

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0 PHA Information
 PHA Name: Housing Authority of the City of Commerce PHA Code: TX024
 PHA Type: Small High Performing Standard HCV (Section 8)
 PHA Fiscal Year Beginning: (MM/YYYY): 10/2010

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
 Number of PH units: 192 Number of HCV units: -0-

3.0 Submission Type
 5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

4.0 PHA Consortia PHA Consortia: (Check box if submitting a joint Plan and complete table below.) *N/A*

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 mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

5.2 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.

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1:

- Reduce public housing vacancies

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Renovate or modernize public housing units
- Improve curb appeal

PHA GOAL #3: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #3:

- Implement public housing security improvements

5.2	<p>PHA GOAL #4: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS</p> <p>The PHA established the following objectives to strive in meeting goal #4:</p> <ul style="list-style-type: none"> ▪ Provide or attract supportive services to improve assistance recipients' employability <p>PHA GOAL #5: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #5:</p> <ul style="list-style-type: none"> ▪ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability: ▪ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status and disability: ▪ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required 																										
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>The following PHA Plan elements marked '<u>X</u>' have been revised since the last Annual Plan submission by the Housing Authority of the City of Commerce. <u>N/C</u> denotes NO CHANGE and <u>N/A</u> denotes NOT APPLICABLE</p> <table border="0" style="margin-left: 40px;"> <tr><td><u> N/C </u></td><td>903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures</td></tr> <tr><td><u> X </u></td><td>903.7(2) Financial Resources</td></tr> <tr><td><u> N/C </u></td><td>903.7(3) Rent Determination</td></tr> <tr><td><u> N/C </u></td><td>903.7(4) Operation and Management</td></tr> <tr><td><u> N/C </u></td><td>903.7(5) Grievance Procedures</td></tr> <tr><td><u> N/C </u></td><td>903.7(6) Designated Housing for Elderly and Disabled Families</td></tr> <tr><td><u> X </u></td><td>903.7(7) Community Service and Self-Sufficiency</td></tr> <tr><td><u> X </u></td><td>903.7(8) Safety and Crime Prevention</td></tr> <tr><td><u> N/C </u></td><td>903.7(9) Pets</td></tr> <tr><td><u> N/C </u></td><td>903.7(10) Civil Rights Certification</td></tr> <tr><td><u> X </u></td><td>903.7(11) Fiscal Year Audit</td></tr> <tr><td><u> N/A </u></td><td>903.7(12) Asset Management</td></tr> <tr><td><u> N/C </u></td><td>903.7(13) Violence Against Women Act (VAWA)</td></tr> </table>	<u> N/C </u>	903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures	<u> X </u>	903.7(2) Financial Resources	<u> N/C </u>	903.7(3) Rent Determination	<u> N/C </u>	903.7(4) Operation and Management	<u> N/C </u>	903.7(5) Grievance Procedures	<u> N/C </u>	903.7(6) Designated Housing for Elderly and Disabled Families	<u> X </u>	903.7(7) Community Service and Self-Sufficiency	<u> X </u>	903.7(8) Safety and Crime Prevention	<u> N/C </u>	903.7(9) Pets	<u> N/C </u>	903.7(10) Civil Rights Certification	<u> X </u>	903.7(11) Fiscal Year Audit	<u> N/A </u>	903.7(12) Asset Management	<u> N/C </u>	903.7(13) Violence Against Women Act (VAWA)
<u> N/C </u>	903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures																										
<u> X </u>	903.7(2) Financial Resources																										
<u> N/C </u>	903.7(3) Rent Determination																										
<u> N/C </u>	903.7(4) Operation and Management																										
<u> N/C </u>	903.7(5) Grievance Procedures																										
<u> N/C </u>	903.7(6) Designated Housing for Elderly and Disabled Families																										
<u> X </u>	903.7(7) Community Service and Self-Sufficiency																										
<u> X </u>	903.7(8) Safety and Crime Prevention																										
<u> N/C </u>	903.7(9) Pets																										
<u> N/C </u>	903.7(10) Civil Rights Certification																										
<u> X </u>	903.7(11) Fiscal Year Audit																										
<u> N/A </u>	903.7(12) Asset Management																										
<u> N/C </u>	903.7(13) Violence Against Women Act (VAWA)																										

6.0 PHA Plan Elements

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

A. Public Housing

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

(1) Eligibility

The Housing Authority verifies eligibility for admission to public housing when families are within a certain number of being offered a unit: 1

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history and exercise discretion in determining suitability for tenancy, taking into consideration the circumstances that may have contributed to the negative reporting.

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

- Access to FBI criminal records

(2) Selection and Assignment

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

The PHA has not established any preferences for admission to public housing.

(3) Preferences

The PHA plans to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of the median area income.

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

- Emergencies
- Over-housed
- Under-housed

- Medical justification
- Administrative reasons determined by the PHA
- Domestic Violence

(4) Unit Assignment

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

(5) Maintaining Waiting List

The Housing Authority of the City of Commerce maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the following:

- Main administrative office - 500 Tartar Estate, Commerce, TX 75428
- Greenville Housing Authority administrative office
4417 O'Neal, Greenville, Texas 75401.

The PHA does not plan to operate any site-based waiting lists in the coming year.

(6) Occupancy

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

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

Residents must notify the PHA of changes in family composition:

- At an annual reexamination and lease renewal
- At any time family composition changes
- At family request for revision

(7) Deconcentration and Income Mixing

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

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

The PHA analysis of the family (general occupancy) developments determined that there is no concentration of poverty. Therefore, at this time there is no need for measures to promote deconcentration of poverty or income mixing.

6.0

B. Section 8***NOT APPLICABLE PHA DOES NOT ADMINISTER SECTION 8***

903.7(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund	619,730.00	
b) Public Housing Capital Fund	247,808.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2009 Capital Funds	209,329.85	Public housing capital improvements
2008 Capital Funds	21,825.36	Public housing capital improvements
3. Public Housing Dwelling Rental Income	212,870.00	Public housing operations
4. Other income (list below)	81,290.00	Public housing operations
Interest on General Fund Investments \$12,450.00		
Other income: Legal fees, maintenance charges to tenants, late fees, NSF check charges, etc. \$68,290.00		
Laundry machines \$550.00		
5. Non-federal sources (list below)		
Total resources	1,392,853.21	

6.0 903.7 (3) Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies

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

Income-based rents are set at the higher of:

- 30% of adjusted monthly income; or
- 10% of unadjusted monthly income; or
- Welfare rent; or
- Minimum rent

b. Minimum Rent

The PHA's minimum rent is \$50.00.

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

Excerpt from Admissions and Continued Occupancy Policy

1. The minimum rent requirement may be waived due to certain financial hardships. The request for minimum rent hardship must be made in writing to the PHA prior to the rent becoming delinquent. The PHA will verify whether the hardship claimed is temporary or long term. Payment of the minimum is suspended immediately for ninety days when a hardship is requested on one of the following conditions:
 - a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;
 - b. The family income has decreased due to changed circumstances such as loss of employment, separation, divorce, and abandonment;
 - c. The family would be evicted as a result of imposing the minimum rent requirement;
 - d. There has been a death in the family; or
 - e. There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.

Financial hardship exemption only applies to payment of minimum rent - not to rent based on the statutory formula for

6.0

determining the Total Tenant Payment (TTP) or Flat Rent in the public housing program.

2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:
 - a. Rent may be suspended, during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum1 rent is reinstated retroactively to the date of suspension.
 - b. The PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
 - c. The family may not be evicted for non-payment of rent during the ninety (90)-day suspension period.
 - d. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.
3. If the circumstances supporting the request for a minimum rent hardship exemption are long term, tenant's rent will be based on the statutory income-based rent calculation formula during the minimum rent exemption period.
4. Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

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

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

- d. Discretionary deductions and/or exclusion policies:

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

- e. Ceiling Rents

The PHA does not have ceiling rents.

- f. Rent Re-determinations

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

- Any time the family experiences an income increase
- Or experience a reduction in income (loss of employment, reduced hours, etc.)

6.0

g. Individual Savings accounts (ISAs)

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood

B. Section 8 Tenant-based Assistance

NOT APPLICABLE PHA DOES NOT ADMINISTER SECTION 8

903.7(4) Operation and Management

(1) PHA Management Structure

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

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

Accounting/Administrative Manager
 Resident Services Coordinator
 Maintenance Supervisor

- b. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	192	20
Section 8 Vouchers (Administered by Greenville Housing Authority)	167	20
Other Federal Programs(list individually)	N/A	N/A

- c. Management and Maintenance Policies

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

6.0

Public Housing Maintenance and Management:

- Admissions and Continued Occupancy Policy (ACOP)
- Fair Housing Policy
- Grievance Procedures
- Tenant Selection and Assignment Plan
- Handicapped Policy
- Termination and Eviction
- Transfer and Transfer Waiting List
- Housekeeping Policy
- Code of Ethics Policy
- Criminal Trespass Policy
- Pet Policy (Family & Elderly/Disabled)
- File Access Policy
- Community Service Policy
- Records Retention Policy
- Resident Initiatives Policy
- Procurement Policy

Section 8 Management:

NOT APPLICABLE PHA DOES NOT ADMINISTER SECTION 8

903.7(5) Grievance Procedures

A. Public Housing

The PHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

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

- PHA main administrative office

B. Section 8 Tenant-Based Assistance

NOT APPLICABLE PHA DOES NOT ADMINISTER SECTION 8

903.7(6) Designated Housing for Elderly and Disabled Families

The PHA has not designated or applied for approval to designate or does not plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will not apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year.

6.0 903.7(7) Community Service and Self-Sufficiency

A. PHA Coordination with the Welfare (TANF) Agency.

1. The PHA has not entered into a cooperative agreement with the TANF Agency, to share information and /or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937.)
2. Other coordination efforts between the PHA and TANF agency include:
 - Client referrals
 - Information sharing regarding mutual clients (for rent determinations and otherwise)

B. Services and programs offered to residents and participants by the Housing Authority of the City of Commerce are as follows:

(1) General

a. Self-Sufficiency Policies

The PHA will not employ discretionary policies to enhance the economic and social self-sufficiency of assisted families.

b. Economic and Social self-sufficiency programs

The PHA does not coordinate, promote or provide any policies or programs for the enhancement of the economic and social self-sufficiency of assisted families.

(2) Family Self Sufficiency programs *N/A*

a. Participation Description: *N/A*

C. Welfare Benefit Reductions

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

- Informing residents of new policy on admission and reexamination
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

D. Community Service Requirement

Pursuant to section 12(c) of the U. S. Housing Act of 1937, the PHA will comply with requirements of community service by identifying the number of tenants required to perform community service, the number of tenants granted exemptions, the number of tenants in non-compliance, and the number of tenants terminated/evicted due to non-compliance.

Description of the Community Service Policy

The Housing Authority of the City of Commerce Community Service Policy is simple and definitive of Section 512 of the Quality and Work Responsibility Act of 1998. The Housing Authority of the City of Commerce believes that the community service requirement should not be received by the resident to be a punitive or demeaning activity, but rather to be a rewarding activity that will benefit both the resident and the community. Community service offers public housing residents and opportunity to contribute to the communities that support them while gaining work experience. The requirement is easy and rewarding and the Housing Authority provides the residents with the name of agencies, the agencies point of contact and all required paper work necessary to accomplish the monthly service.

The Community Service Policy allows the PHA to identify those residents required to participate in the community service requirement. Participants will be required to contribute 8 hours of community service each month or to participate in a self-sufficiency program for 8 hours each month. Identified residents are responsible to determine the appropriateness of the voluntary service within guidelines provide in the policy. Allowed activities that may be included are listed in the policy. Voluntary political activities are prohibited from being considered to meet the Community Service requirement. Participation in self-sufficiency activities that may be included are listed in the policy. A list of exemptions that may be claimed from the requirement is provided in the policy. Family obligations and PHA obligations are addressed in detail. Lease requirements and documentation and non-compliance are all clearly addressed.

Administrative Steps Taken To Implement The Requirement

The following administrative steps were taken in implementing the PHA Community Service Policy. A written notification was sent to all residents regarding requirements on exempt status of each adult family member. Informed all residents that the program would be administered by the PHA, however; they are required to have their hours documented and signed by the agencies where they volunteered. Finally that the volunteer sheet required for filing would be provided by the PHA. The PHA maintains a tracking log.

6.0

Programmatic Aspects Of The Requirements

Activities that the residents can participate in and receive community service credit are volunteering at the City, museums, and schools and by putting in 8 job applications a month. The following agencies assist the residents in accomplishing their community service, City of Commerce, Northeast Texas Children’s Museum, Oak Manor Nursing Home, Commerce Library and Commerce ISD. For non-compliance with the Community Service Policy the PHA informed residents again of the requirements, then inform them of the consequences for non-compliance, i.e., grounds for eviction.

Community Service Implementation Report

Number of tenants performing community service: 40

Number of tenants granted exemptions: 102

Number of tenants in non-compliance: 9

Number of tenant terminated/evicted due to non-compliance: 1

903.7(8) Safety and Crime Prevention

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

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

1. Description of the need for measures to ensure the safety of public housing residents.
 - Minimal amount of crime/vandalism/graffiti due to security measures in place
2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:
 - Resident reports
 - PHA employee reports
 - Police reports

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

1. List of crime prevention activities:
 - Crime Prevention Through Environmental Design
 - Security cameras
 - Off-duty police patrol
 - Neighborhood Watch

6.0

2. Developments that are most affected:

- All sites have the above measures in place

C. Coordination between PHA and the police.

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

- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly meet with the PHA management and residents

2. Developments that are most affected:

- These are ongoing prevention measures and activities that affect s all sites

903.7(9) Pets

A brief description of the PHA's Pet Policy follows:

All residents are permitted to own and keep common domesticated household pets. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig, and fish in aquariums.

Pet owners must agree to abide by the PHA's Pet Ownership Rules.

A refundable pet deposit of \$100.00 for families and \$60.00 for elderly/disabled is required.

Limit of one pet per household (except fish or birds).

Limit for birds is two (2).

Pet owner may have only a small cat or a small dog. Limitations: weight not to exceed twenty (20) pounds; height shall not exceed fifteen (15) inches. *This does not apply to service animals that assist persons with disabilities.*

Pet owner shall license their pet as required by law.

Pet owner must not violate any state or local health or humane laws.

Pet must be spayed or neutered.

Pet must be maintained on leash and kept under control when taken outside the unit.

6.0 903.7(10) Civil Rights Certification

The PHA has examined its programs and proposed programs to identify any impediments to fair housing choices, has addressed those impediments in a reasonable fashion, and is working with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing. The PHA assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. The PHA has taken the following specific actions to Affirmative Further Fair Housing in its public housing and Section 8 assistance programs.

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

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

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

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

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

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

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

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

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

6.0

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

903.7(11) Fiscal Year Audit

The PHA is required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)).

The most recent fiscal audit was submitted to HUD.

There were no findings as the result of that audit.

903.7(12) Asset Management ***NOT APPLICABLE***

903.7(13) Violence Against Women Act (VAWA)

The Housing Authority of the City of Commerce has incorporated in its PHA Plan goals and objectives, and policies and procedures the applicable provisions of the Violence Against Women and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, or stalking.

The PHA goal to provide an improved living environment is being met by the PHA by its effort to implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing. Notification to all tenants of public housing is made through notices placed on the bulletin board as well as through newsletter attachment.

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households the PHA is partnering with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again. The Housing Authority of the City of Commerce works in conjunction with the Commerce Police Department to provide referrals to the Women In Need Shelter in Greenville, Texas and also with providing guidance when issuing criminal trespass, etc.

In addition, the PHA has amended its policies to include language and applicable provisions of the VAWA and is in the process of establishing procedures for the staff to follow when approached by a victim of domestic violence. It is the PHA's intent to maintain compliance with all applicable requirements imposed by VAWA.

The PHA efforts may include to:

- Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking;
- Create and maintain collaborative partnerships between PHA, victim service providers, law enforcement authorities, and other supportive groups to promote the safety and well-being of victims of domestic violence, dating violence, or staking (whether actual or imminent threat) who are assisted by PHA;

6.0	<ul style="list-style-type: none"> ▪ Ensure the physical safety of victims of domestic violence, dating violence, or stalking (whether actual or imminent threat) who are assisted by PHA; maintain compliance with all applicable requirements imposed by VAWA. ▪ Take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting families or individuals assisted by PHA. <p style="text-align: center;">The Housing Authority of the City of Commerce’s staff is trained on the required confidentiality issues imposed by VAWA.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p style="text-align: center;">The following are the specific locations where the public may obtain copies of the 2010 5-Year and Annual Plan:</p> <ul style="list-style-type: none"> ▪ Administrative Office – 500 Tartar Estate, Commerce, TX 75428
------------	--

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>a. HOPE VI or Mixed Finance Modernization or Development</p> <p>The PHA has not received a HOPE VI revitalization grant.</p> <p>The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.</p> <p>The PHA will not be engaging in any mixed-finance development activities for public housing in the Plan year.</p> <p>The PHA will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.</p> <p>b. Demolition and/or Disposition</p> <p>The PHA does not plan to conduct any demolition or disposition activities in the plan Fiscal Year.</p> <p>c. Conversion of Public Housing</p> <p>Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act</p> <p>The PHA does not have any developments or portions of developments identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act.</p>
------------	---

7.0	<p>d. Homeownership</p> <p>1. <u>Public Housing</u></p> <p>The PHA does not administer any homeownership programs for public housing.</p> <p>2. <u>Section 8 Tenant Based Assistance</u></p> <p>The PHA does not plan to administer any homeownership programs for section 8.</p> <p>e. Project-based Vouchers <i>NOT APPLICABLE PHA DOES NOT ADMINISTER SECTION 8</i></p>
------------	--

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>Required reports are included as following attachments:</p> <ul style="list-style-type: none"> ▪ FY 2010 Capital Fund Program Annual Statement (tx024a01) ▪ 2009 Performance and Evaluation Report (tx024c01) ▪ 2009 ARRA Performance and Evaluation Report (tx024d01) ▪ 2008 Performance and Evaluation Report (tx024e01)
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>Required report is included as following attachment:</p> <ul style="list-style-type: none"> ▪ 2010-2014 Five Year Action Plan - attachment oh006b01
8.3	<p>Capital Fund Financing Program (CFFP). <i>N/A</i></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>

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

The Commerce Housing Authority continues to operate as one of the best housing authorities in the State of Texas; receiving a High Performer status in PHAS evaluation. The accomplishments of the Authority enhance their funding ability when undertaking renovation projects.

A large part of the Housing Authority's actions over the next five to ten years stem from the varying needs of its Public Housing units. Plans for improvement are outlined in our Capital Fund plan. The Commerce Housing Authority has determined that it is currently and will continue to meet the housing needs of the community to the extent practical for our agency. The PHA has determined that its housing strategy complies with the state of Texas Consolidated Plan to maintain the supply of decent, safe and sanitary rental housing that is affordable for low and very low and moderate 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 waiting list.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	424		
Extremely low income <=30% AMI	420	99%	
Very low income (>30% but <=50% AMI)	40	1%	
Low income (>50% but <80% AMI)	0	0	
Families with children	379	89%	
Elderly families	20	5%	
Families with Disabilities	25	6%	
White	192	44%	
Black/African American	228	52%	
American Indian/Alaska Native	4	1%	
Asian	0	0	
Native Hawaiian/Other Pacific Islander	0	0	
Hispanic	11	3%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	275	65%	
2 BR	101	24%	
3 BR	36	8%	
4 BR	11	3%	
5 BR	1	0	
5+ BR			

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

If yes:

How long has it been closed (# of months)? *N/A*

Does the PHA expect to reopen the list in the PHA Plan year? No Yes *N/A*

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

9.1 Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Strategies

Need: Shortage of affordable housing for all eligible populations

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

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units

PHA shall increase the number of affordable housing units by:

- Apply for additional section 8 units should they become available

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

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

- Adopt rent policies to support and encourage work

Reason for Selecting Strategies

- Influence of the housing market on PHA programs
- Results of consultation with local or state government

10.0

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

(a) Progress in Meeting Mission and Goals

Below are the Goals and objectives identified by the PHA in the 2008 PHA Plan and the progress made on the each goal and objective.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers: *When NOFA's are published*
 - Reduce public housing vacancies: *Operating within the Court's order and within a merged waiting list, the PHA averages approximately 10 vacancies per year. We will reduce this by 50% annually with more County wide and area wide outreach.*
 - Leverage private or other public funds to create additional housing opportunities: *PHA plans to create a non-profit 501(c) (3) corporation within the next year which will apply for funding that may be available from government and private sources.*
 - Acquire or build units or developments: *This goal will be achieved through the creation of a non-profit, 501(c) (3) corporation.*

Progress Statement: Due to funding at this time a non-profit has been established. The PHA operates under a merged waiting list in a county-wide area. The PHA hired additional staff to undertake outreach efforts throughout the county and area wide. In addition the process of applicants has increased due to the direct efforts of additional staff and outreach measures.

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
 - Increase customer satisfaction: *On-going*
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) *On-going training of staff and commissioners on rules and regulations*
 - Renovate or modernize public housing units:

Progress Statement: The most recent PHAS score placed the PHA as a High Performer. Improving customer satisfaction is an on-going effort. Modernization of is ongoing at all sites utilizing the Capital Fund Program grants and the ARRA stimulus grant.

10.0

- PHA Goal: Increase assisted housing choices
Objectives:
- Provide voucher mobility counseling: *On-going (via Greenville HA)*
 - Conduct outreach efforts to potential voucher landlords: *As needed*
 - Increase voucher payment standards: *Annually, as needed*
 - Implement public housing or other homeownership programs: *To be accomplished through the development of a non-profit, 501(c) (3) corporation*

Progress Statement: Due to funding, a non-profit has not been established.

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: *Accomplishing this goal through the Tenant Selection and Assignment process.*
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: *Accomplishing this goal through the Tenant Selection and Assignment process.*
 - Implement public housing security improvements: *Through the employment of Police Officers and through the Drug Elimination Program grant, improved lighting.*
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities).
 - Other: (list below)
 - *Motivate residents to improve their housing environment according to their own individual abilities;*
 - *Develop partnerships among public and private entities to increase the housing stock for low-income households;*
 - *PHA has utilized buildings for Boys and Girls Clubs; Meals & Wheels and other civic activities;*
 - *Implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.*

Progress Statement: The PHA has provided security cameras for security measures as well as lighting. The PHA utilizes the Community Building for meals on wheels and other civic organizations on and on-going basis. Other objectives were attained as previously stated. No property is designated as elderly or disabled.

10.0

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
- Increase the number and percentage of employed persons in assisted families: *By 5% annually*
 - Provide or attract supportive services to improve assistance recipients' employability: *The PHA is providing the following resources: Human resource training, the Dept. of Human Services and Welfare to Work program.*
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities. *The PHA has purchased a vehicle that the Council on Aging is using to transport residents to doctor visits and other services needed. This is per Court-order.*
 - Other: (list below)
 - *Partnership with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again.*

Progress Statement: CHA has applied for a Broad Band grant which will provide affordable internet access for residents. This will allow students or residents to have high speed internet with new computers the grant will provide. CHA has partnered with Commerce ISD in support of the grant application, as well as university support from Texas A&M University-Commerce.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: *On-going*
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: *On-going*
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: *On-going*

Progress Statement: Ensuring equal opportunity and affirmatively furthering fair housing are on-going efforts at CHA.

10.0

(b) Significant Amendment and Substantial Deviation/Modification *CHANGE*

Substantial Deviations from the 5-Year Plan

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

Significant Amendments or Modification to the Annual Plan

- Any change to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency* work items over \$100,000 (items not included in the latest approved PHA Plan Capital Fund Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds (if applicable) under the Capital Fund Program; and
- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities.

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

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

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

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

(c) PHA's must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. *N/A*

- 11.0 Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.
- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
 - (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
 - (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
 - (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
 - (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
 - (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.

Provided as attachment tx024f01.
 - (g) Challenged Elements – NO ELEMENTS CHALLENGED
 - (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

Provided as attachments tx024a01, tx024c01, tx024d01, and tx024e01.
 - (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

Provided as attachment tx024b01.

Attachment: tx024a01

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

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

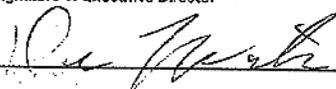
Part I: Summary					
PHA Name: Commerce Housing Authority		Grant Type and Number: Capital Fund Program No: TX21P024501-10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval: 2010	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account:	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00			
3	1408 Management Improvements	49,661.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	38,075.00			
10	1460 Dwelling Structures	114,807.60			
11	1465.1 Dwelling Equipment-Nonexpendable	3,000.00			
12	1470 Nondwelling Structures	5,000.00			
13	1475 Nondwelling Equipment	37,364.40			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities 4	0.00			

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

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

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

Part I: Summary

PHA Name: Commerce Housing Authority		Grant Type and Number: Capital Fund Program No: TX21F024501-10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval: 2010	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-		
		0.00			
19	1502 Contingency (may not exceed 8% of Line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	\$247,808.00			
21	Amount of Line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	0.00			
23	Amount of Line 20 Related to Security - Soft Costs	7,366.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			
Signature of Executive Director 			Signature of Public Housing Director		
Date 6/29/10			Date		

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

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

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

Part II: Supporting Pages

PHA Name: Commerce Housing Authority		Grant Type and Number: Capital Fund Program No: TX21P024501-10 Replacement Housing Factor Grant No: Date of CFFP:				CFFP (Yes/No) No		Federal FFY of Grant: 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	
PIC TX024000001								
TX026- HA Wide	Management Improvements:							
	Security	1408		7,386.00				
	Resident Coordinator	1408		29,664.00				
	Training	1408		8,000.60				
	Update Annual/5 Year Plan, Consortium Fees	1408		4,530.10				
	Subtotal 1408			49,561.00				
	Dwelling Structures: (COURT ORDERED)							
	HVAC - Replace	1460		23,124.60				
	Subtotal 1460			23,124.60				
	Dwelling Equipment:							
	Replace Refrigerators and Stoves	1465		3,000.00				
	Subtotal 1465			3,000.00				
	Non-Dwelling Structures: (COURT ORDERED)							
	Maintain community centers & laundries	1470		5,000.00				
	Subtotal 1470			5,000.00				
	Non-Dwelling Equipment:							
	Maintenance Equipment and Vehicles	1475		37,364.40				
	Subtotal 1475			37,364.40				
	TOTAL HA-WIDE			\$118,050.00				

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

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

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

Part II: Supporting Pages

PHA Name: Commerce Housing Authority		Grant Type and Number: Capital Fund Program No: TX21P024501-10 Replacement Housing Factor Grant No: Date of CFFP:				CFFP (Yes/No) No		Federal FFY of Grant: 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	
PIC TX024000001								
TX024-001	Site Improvements:							
Sunrise	Sidewalks, foundations, fencing, streets, Ext. Lighting	1450		5,000.00				
	Repair utilities & landscape	1450		4,075.00				
	Subtotal 1450			9,075.00				
	Dwelling Structures:							
	Refurbish units (doors, cabinets, paint, walls, floors & electrical & plumbing)	1460		15,000.00				
	Subtotal 1460			15,000.00				
	TOTAL SUNRISE 001			\$24,075.00				
TX024-002	Site Improvements:							
Durham II	Streets, sidewalks, exterior lighting	1450		10,000.00				
	Repair foundations	1450		3,000.00				
	Repair utility lines & landscape	1450		4,000.00				
	Replace sewer lines	1450		5,000.00				
	Subtotal 1450			\$22,000.00				
TX024-002	Dwelling Structures:							
Durham II	Refurbish units (doors, cabinets, paint, walls, floors, electrical and plumbing)	1460		27,000.00				
	Subtotal 1460			27,000.00				
	TOTAL DURHAM II - 002			\$49,000.00				
TX024-003	Dwelling Structures:							
Durham III	Refurbish units (doors, cabinets, paint, walls, floors, and plumbing)	1460		10,000.00				
	Subtotal 1460			10,000.00				
	TOTAL DURHAM III - 003			\$10,000.00				

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

Attachment tx024b01

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part I: Summary						
PHA Name/Number			Locality (City/County& State)			<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____
Housing Authority of the City of Commerce - TX024			Commerce/Hunt County/Texas			
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
	HA-Wide PIC# TX024000001					
B.	Physical Improvements	Annual Statement	-	-	-	-
	Subtotal		165,094.00	98,247.00	145,247.00	180,247.00
C.	Management Improvements		49,561.00	49,561.00	49,561.00	49,561.00
D.	PHA-Wide Non-dwelling Structures and Equipment		-	-	-	-
			33,153.00	100,000.00	53,000.00	18,000.00
E.	Administration		0.00	0.00	0.00	0.00
F.	Other		0.00	0.00	0.00	0.00
G.	Operations		0.00	0.00	0.00	0.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing - Debt Service	0.00	0.00	0.00	0.00	
		-	-	-	-	
K.	Total CFP Funds	\$247,808.00	\$247,808.00	\$247,808.00	\$247,808.00	\$247,808.00
L.	Total Non-CFP Funds	0.00	0.00	0.00	0.00	0.00
M.	Grand Total	\$247,808.00	\$247,808.00	\$247,808.00	\$247,808.00	\$247,808.00

Attachment: tx024c01

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

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

Part I: Summary

PIHA Name:

Commerce Housing Authority

Grant Type and Number: TX21P024501-09
 Capital Fund Program No:
 Replacement Housing Factor Grant No:

FFY of Grant: 2009
 FFY of Grant Approval: 2009

Original Annual Statement Reserved for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 3/31/10 Revised Annual Statement (revision no:)
 Summary by Development Account Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1408 Operating Expenses (may not exceed 20% of line 20) 3	0.00		0.00	0.00
3	1408 Management Improvements	45,000.00		3,726.70	3,726.70
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	0.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	46,000.00		741.10	741.10
10	1460 Dwelling Structures	102,193.00		25,521.90	25,521.90
11	1465.1 Dwelling Equipment-Nonexpendable	6,000.00		3,563.50	3,563.50
12	1470 Nondwelling Structures	18,960.00		0.00	0.00
13	1475 Nondwelling Equipment	32,000.00		7,269.95	7,269.95
14	1485 Demolition	0.00		0.00	0.00
15	1492 Moving to Work Demonstration	0.00		0.00	0.00
16	1495.1 Relocation Costs	0.00		0.00	0.00
17	1499 Development Activities 4	0.00		0.00	0.00

- 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
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
- 4 RHF funds shall be included here.

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

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 4/30/2011

Part I: Summary

PHA Name: Commerce Housing Authority		Grant Type and Number: TX21P024501-09		FFY of Grant: 2009	
Performance and Evaluation Report for Period Ending: 3/31/10		Capital Fund Program No:		FFY of Grant Approval: 2009	
Reserved for Disasters/Emergencies		Replacement Housing Factor Grant No:		Date of CFFP:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Original <input type="checkbox"/> Revised 2		<input type="checkbox"/> Obligated <input type="checkbox"/> Expended	
No.	Description	Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00		0.00	0.00
18b	9000 Collateralization or Debt Service Paid Via System of Direct Payment	-		-	-
19	1502 Contingency (may not exceed 8% of Line 20)	0.00		0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	\$250,153.00		\$40,823.15	\$40,823.15
21	Amount of Line 20 Related to LBP Activities	0.00		0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00		0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	8,000.00		1,469.09	1,469.09
24	Amount of Line 20 Related to Security - Hard Costs	0.00		0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00		0.00	0.00
Signature of Executive Director		Signature of Public Housing Director		Date	
<i>Don Mark</i>				5/25/10	

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

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

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

Part II: Supporting Pages

PHA Name:		Commerce Housing Authority		Grant Type and Number:		Capital Fund Program No:		TX21P024501-09		CFPP (Yes/No)		No		Federal FFY of Grant		2009	
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Date of CFPP: Account No.		Quantity		Total Estimated Cost		Total Actual Cost		Status of Work					
PIC TX024000001		Management Improvements:				Original		Revised 1		Funds Obligated 2		Funds Expended 2					
TX025- HA Wide	Security			1408		8,000.00				1,469.09		1,469.09					
	Resident Coordinator			1408		24,000.00				0.00		0.00					
	Training			1408		8,000.00				390.00		390.00					
	Update Annual/5 Year Plan, Consortium Fees			1408		5,000.00				1,867.61		1,867.61					
	Dwelling Structures: (COURT ORDERED)					45,000.00				3,726.70		3,726.70					
	Maintain/Replace HVAC Units			1460		29,193.00				2,766.15		2,766.15					
	Dwelling Equipment:																
	Replace Refrigerators and Stoves			1465		6,000.00				3,563.50		3,563.50					
	Non-Dwelling Structures: (COURT ORDERED)					6,000.00				3,563.50		3,563.50					
	Maintain community centers & laundries			1470		3,000.00				0.00		0.00					
	Maintain & Upgrade Shop			1470		15,960.00				0.00		0.00					
	Non-Dwelling Equipment:					18,960.00				0.00		0.00					
	Replace office equipment			1475		3,000.00				0.00		0.00					
	Upgrade computers			1475		4,000.00				1,800.00		1,800.00					
	Maintenance equipment			1475		20,000.00				5,469.95		5,469.95					
	Security Cameras			1475		5,000.00				0.00		0.00					
	Subtotal 1475					32,000.00				7,269.95		7,269.95					
	TOTAL HA-WIDE					\$131,153.00				\$17,326.30		\$17,326.30					

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

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

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

Part II: Supporting Pages

PHA Name:		Commerce Housing Authority		Grant Type and Number:		TX21P024501-09		CFPP (Yes/No)		No		Federal FFY of Grant:		2009		Status of Work	
Development Number Nerne/PHA-Wide Activities		General Description of Major Work Categories		Development Account No.		Quantity		Total Estimated Cost		Total Actual Cost		Funds Obligated 2		Funds Expended 2			
PIC TX024000001								Original		Revised 1							
TX024-001		Site Improvements:															
Sunrise		Sidewalks, foundations, fencing, streets, Ext. Lighting		1450				6,000.00				0.00		0.00			
		Repair utilities & landscape		1450				8,000.00				0.00		0.00			
		Subtotal 1450						14,000.00				0.00		0.00			
		Dwelling Structures:															
		Refurbish units (doors, cabinets, paint, walls, floors & electrical & plumbing)		1460				10,000.00				2,710.00		2,710.00			
		Roofs		1460				3,000.00				0.00		0.00			
		Subtotal 1460						13,000.00				2,710.00		2,710.00			
		TOTAL SUNRISE 001						\$27,000.00				\$2,710.00		\$2,710.00			
TX024-002		Site Improvements:															
Durham II		Streets, sidewalks, exterior lighting		1450				4,000.00				0.00		0.00			
		Repair foundations		1450				2,000.00				0.00		0.00			
		Repair utility lines & landscape		1450				6,000.00				741.10		741.10			
		Subtotal 1450						\$12,000.00				\$741.10		\$741.10			
TX024-002		Dwelling Structures:															
Durham II		Refurbish units (doors, cabinets, paint, walls, floors, electrical and plumbing)		1460				10,000.00				7,685.97		7,685.97			
		Roofs		1460				3,000.00				0.00		0.00			
		Subtotal 1460						13,000.00				7,685.97		7,685.97			
		TOTAL DURHAM II - 002						\$25,000.00				\$8,427.07		\$8,427.07			
TX024-003		Dwelling Structures:															
Durham III		Refurbish units (doors, cabinets, paint, walls, floors, electrical and plumbing)		1460				7,000.00				795.00		795.00			
		Repair & Replace utility lines & landscape		1460				5,000.00				0.00		0.00			
		Subtotal 1460						12,000.00				795.00		795.00			
		TOTAL DURHAM III - 003						\$12,000.00				\$795.00		\$795.00			

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

Attachment: tx024d01
 Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

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

Part I: Summary

PHIA Name: **Commerce Housing Authority**

Grant Type and Number: **TX21S024501-09**
 Capital Fund Program No.:
 Replacement Housing Factor Grant No.:
 Date of CFFP:

FFY of Grant: 2009
 FFY of Grant Approval: 2009

Original Annual Statement Reserved for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 3/31/10 Revised Annual Statement (revision no: 3)
 Summary by Development Account Final Performance and Evaluation Report

Line No.	Description	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	2,665.00	1,695.00	1,695.00	897.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	95,000.00	77,570.00	77,570.00	57,520.00
10	1460 Dwelling Structures	213,000.00	234,429.17	234,429.17	191,616.10
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	7,000.00	3,970.83	3,970.83	3,970.83
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

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
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
 4 RHF funds shall be included here.

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

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

Part I: Summary

PHA Name:

Commerce Housing Authority

Grant Type and Number:
 Capital Fund Program No: TX21S024501-09
 Replacement Housing Factor Grant No:
 Date of CFFP:

FFY of Grant: 2009
 FFY of Grant Approval: 2009

OMB No. 2577-0226
 Expires 4/30/2011

Original Annual Statement
 Performance and Evaluation Report for Period Ending:

Revised Annual Statement (revision no: 3)
 Final Performance and Evaluation Report

No.	Description	Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	0.00	0.00	0.00	0.00
21	Amount of Line 20 Related to LBP Activities	\$317,665.00	\$317,665.00	\$317,665.00	\$254,002.93
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	30,000.00	3,970.83	3,970.83	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	50,000.00	84,943.90	84,943.90	3,970.83
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>Don Marks</i>		5/25/10			

- 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 CFFP Grants for operations.
- 4 RHF funds shall be included here.

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

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

Part II: Supporting Pages

PHA Name:		Commerce Housing Authority		Grant Type and Number:		Capital Fund Program No:		TX21S024501-09		CEFP (Yes/No)		Federal FFY of Grant:		Status of Work	
Development Number Name/HA-Wide Activities		General Description of Major Work Categories		Development Account No.		Quantity		Total Estimated Cost		Total Actual Cost		Date of CEFP:		2009	
PIC TX024000001		Administration:													
HA - Wide		Supplemental Office Sundries necessary to administer		1410				0.00		0.00		0.00			
TX024		ARRA grant						\$0.00		\$0.00		\$0.00			
		TOTAL 1410													
HA - Wide		Fees and Costs:													
TX024		Fees for reporting on ARRA grant, related sundries		1430				2,685.00		1,695.00		1,695.00		897.00	
		TOTAL 1430						\$2,685.00		\$1,695.00		\$1,695.00		\$897.00	
TX024-003		Site Improvements:		1450				25,000.00		21,600.00		21,600.00		21,600.00	
Durham		Replace Utility Lines													
TX024-004		Site Improvements:		1450				25,000.00		55,970.00		55,970.00		35,920.00	
Tarter		Replace Utility Lines													
HA - Wide		Site Improvements:		1450				10,000.00		0.00		0.00		0.00	
TX024		Landscaping and Drainage													
TX024-001		Site Improvements:		1450				18,000.00		0.00		0.00		0.00	
Sunrise		Replace sidewalks, parking to meet accessibility standards													
TX024-002		Site Improvements:		1450				5,000.00		0.00		0.00		0.00	
Durham		Replace sidewalks, parking to meet accessibility standards													
TX024-003		Site Improvements:		1450				2,000.00		0.00		0.00		0.00	
Durham II		Replace sidewalks, parking to meet accessibility standards													

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

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

Part II: Supporting Pages

PHA Name: **Commerce Housing Authority**
 Grant Type and Number: **TX21S024501-09**
 Capital Fund Program No: **TX21S024501-09**
 Replacement Housing Factor Grant No:

CEFP (Yes/No) **No**
 Federal FFY of Grant: **2009**
 Status of Work:

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	
TX024-001	Dwelling Structures:							
Sunrise	Exterior and Interior Painting and Repair	1460		10,000.00	0.00	0.00	0.00	
TX024-002	Dwelling Structures:							
Durham	Exterior and Interior Painting and Repair	1460		20,000.00	0.00	0.00	0.00	
TX024-001	Dwelling Structures:							
Sunrise	Security Screens	1460		18,000.00	0.00	0.00	0.00	
TX024-002	Dwelling Structures:							
Durham	Security Screens	1460		5,000.00	0.00	0.00	0.00	
	TOTAL 1460			\$213,000.00	\$234,429.17	\$234,429.17	\$191,615.10	
HA - Wide	Security Cameras	1475		7,000.00	3,970.83	3,970.83	3,970.83	
TX024	TOTAL 1475			\$7,000.00	\$3,970.83	\$3,970.83	\$3,970.83	
	TOTAL 2009 ARRA GRANT FUNDS			\$317,665.00	\$317,665.00	\$317,665.00	\$254,002.93	

Attachment: tx024e01
Annual Statement /Performance and Evaluation Report
Capital Funds Program and Capital Fund Program Replacement Housing Factor and
Capital Funds Financing Program

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

Part I: Summary
 PHA Name: **Commerce Housing Authority**
 Grant Type and Number: **TX21P024501-08**
 Capital Fund Program No: **TX21P024501-08**
 Replacement Housing Factor Grant No:
 Date of CFFP:
 FFY of Grant: 2008
 FFY of Grant Approval: 2008

Line No.	Original	Total Estimated Cost		Obligated	Total Actual Cost 1	
		Revised	2		Expended	
1	Total Non-Capital Funds					
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00		0.00		0.00
3	1408 Management Improvements	25,996.00		25,996.00		25,996.00
4	1410 Administration	23,777.00		23,777.00		23,777.00
5	1411 Audit	0.00		0.00		0.00
6	1415 Liquidated Damages	0.00		0.00		0.00
7	1430 Fees and Costs	0.00		0.00		0.00
8	1440 Site Acquisition	0.00		0.00		0.00
9	1450 Site Improvement	54,177.00		54,177.00		51,358.84
10	1460 Dwelling Structures	75,315.00		75,315.00		75,315.00
11	1465.1 Dwelling Equipment-Nonexpendable	6,016.00		6,310.00		6,310.00
12	1470 Nondwelling Structures	21,031.00		7,126.99		1,729.80
13	1475 Nondwelling Equipment	44,648.00		44,648.00		44,648.00
14	1485 Demolition	0.00		0.00		0.00
15	1492 Moving to Work Demonstration	0.00		0.00		0.00
16	1495.1 Relocation Costs	0.00		0.00		0.00
17	1499 Development Activities 4	0.00		0.00		0.00

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
 3 PHAs with under 250 units in management may use 100% of CFF Grants for operations.
 4 RHF funds shall be included here.

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

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 4/30/2011

PHA Name: **Commerce Housing Authority** Grant Type and Number: **TX21P024501-08** FFY of Grant: 2008
 Capital Fund Program No. **TX21P024501-08** FFY of Grant Approval: 2008
 Replacement Housing Factor Grant No. **TX21P024501-08** Date of CFFP:

No.	Description	Original		Revised 2		Obligated	Expended
		Original	Revised 2	Obligated	Expended		
18a	Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00	0.00	0.00
18b	Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-	-	-
19	Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	0.00	0.00	0.00	0.00	0.00	0.00
21	Amount of Line 20 Related to LBP Activities	\$250,960.00	\$250,960.00	\$229,134.64	\$229,134.64	0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	10,044.00	18,073.57	18,073.57	18,073.57	0.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00	0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00	0.00	0.00
Signature of Executive Director		Date		Signature of Public Housing Director		Date	
<i>W. Mark</i>		5/25/10					

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

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

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

Part II: Supporting Pages

PHA Name:		Commerce Housing Authority		Grant Type and Number:		TX21P024501-08		GFFP (Yes/No)		Federal FY of Grant:	
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Capital Fund Program No: TX21P024501-08		Replacement Housing Factor Grant No:		GFFP (Yes/No)		2008	
PIC TX02400001				Date of GFFP:							
TX024 - HA Wide		Management Improvements:									
Security		1408		10,044.00		18,073.57		18,073.57			
Training		1408		10,952.00		4,836.43		4,836.43			
Update Annual/5 Year Plan, Consortium Fees		1408		5,000.00		3,086.00		3,086.00			
TOTAL 1408				25,996.00		25,996.00		25,996.00			
Administration:											
Resident Coordinator		1410		23,777.00		23,777.00		23,777.00			
TOTAL 1410				23,777.00		23,777.00		23,777.00			
Dwelling Structures:											
Maintain A/C Units		1460		30,000.00		14,845.14		14,845.14			
Subtotal 1460				30,000.00		14,845.14		14,845.14			
Dwelling Equipment:											
Replace Refrigerators		1465		4,000.00		6,310.00		6,310.00			
Replace Stoves		1465		2,016.00		3,610.00		0.00			
TOTAL 1465				6,016.00		9,920.00		6,310.00		6,310.00	
Non-Dwelling Structures:											
Repair and/or replace community centers & laundries		1470		9,000.00		5,726.99		329.80		329.80	
Improvements to Office and Maintenance shop		1470		12,031.00		1,400.00		1,400.00		1,400.00	
TOTAL 1470				21,031.00		7,126.99		1,729.80		1,729.80	
Non-Dwelling Equipment:											
Upgrade computers		1475		5,000.00		6,450.55		6,450.55		6,450.55	
Replace maintenance vehicle		1475		22,500.00		13,967.97		13,967.97		13,967.97	
Replace maintenance equipment		1475		17,148.00		34,229.49		24,229.48		24,229.48	
TOTAL 1475				44,648.00		54,648.01		44,648.00		44,648.00	
TOTAL HA WIDE				\$151,468.00		\$136,313.14		\$117,305.94		\$117,305.94	

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

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

OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name:		Commerce Housing Authority		Grant Type and Number:		Capital Fund Program No:		TX21P024501-08		CFPP (Yes/No)		No		Federal 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					
PIC TX024000001								Origina		Revised 1		Funds Expended 2		Funds Expended 2			
TX024-001		Site Improvements:															
Sunrise		Replace utility lines		1450				21,244.00		3,518.16		700.00		700.00			
		Subtotal 1450						21,244.00		3,518.16		700.00		700.00			
		Dwelling Structures:															
		Exterior and interior painting and repairs		1460				5,003.00		9,659.17		9,659.17		9,659.17			
		Replace water heaters		1460				2,403.00		730.23		730.23		730.23			
		Subtotal 1460						7,406.00		10,389.40		10,389.40		10,389.40			
		TOTAL - SUNRISE						\$28,644.00		\$13,907.56		\$11,089.40		\$11,089.40			
TX024-002		Site Improvements:															
Durham		Replace utility lines		1450				32,933.00		50,658.84		50,658.84		50,658.84			
		Subtotal 1450						32,933.00		50,658.84		50,658.84		50,658.84			
		Dwelling Structures:															
		Exterior and interior painting and repairs		1460				10,000.00		26,669.46		26,669.46		26,669.46			
		Replace water heaters		1460				3,575.00		730.23		730.23		730.23			
		Subtotal 1460						13,575.00		27,399.69		27,399.69		27,399.69			
		TOTAL - DURHAM						\$46,508.00		\$78,058.53		\$78,058.53		\$78,058.53			
TX024-004		Dwelling Structures:															
Tarter		Exterior and interior painting and repairs		1460				24,340.00		22,680.77		22,680.77		22,680.77			
		Subtotal 1460						24,340.00		22,680.77		22,680.77		22,680.77			
		TOTAL - TARTER						\$24,340.00		\$22,680.77		\$22,680.77		\$22,680.77			
		TOTAL 1460						\$64,177.00		\$54,177.00		\$51,358.84		\$51,358.84			
		TOTAL 1460						\$75,315.00		\$75,315.00		\$75,315.00		\$75,315.00			
		TOTAL 2008 CAPITAL FUNDS GRANT						\$250,960.00		\$250,960.00		\$229,134.64		\$229,134.64			

Attachment: tx024f01
Housing Authority of the City of Commerce
Resident Advisory Board Consultation Process and Comments – FYB 2010

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/ participants of opportunity to serve on Resident Advisory Board - May 12, -2010

2. Resident Advisory Board Selection

Selection made from resident/participant response - May 12, 2010

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan - May 17, 2010

Notify Resident Advisory Board of scheduled meeting - May 12, 2010

Hold Resident Advisory Board meeting - May 17 2010

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad - April 22 2010

Notify Resident Advisory Board - May 17, 2010

Hold Public Hearing meeting - June 28, 2010

5. Documentation of resident recommendations and PHA's response to recommendations

The Resident Advisory Board Meeting was called to order at 4:00 p.m. on Monday May 17, 2010. The PHA 5-Year and Annual Plan was reviewed and discussed, along with the following suggestions of areas of improvement.

1. Check into the purchasing and use of the new electronic igniter water heaters; a report was heard on the news that the water heaters are

supposed to be more energy efficient, when they actually cost more to the consumer in the long run.

2. Gutters are a concern at the 300's; when it rains, they are full and so water spills out over them and into areas where it should not be directed.
3. Re-sodding needed in certain areas of the sites; all around the 300's where plumbing work has been updated, units in the 200's in the middle section (213, 214, 215) and Tarter (428).
4. Safety and police patrol; concerns about frequent visitors and illegal activities. Mr. Griffith stated he has individuals who ask him to report things to the office, and he was advised to take their complaint by having the individual write it or he write it and turn it in to the office so Ms. Webb can relate information to the Police Chief. Discussion of security cameras very much approved when explained they would be used outside units.