation Report for Period Ending:		Revised Annual Statement (revision no:) Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds	\$ -			
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 380,000.00			
3	1408 Management Improvements	\$ 380,000.00			
4	1410 Administration (may not exceed 10% of line 21)	\$ 190,000.00			
5	1411 Audit	\$ 7,000.00			
6	1415 Liquidated Damages	\$ -			
7	1430 Fees and Costs	\$ 173,860.00			
8	1440 Site Acquisition	\$ -			
9	1450 Site Improvement	\$ 177,500.00			
10	1460 Dwelling Structures	\$ 83,500.00			
11	1465.1 Dwelling Equipment--Nonexpendable	\$ 11,000.00			
12	1470 Non-dwelling Structures	\$ 116,500.00			
13	1475 Non-dwelling Equipment	\$ 353,640.00			
14	1485 Demolition	\$ 1,000.00			
15	1492 Moving to Work Demonstration	\$ -			
16	1495.1 Relocation Costs	\$ 1,000.00			
17	1499 Development Activities ⁴	\$ 25,000.00			
18a	1501 Collateralization or Debt Service paid by the PHA	\$ -			
18b	9000 Collateralization or Debt Service paid Via System of District Payment	\$ -			
19	1502 Contingency (may not exceed 8% of line 20)	\$ -			
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 1,900,000.00			
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				

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 Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund 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: Fort Worth Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TX21P00450110 Date of CFFP: 09-09-10		Replacement Housing Factor Grant No.:	
				FFY of Grant: 2010	
				FFY of Grant Approval: 2010	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
Signature of Executive Director: <i>Barbara Holston</i>		Date: 11-24-09		Signature of Public Housing Director Date	

Barbara Holston, President / CEO

Part I: Summary									
PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Program Grant No.: TX21P00450110 Date of CFFP: 09-09-10		Replacement Housing Factor Grant No.:		FFY of Grant: 2010 FFY of Grant Approval: 2010		
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		
TX 4-5	A. Operations	1406	71,775.00						
Hunter	B. Management Improvements (Software and Assorted Salaries)	1408	14,723.00						
	C. Security (Cameras, Crime Prevention, & Alarms)	1408	35,000.00						
	D. Resident Services Salaries	1408	36,994.00						
	E. Resident Services Training	1408	753.00						
	F. Exterior Dwelling Repairs	1460	2,000.00						
	G. UPCS Repairs	1460	5,000.00						
	H. Interior Dwelling Repairs	1460	5,000.00						
	I. Site Improvements (Fencing, Site Lighting & Parking/Roadway Repairs)	1450	500.00						
	J. Inspector	1430	12,095.00						
	K. Maintenance Vehicle	1475	16,000.00						
	L. Major Mechanical Improvements/Upgrade	1475	175,000.00						
TX 4-6	A. Operations	1406	24,244.00						
Fair Oaks	B. Management Improvements (Software and Assorted Salaries)	1408	4,974.00						
	C. Security (Cameras, Crime Prevention, & Alarms)	1408	20,000.00						
	D. Resident Services Salaries	1408	12,495.00						
	E. Resident Services Training	1408	254.00						
	F. Exterior Dwelling Repairs	1460	2,000.00						
	G. UPCS Repairs	1460	2,500.00						
	H. Interior Dwelling Repairs	1460	2,000.00						
	I. Appliance Replacement	1465.1	1,000.00						
	J. Site Utilities	1475	1,000.00						
	K. Site Improvements (Fencing, Site Lighting & Parking/Roadway Repairs)	1450	1,000.00						
	L. Inspector	1430	4,086.00						
	M. Maintenance Vehicle	1475	16,000.00						

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.

Part I: Summary									
PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Program Grant No.: TX21P00450109		Replacement Housing Factor Grant No.:			FFY of Grant: 2010	
			Date of CFFP: 09-09-10					FFY of Grant Approval: 2010	
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		
TX 4-12	A. Operations	1406	24,882.00						
Fair Park	B. Management Improvements (Software and Assorted Salaries)	1408	5,105.00						
	C. Security (Cameras, Crime Prevention & Alarms)	1408	5,000.00						
	D. Resident Services Salaries	1408	12,824.00						
	E. Resident Services Training	1408	261.00						
	F. Site Improvements	1450	1,000.00						
	G. Site Utilities (Fencing, Site Lighting & Parking/Roadway Repairs)	1475	1,000.00						
	H. UPCS Repairs	1450	2,500.00						
	I. Interior Dwelling Repairs	1460	2,000.00						
	J. Exterior Dwelling Repairs	1460	2,000.00						
	K. Appliance	1465.1	1,000.00						
	L. Inspector	1430	4,193.00						
	M. Maintenance Vehicle	1475	16,000.00						
TX 4-16	A. Operations	1406	32,219.00						
Scattered Sites	B. Management Improvements (Software and Assorted Salaries)	1408	6,610.00						
	C. Resident Services Salaries	1408	16,606.00						
	D. Resident Services Training	1408	338.00						
	E. Site Improvements (Fencing, Site Lighting & Driveway Repairs)	1450	5,000.00						
	F. UPCS Repairs	1450	5,000.00						
	G. Interior Dwelling Repairs	1460	30,000.00						
	H. Exterior Dwelling Repairs	1460	15,000.00						
	I. Appliance Replacement	1465.1	5,000.00						
	J. HVAC Replacement	1475	5,000.00						
	K. Real Estate Specialist	1430	59,782.00						
	L. Inspector	1430	5,430.00						
	M. Maintenance Vehicle	1475	16,000.00						

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.

Part I: Summary									
PHA Name: Fort Worth Housing Authority			Grant Type and Number Capital Fund Program Grant No.: TX21P00450109 Replacement Housing Factor Grant No.:			FFY of Grant: 2010			
			Date of CFFP: 09-09-10			FFY of Grant Approval: 2010			
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		
PHA-Wide	A. Site Improvements(Landscaping, Fencing & Signage)	1450	1,000.00						
Activities	B. Interior Non-Dwelling Repairs	1470	25,000.00						
Physical	C. Exterior Non-Dwelling Repairs	1470	25,000.00						
	D. Mechanical Non-Dwelling Repairs	1470	5,000.00						
	E. 504 Accommodations	1470	15,000.00						
	F. Security Improvements	1470	5,000.00						
	G. Purchase Computer Equipment	1475	5,000.00						
	H. Development	1499	25,000.00						
PHA-Wide	A. Modernization Training & Travel	1408	12,000.00						
Activities									
Management									
Improvement									
PHA-Wide	A. COCC	1410	19,000.00						
Activities	B. Audit	1411	7,000.00						
Administration	C. Architectural/Consulting Services	1430	50,000.00						
Costs	D. Demolition	1485	1,000.00						
	E. Relocation Costs	1495.1	1,000.00						

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.

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2013 FFY 2013			Work Statement for Year 2014 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	TX 4-2 Butler Apartments			TX 4-2 Butler Apartments		
	A. Landscaping	2	25,000	A. Install Gas & Water Sectional Valves	2	47,000
	B. Replace Appliances	75	30,000	B. Replace Unit Upper cabinets	50	50,000
	C. Enhance Security Lighting	10	25,000	C. Enhance all Security Lights	10	10,000
	D. Replace Windows	200	10,000	D. Install Landscaping	2	10,000
	E. Replace Security Doors	50	3,000	E. Remove timber Retaining Walls & Fence	5	20,000
	F. Install Window Coverings	100	1,000	F. Install Metal Rails	5	30,000
	G. Plaster Repairs	100	5,500	G. Renovate Storage Closets	100	20,000
	H. Replace Interior Doors	100	10,000	H. Upgrade Electrical Service	3	3,000
	I. Remove Clothes line Poles	100	15,000	I. PHAS/ UPCS Repairs	1	15,000
	J. Interior Non-Dwelling repairs	20	25,000	J. HVAC Replacement	2	5,000
	K. Exterior Non-Dwelling Repairs	25	25,000	K. Parking Lot Improvements	10	10,000
	L. Purchase Vehicles	2	35,000			
	M. Purchase Maint. Equipment	10	15,000			
	N. 504 Repairs and Installations	2	10,000			
	O. PHAS/ UPCS Repairs	1	15,000			
	TX 4-3 Cavile Apartments			TX 4-3 Cavile Apartments		
	A. Replace Appliances	40	10,000	A. Replace Floor Tile	90	50,000
	B. Interior Dwelling Unit Repairs	90	10,000	B. Security Improvements	2	20,000
	C. Exterior Dwelling Repairs	10	15,000	C. PHAS / UPCS Repairs	1	15,000
	D. Misc. Site Improvements	1	15,000	D. Repair Exterior Brake Metal	1	30,000
	E. Renovate Non-Dwelling Units	2	10,000	E. Replace Exterior Trim and Paint	1	30,000
	F. Utility System Renovations	2	1,000	F. Repair/ Replace Delaminated Brick	10	20,000
	G. Rep/ Refinish Tubs	50	5,000	G. Paint Office/ Community Room	1	10,000
	H. Security & Pole Lighting R/R	15	5,000	H. Utility Upgrade	1	5,000
	I. Purchase Vehicles	2	35,000	I. Replace Signage	1	5,000
	J. 504 Repairs & Improvements	2	5,000			
	Subtotal of Estimated Cost \$ 360,500.00			Subtotal of Estimated Cost \$ 405,000.00		

