

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
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1.0 PHA Information
 PHA Name: Housing Authority of the City of Sherman PHA Code: TX078
 PHA Type: Small High Performing Standard HCV (Section 8)
 PHA Fiscal Year Beginning: (MM/YYYY): 04/2010

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
 Number of PH units: 298 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 Housing Authority’s mission is to serve the needs of low-income, very low income and extremely low-income families in the PHA’s jurisdiction and to (1) increase the availability of decent, safe and affordable housing in its communities; (2) ensure equal opportunity in housing; (3) promote self-sufficiency and asset development of families and individuals; and (4) improve community quality of life and economic viability. The Housing Authority will strive for improvement of the physical conditions of housing developments; to continually upgrade the management and operations of the public housing agency, while developing and enhancing a stronger, healthier and viable economic initiative-related to low income housing assistance; and to include any other housing opportunities available to public housing or assisted residents.

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
- Leverage private or other public funds to create additional housing opportunities
- Develop and expand partnerships and funding resources

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

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

- Improve public housing management: improve physical condition score by 10%
- Renovate or modernize public housing units: 298 units

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

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

- Implement public housing or other homeownership programs: Assist 10 residents each year to be prepared to become homeowners

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #4:

- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: This is an on-going activity. PHA will maintain a balanced income mix in our public housing developments
- Implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing

PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The PHA established the following objectives to strive in meeting goal #5:

- Provide or attract supportive services to improve assistance recipients' employability: This is an on-going activity. Maintaining 5 types of assistance
- Partnership with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again

5.2 PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

The PHA established the following objectives to strive in meeting goal #6:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability: This is an on-going activity. PHA sponsors fair housing seminars

OTHER PHA GOALS AND OBJECTIVES: (list below)

Planning and Administration

PHA GOAL: KNOWLEDGE OF NEW LAWS AND CHANGES IN HOUSING ISSUES

- Make staff and board members knowledgeable as needed regarding the new housing requirements of the Quality Housing and Work Responsibility Act of 1998 (H.R. 4194); and (any other laws and changes) as they occur regarding housing, community and economic development. This is an on-going activity. Notices are distributed to staff and board members as soon as they have been received at the HA.
- On an on-going basis, the Executive Director, or designee, shall identify and secure available training opportunities for staff and the board as needed.

PHA GOAL:UP-TO-DATE POLICIES – NEW, REVISED OR REVIEWED

- To ensure continued policy reviews, revisions or the development of new policies for the provision of service described under the Housing Act of 1937 and the Quality Housing and Work Responsibility Act of 1998 (H.R. 4194) provide for comment by the residents and by the public and approval by the appropriate entity. This is an on-going activity.
- The Executive Director or designee will ensure review of existing policies and procedures to incorporate all necessary requirements and if warranted, develop written recommendations for policy revisions to the Board of Commissioners. The PHA may contract with professionals for these services. This is an on-going activity.

PHA GOAL: PROFIT/LOSS RATIO

- To determine the Profit/Loss Ratio of separate activities of the PHA; to determine the feasibility of continuing services, needed program modifications, and or identify financial needs. This information will be presented during the planning process for each annual housing plan. This is an on-going activity.
- The PHA, as needed, may determine the profit/loss ratio's of the programs administered by the PHA. The PHA will review the Profit/Loss statements to determine if anticipated increases in revenue or decreases in expenses are obtained.
- As needed, the PHA may obtain or provide a feasibility study for the continuation of services from each entity and/or programs presented for consideration of funding. This study will be provided to the Executive Director and/or appropriate staff persons to determine the feasibility and/or funding levels of these activities.

**5.2 PHA GOAL STRATEGIC GOAL: FINANCIAL RESOURCES
PHA GOAL: MANAGEMENT RESOURCES**

- To ensure that resources are managed in a manner which generate a positive cash flow and provides for an accumulation of income-over expenses and maintains an adequate reserve account for future housing needs for low-income persons. This is an on-going activity.
- The PHA shall obtain assistance in providing written financial management and investment of funds procedures that comply with applicable regulatory requirements to be approved by the Board of Commissioners. This will be done as needed.
- This objective may be measured by the completion of evaluation of said policies and procedures and approval of policies and procedures and/or modifications by the Board of Commissioners. This is an on-going activity.

**PHA STRATEGIC GOAL: HOUSING MANAGEMENT SERVICES
PHA GOAL: CONTINUED OPERATION AND ADMINISTRATION OF HOUSING
UNITS**

- To provide for the continued administration of housing units developed under the 1937 Housing Act according to policies and procedures. This is an on-going activity.
- On an on-going basis, the PHA In-take Department will provide for program marketing, outreach and the acceptance and processing of applications for services. A pre-application process will be utilized to determine available assistance for each applicant. This is an on-going activity.
- The PHA will provide for the development and maintenance of a waiting list of applicants in accordance with program regulations. This is an on-going activity.
- On an on-going basis, the PHA will provide for marketing and training in relation to program eligibility, preference requirements, regulations and policies.
- The PHA will maintain data relative to housing stock and participants/occupants. This is an on-going activity.
- The PHA will provide for the updating of applicant data as changes occur, and for the verification of the applicant data prior to admission. This is an on-going activity.
- The PHA will contract with a professional to perform a job comparability study and review organizational structure, write new job descriptions. This will be done as needed.
- The PHA will contract with a professional to review policies and procedures of the entire agency. This will be done as needed.
- The PHA will seek professional assistance in preparing a Comprehensive Operations, Maintenance and Management Plan. This will be done as needed.
- The PHA will seek professional assistance in preparing a physical needs assessment. This will be done as needed.
- The PHA will provide for preparation of work specifications and drawings. This will be done as needed.

6.0 PHA Plan Update

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

The following PHA Plan elements marked 'X' have been revised since the last Annual Plan submission by the Housing Authority of the City of Sherman.
N/C denotes NO CHANGE and N/A denotes NOT APPLICABLE

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

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

The following are the specific locations where the public may obtain copies of the 2010 Annual Plan:

- Administrative Office – 2001 North Hoard Avenue, Sherman, TX 75091

6.0 PHA Plan Elements

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

A. Public Housing

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

(1) Eligibility

The Housing Authority of the City of Sherman verifies eligibility for admission to public housing at time application is submitted.

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
- Sex-offender, citizenship/legal status check
- The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history and exercise discretion in determining suitability for tenancy, taking into consideration the circumstances that may have contributed to the negative reporting.

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

- Local law enforcement agencies
- Access to FBI criminal records (the PHA has contracted with Tenant Tracker)

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

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

(3) Preferences ***NO CHANGE***

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

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

- Emergencies
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA
- Correct defects hazardous to health, life and safety
- Domestic Violence

The PHA has established preferences for admission to public housing other than date and time of application. The PHA plans to employ the following admission preferences for admission to public housing:

Priority

- | | |
|----------|--|
| <u>1</u> | - Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) |
| <u>2</u> | - Working families and those unable to work because of age or disability |

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

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

Applicants are ordinarily given one (1) vacant unit choices 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 ***NO CHANGE***

The Housing Authority of the City of Sherman maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 2001 North Hoard Avenue, Sherman, Texas 75091.

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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
- Video

Residents must notify the PHA of changes in family composition:

- At any time family composition changes
- Within 10 days of occurrence

(6) Deconcentration and Income Mixing

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

The PHA does have any general occupancy public housing developments covered by the deconcentration rule. The covered developments (Hoard Site, Charles Site, and Pacific/Pecan Site/Mulberry) all fall within the established income range (EIR).

The Housing Authority of the City of Sherman does not plan to operate any site-based waiting lists.

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

6.0 903.7(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund	852,703.00	
b) Public Housing Capital Fund	375,981.00	
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	375,981.00	Public housing capital investments
2009 ARRA Capital Funds	470,496.00	Public housing capital investments
2008 Capital Funds	119,724.50	Public housing capital investments
3. Public Housing Dwelling Rental Income		
	660,920.00	Public housing operations
4. Other income (list below)		
- Excess Utilities	75,970.00	Public housing operations
- Interest on General IFunds Investments	17,500.00	Public housing operations
- Other income: Legal fees, maintenance charges to tenants, late fees, NSF check charges, payphone, laundry, etc.	24,610.00	Public housing operations
5. Non-federal sources (list below)		
Total resources	\$2,973,885.50	

6.0 903.7 (3) Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies ***NO CHANGE***

a. Use of discretionary policies

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

b. Minimum Rent

The PHA's minimum rent is \$25.00.

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

The PHA has adopted a minimum rent of \$25.00.

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

6.0

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 minimum rent is reinstated retroactively to the date of suspension.
- b. The PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
- c. The family may not be evicted for non-payment of rent during the ninety (90)-day suspension period.
- d. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.

3. If the circumstances supporting the request for a minimum rent hardship exemption are long term, tenant's rent will be based on the statutory income-based rent calculation formula during the minimum rent exemption period.

4. Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

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

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

d. Discretionary deductions and/or exclusion policies

The PHA plans to employ the following discretionary (optional) deductions and/or exclusions policies:

- For the earned income of a previously unemployed household member

e. Ceiling Rents

The PHA does not have ceiling rents.

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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:

- Tenants must report changes within 10 days of occurrence. After verification, PHA will determine if rent will be adjusted.

g. Individual Savings accounts (ISAs)

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

(2) Flat Rents ***NO CHANGE***

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

- The section 8 rent reasonableness study of comparable housing

B. Section 8 Tenant-based Assistance ***NOT APPLICABLE – PHA DOES NOT ADMINISTER SECTION 8***

6.0 903.7(4) Operation and Management

(1) PHA Management Structure

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

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

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

- Housing Specialist II
- Housing Specialist I
- Security Officers (PT)

Resident Services Coordinator – assists the Executive Director with the day-to-day resident services of the public housing and supervises the following staff:

- Program Assistant
- Recreational Aide

Maintenance Supervisor– assists the Executive Director in the day-to-day operation of facilities management and maintenance of the public housing stock and supervises the following staff:

- Maintenance Mechanic A
- Maintenance Mechanic B
- Unit Ready Custodian
- Laborer

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b. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	298	150
Section 8 Vouchers	N/A	N/A
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	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.

Public Housing Management:

- Admissions and Continued Occupancy Policy (ACOP)
- Dwelling Lease
- Grievance Procedures
- Termination and Eviction Policy
- Transfer and Transfer Waiting List Policy
- Enterprise Income Verification (EIV) Policy
- Financial Policies (12)
- Fraud Policy
- Natural and National Disaster Policy and Plan
- Deconcentration and Income Targeting Policy
- Records Retention Policy
- File Access Policy
- Pet Ownership Policy (Family)
- Pet Ownership Policy (Elderly/Disabled)
- Resident Initiatives Policy
- Security Policy
- Code of Ethics Policy
- Drug Free Workplace Policy

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- Procurement Policy
- Consumption Allowances for 4-Br all electric apartments
- Utility Allowances for Tenant Supplied Utilities
- Admission Income Limits
- Stimulus Grant Procurement Policy (Amendment to current Procurement Policy)
- Amendment to 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.

Activity Description: ***N/A***

6.0 903.7(7) Community Service and Self-Sufficiency

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

1. The PHA has entered into a cooperative agreement with the TANF Agency, to share information and /or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937.)

The agreement was signed on 10/31/01.

2. Other coordination efforts between the PHA and TANF agency include:

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

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

(1) General

a. Self-Sufficiency Policies

The PHA will employ the following discretionary policies to enhance the economic and social self-sufficiency of assisted families in the following areas:

- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

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b. Economic and Social self-sufficiency programs

The PHA coordinates, promotes or provides the following policies or programs for the enhancement of the economic and social self-sufficiency of assisted families.

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/ specific criteria/other)	Access (development office/PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
GED	20	Other	Community Center	PH
ESL	50	Other	Community Center	PH

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

a. Participation Description: *N/A*

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: MM/DD/YY)
Public Housing		
Section 8		

b. If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? List steps the PHA will take below: *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:

- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination

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 Sherman 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 Sherman 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. Changes in the lease were made to incorporate the community service requirement by all adult family members. 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 Community Service log.

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Programmatic Aspects Of The Requirements

Residents can participate in educational programs at the community center and assist with certain community center programs. Assisting with yard work is also available.

The PHA has partnered with Goodwill Industries, Salvation Army, Boys and Girls Club, and Grayson County Shelter so residents can fulfill their community service requirements.

Residents are required to turn in community service worksheets on a monthly basis. The PHA notifies the residents who get behind before their next re-certification so they will be in compliance.

Community Service Implementation Report:

- Number of tenants performing community service: 58
- Number of tenants granted exemptions: 237
- Number of tenants in non-compliance: 0
- Number of tenants terminated/evicted due to non-compliance: 4

6.0 903.7(8) Safety and Crime Prevention

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

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

1. Description of the need for measures to ensure the safety of public housing residents.
 - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - Residents fearful for their safety and/or the safety of their children
2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:
 - Safety and security survey of residents
 - Analysis of crime statistics over time for crimes committed "in and around" public housing authority
 - Police reports
3. Developments that are most affected:
 - TX078001

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:
 - Contracting with outside and/or resident organizations for the provision of crime and/or drug-prevention activities
 - Activities targeted to at-risk youth, adults, or seniors
2. Developments that are most affected:
 - TX078001

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:
 - TX078001

6.0 903.7(9) Pets

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 non-refundable nominal pet fee of \$100.00 will be charged (except for elderly/disabled residents) and is intended to cover the reasonable operating costs to the development directly attributed to a pet or pets in the unit (i.e. fumigation of a unit).

A refundable pet deposit of \$150.00 (\$50.00 for elderly/disabled) is required for cats and dogs.

Limit of one pet per household.

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 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 to 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.

6.0

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

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

Based on its Analysis of Impediments, the PHA identified the following groups of people as least likely to apply for public housing at some or all sites.

- Black
- White
- Hispanic
- American Indian

The PHA will promote fair housing through all advertisements to affirmatively market fair housing to ensure that all low-income families understand the availability of housing assistance and feel welcome to participate in our program.

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 has been submitted to HUD (FYE 3/31/09 is complete).

903.7(12) Asset Management *NOT APPLICABLE*

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

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 have been incorporated in Housing Authority of the City of Sherman PHA Plan goals and objectives, and policies and procedures.

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. All Public Housing residents have been notified of the VAWA provisions and required by the Act.

The PHA measures may include to:

- Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking;

6.0

- 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 stalking (whether actual or imminent threat) who are assisted by PHA;
- 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.

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 has entered into a partnership with the Crisis Center of Grayson County which permits the PHA to make referrals. In addition, the Crisis Center of Grayson County has provided programs to the public housing residents. Public Housing residents affected by domestic violence can seek counseling by a trained counselor available at the Community Center. The PHA also provides applicable literature at the Community Center.

In addition, the PHA has amended its policies and procedures to include language and applicable provisions of the VAWA. The PHA staff is trained on the confidentiality issues as required by VAWA. It is the PHA's intent to maintain compliance with all applicable requirements imposed by VAWA.

Section 6.0 b

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

- Main Administrative Office – 2001 North Hoard Avenue, Sherman, Texas 75091

7.0

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

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

The PHA has not received a HOPE VI revitalization grant.

Status of HOPE VI revitalization grant(s). ***N/A***

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

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

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

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

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

c. Conversion of Public Housing

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

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

d. Homeownership

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

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

B. Section 8 Tenant Based Assistance ***NOT APPLICABLE – PHA DOES NOT ADMINISTER SECTION 8***

e. Project-based Vouchers ***NOT APPLICABLE – PHA DOES NOT ADMINISTER SECTION 8***

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

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

Required reports are included as following attachments:

- 2010 Capital Fund Program Annual Statement - attachment tx078a01
- 2009 Performance and Evaluation Report – attachment tx078c01
- 2009 ARRA Performance and Evaluation Report – attachment tx078d01
- 2008 Performance and Evaluation Report - attachment tx078e01

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

Required report is included as following attachment:

- FY 2010 Capital Fund Program 5 Year Action Plan - attachment tx078b01

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

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

9.0 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact”.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	1061	5	5	5	5	5	5
Income >30% but <=50% of AMI	680	5	5	5	5	5	5
Income >50% but <80% of AMI	99	4	4	4	4	4	4
Elderly	30	4	4	4	4	4	4
Families with Disabilities	30	5	5	5	5	5	5
White	2191	5	5	5	5	5	5
Black/African American	341	5	5	5	5	5	5
Hispanic	109	5	5	5	5	5	5
Native American	31	5	5	5	5	5	5
Asian	35	5	5	5	5	5	5
Other	2	5	5	5	5	5	5

9.0

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	53		153
Extremely low income <=30% AMI	25	47%	
Very low income (>30% but <=50% AMI)	27	51%	
Low income (>50% but <80% AMI)	1	2%	
Families with children	42	79%	
Elderly families	4	8%	
Families with Disabilities	7	13%	
White	47	89%	
Black/African American	4	7.5%	
American Indian/Alaska Native	1	2%	
Asian	1	2%	
Native Hawaiian/Other Pacific Islander	0	0%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	26	49%	
2 BR	19	36%	
3 BR	7	13%	
4 BR	1	2%	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	

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

If yes:

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

- Reduce turnover time for vacated public housing units

PHA shall increase the number of affordable housing units by:

- Pursue housing resources other than public housing or Section 8 tenant-based assistance

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

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

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

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

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

- Employ admissions preferences aimed at families who are working

Need: Specific Family Types: The Elderly *N/A*

Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to Families with Disabilities:

- Affirmatively market to local non-profit agencies that assist families with disabilities

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

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

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

9.1	<p>PHA shall conduct activities to affirmatively further fair housing <i>N/A</i></p> <p>Reason for Selecting Strategies</p> <ul style="list-style-type: none"> ▪ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
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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</p> <p>Goals identified by PHA for 2005 Five Year PHA Plan and progress made during 2005-2009.</p> <p>HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.</p> <p><input checked="" type="checkbox"/> PHA Goal: Expand the supply of assisted housing Objectives:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Reduce public housing vacancies: <input checked="" type="checkbox"/> Leverage private or other public funds to create additional housing opportunities: <i>Develop non-profit by 3/31/02</i> <input checked="" type="checkbox"/> Other (list below) <ul style="list-style-type: none"> ▪ Develop and expand partnerships and funding resources <p><u>Progress Statement:</u> Non-profit was developed on 3/21/05. Vacancy rates were; FYE 3/31/05 – 4%, 2006-4%, 2007-5%, 2008-7% and 2009-6%</p> <p><input checked="" type="checkbox"/> PHA Goal: Improve the quality of assisted housing Objectives:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Improve public housing management: (PHAS score) <i>Improve physical condition score by 10%</i> <input checked="" type="checkbox"/> Renovate or modernize public housing units: <p><u>Progress Statement:</u> Physical condition score: 10/17/05 – 94, 9/25/07-71 and 1/9/08-74. The PHA has worked towards completing all work items scheduled in the Capital Fund Program.</p> <p><input checked="" type="checkbox"/> PHA Goal: Increase assisted housing choices Objectives:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Implement public housing or other homeownership programs: <i>Assist 10 residents each year to be prepared to become homeowners.</i>
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10.0

Progress Statement: We have continued offering self-sufficiency classes at the community center including GED & ESL classes and programs dealing with money management and budgeting.

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

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: *PHA will maintain a balanced income mix in our public housing developments.*

Progress Statement: We have continued to maintain well balanced income mix in our public housing developments.

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: *increase by 3% each fiscal year*

Provide or attract supportive services to improve assistance recipients' employability: *This is an on-going activity. Maintaining 5 types of assistance.*

Progress Statement: The PHA has continued to offer support to families waiting to improve their chances of becoming employable. The participation in the GED, ESL and computer classes offered at the community center has continued to increase. Working families: 2005-74, 2007-68, 2008-56 and 2009-60.

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: *This is an on-going activity. PHA sponsors fair housing seminars.*

Progress Statement: PHA has continued to make this an on-going activity. Fair housing information flyers are readily available.

10.0

Other PHA Goals and Objectives: (list below)

Planning and Administration

PHA Goal: Knowledge of New Laws and Changes in Housing Issues

Objective:

- Make staff and board members knowledgeable as needed regarding the new housing requirements of the Quality Housing and Work Responsibility Act of 1998 (H.R. 4194); and (any other laws and changes) as they occur regarding housing, community, and economic development. *This is an on going activity. Notices are distributed to staff and board members as soon as they have been received at the HA.*
- On an ongoing basis, the Executive Director, or designee, shall identify and secure available training opportunities for staff and the board as needed.

Progress Statement: This is an on-going activity. Notices are distributed to staff and board members as soon as they have been received at the HA.

PHA Goal: Up-to-Date Policies--New, Revised or Reviewed

Objective:

- To ensure continued policy reviews, revisions or the development of new policies for the provision of services described under the Housing Act of 1937 and the Quality Housing and Work Responsibility Act of 1998 (H.R. 4194) provide for comment by the residents and by the public and approval by the appropriate entity. *This is an on-going activity.*
- The Executive Director or designee will ensure review of existing policies and procedures to incorporate all necessary requirements and if warranted, develop written recommendations for policy revisions to the Board of Commissioners. The PHA may contract with professionals for these services. *This is an ongoing activity.*

Progress Statement: Policies updated/adopted during FY 2009 are listed on page 14.

PHA Goal: Profit/Loss Ratio

Objective:

- To determine the Profit/Loss Ratio of separate activities of the PHA; to determine the feasibility of continuing services, needed program modifications, and or identify financial needs. This information will be presented during the planning process for each annual housing plan. *This is an on-going activity.*
- The PHA, as needed, may determine the profit/loss ratio's of the programs administered by the PHA. The PHA will review the Profit/Loss statements to determine if anticipated increases in revenue or decreases in expenses are obtained.

10.0

- As needed, the PHA may obtain or provide a feasibility study for the continuation of services from each entity and/or programs presented for consideration of funding. This study will be provided to the Executive Director and/or appropriate staff persons to determine the feasibility and/or funding levels of these activities.

Progress Statement: This is an on-going activity.

PHA Strategic Goal: Financial Resources

PHA Goal: Management Resources

Objective:

- To ensure that resources are managed in a manner which generate a positive cash flow and provides for an accumulation of income-over expenses and maintains an adequate reserve account for future housing needs for low-income persons. *This is an on-going activity.*
- The PHA shall obtain assistance in providing written financial management and investment of funds procedures that comply with applicable regulatory requirements to be approved by the Board of Commissioners. *This will be done as needed.*
- This objective may be measured by the completion of evaluation of said policies and procedures and approval of policies and procedures and/or modifications by the Board of Commissioners. *This is an on-going activity.*

Progress Statement: This is an on-going activity.

PHA Strategic Goal: Housing Management Services

PHA Goal: Continued Operation and Administration of Housing Units

Objective:

- To provide for the continued administration of housing units developed under the 1937 Housing Act according to policies and procedures. *This is an on-going activity.*
- On an ongoing basis, the PHA In-Take Department will provide for program marketing, outreach and the acceptance and processing of applications for services. A pre-application process will be utilized to determine available assistance for each applicant. *This is an on-going activity.*
- The PHA will provide for the development and maintenance of a waiting list of applicants in accordance with program regulations. *This is an on-going activity.*
- On an ongoing basis, the PHA will provide for marketing and training in relation to program eligibility, preference requirements, regulations and policies.
- The PHA will maintain data relative to housing stock and participants/occupants. *This is an on-going activity.*

10.0

- The PHA will provide for the updating of applicant data as changes occur, and for the verification of the applicant data prior to admission. *This is an on-going activity.*
- The PHA will contract with a professional to perform a job comparability study and review organizational structure, write new job descriptions. *This will be done as needed.*
- The PHA will contract with a professional to review policies and procedures of the entire agency. *This will be done as needed.*
- The PHA will seek professional assistance in preparing a Comprehensive Operations, Maintenance and Management Plan. *This will be done as needed.*
- The PHA will seek professional assistance in preparing a physical needs assessment. *This will be done as needed.*
- The PHA will provide for preparation of work specifications and drawings. *This will be done as needed.*

Progress Statement: Regarding all goals and objectives in this section, the PHA has achieved or is on target with all goals and objectives. The PHA plans to continue these activities on an on-going basis.

10.0

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviations from the 5-Year Plan

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

Significant Amendments or Modification to the Annual Plan

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

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

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

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

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

- (c) PHA’s must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. *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 tx078f01
- (g) Challenged Elements - No Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) Provided as attachments tx078a01; tx078c01; tx078d01; and tx078e01.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) Provided as attachment tx078b01

Annual Report / Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program
 Attachment: tx078a01

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: <p style="text-align: center;">Housing Authority of the City of Sherman</p>	Grant Type and Number: Capital Fund Program Grant No: TX21P07850110 Replacement Housing Factor Grant No: _____ Date of CFFP: _____	FFY of Grant: 2010 FFY of Grant Approval: 2010
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Type of Grant

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	75,196.00			
3	1408 Management Improvements	15,400.00			
4	1410 Administration (may not exceed 10% of line 20)	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	41,500.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	15,812.00			
10	1460 Dwelling Structures	225,073.00			
11	1465.1 Dwelling Equipment-Nonexpendable	3,000.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities 4	0.00			
18a	1501 Collateralization or Debt Service paid by the PHA	0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	\$375,981.00			
21	Amount of Line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	0.00			
23	Amount of Line 20 Related to Security - Soft Costs	0.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			

Signature of Executive Director Date: 12/17/09	Signature of Public Housing Director Date:
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1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
 4 RHF funds shall be included here.

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

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

Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Sherman		Grant Type and Number: Capital Fund Program Grant No: TX21P07850110 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
HA Wide	Operating Expenses:		1406			75,196.00			
	Total 1406					\$75,196.00			
HA Wide	Management Improvements:								
	Staff Training:					-			
	Occupancy & Lease Enforcement Training		1408			1,200.00			
	Board of Commissioners		1408			1,500.00			
	Maintenance Technical		1408			1,000.00			
	General Technical Assistance		1408			5,500.00			
	Update Automated Systems-Software		1408			2,000.00			
	Utility Allowance Study		1408			2,000.00			
	Resident Training:					-			
	Self-Sufficiency Classes		1408			2,200.00			
	Total 1408					\$15,400.00			
HA Wide	Fees and Costs:								
	A/E Services		1430			26,500.00			
	Inspection Costs		1430			1,000.00			
	Printing Costs		1430			1,000.00			
	Consultant Fees Annual Plan		1430			5,000.00			
	Energy Audit		1430			3,000.00			
	Physical Needs Assessment		1430			5,000.00			
	Total 1430					\$41,500.00			
HA Wide	Site Improvements:								
	Handicap access to common areas					7,500.00			
	Sidewalks/Driveways					8,312.00			
	Total 1450					\$15,812.00			

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: Housing Authority of the City of Sherman				Grant Type and Number: Capital Fund Program Grant No: TX21P07850110 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
					Revised 1	Funds Obligated 2	
HA-Wide	Dwelling Structures:						
	Water Heaters	1460	5	2,000.00			
	Subtotal 1460			2,000.00			
HA-Wide	Dwelling Equipment:						
	Refrigerators	1465.1	6	3,000.00			
	Total 1465.1			3,000.00			
	TOTAL HA-WIDE			\$152,908.00			
	Dwelling Structures:						
Hoard Site	Replace window blinds (Phase I of II)	1460	638	11,620.00			
TX078001H	Replace windows (Phase I of II)	1460	745	61,600.00			
	Refinish kitchen cabinets	1460	118	44,100.00			
	TOTAL HOARD SITE			\$117,320.00			
Scott Circle	Dwelling Structures:						
TX078001SC	Replace window blinds (Phase I of II)	1460	349	6,350.00			
	Refinish kitchen cabinets	1460	102	25,000.00			
	Replace windows (Phase I of II)	1460	432	35,708.00			
	TOTAL SCOTT CIRCLE SITE			\$67,058.00			
TX078001SS	Dwelling Structures:						
Scattered Sites	Replace window blinds (Phase I of II)	1460	170	3,100.00			
	Replace windows (Phase I of II)	1460	432	35,595.00			
	TOTAL SCATTERED SITES			\$38,695.00			
	Total 1460			\$225,073.00			
	TOTAL CAPITAL FUNDS 2010			\$375,981.00			

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

Capital Fund Program Five-Year Action Plan

Attachment: tx078b01

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 Sherman - TX078		Sherman/Grayson County/TX				
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					
B.	Physical Improvements	Annual Statement	-	-	-	-
	Subtotal		210,385.00	247,885.00	236,885.00	257,385.00
C.	Management Improvements		14,900.00	14,900.00	12,900.00	12,900.00
D.	PHA-Wide Non-dwelling Structures and Equipment		45,000.00	7,500.00	20,500.00	0.00
E.	Administration		0.00	0.00	0.00	0.00
F.	Other		30,500.00	30,500.00	30,500.00	30,500.00
G.	Operations		75,196.00	75,196.00	75,196.00	75,196.00
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		\$375,981.00	\$375,981.00	\$375,981.00	\$375,981.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		\$375,981.00	\$375,981.00	\$375,981.00	\$375,981.00

Capital Fund Program Five-Year Action Plan

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

Expires: 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _2010_	Work Statement for Year <u>2011</u> FFY <u>2011</u>			Work Statement for Year <u>2012</u> FFY <u>2012</u>		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	TX078 - PHA Wide			TX078 - PHA Wide		
Annual Statement	Site Improvements:			Site Improvements:		
	Sidewalks/Driveways		8,300.00	Sidewalks		4,000.00
	Dwelling Equipment:		-	Dwelling Equipment:		-
	Refrigerators and ranges	10	5,000.00	Refrigerators and ranges	10	5,000.00
	TOTAL PHA-WIDE		\$13,300.00	TOTAL PHA-WIDE		\$9,000.00
	HOARD SITE - TX078001H			HOARD SITE - TX078001H		
	Dwelling Structures:			Dwelling Structures:		
	Replace window blinds (Phase II of II)	524	9,525.00	Replace PTAC and HVAC Systems (I of II)	6	5,780.00
	Replace windows (Phase II of II)	417	34,435.00	Replace window screens (Phase II of II)	757	65,770.00
	Replace window screens (Phase I of II)	405	35,160.00	Replace thermostats	118	11,800.00
	TOTAL HOARD SITE		\$79,120.00	TOTAL HOARD SITE		\$83,350.00
	SCOTT CIRCLE - TX078001SC			SCOTT CIRCLE - TX078001SC		
	Dwelling Structures:			Dwelling Structures:		
	Replace window blinds (Phase II of II)	286	5,200.00	Replace PTAC and HVAC Systems (I of II)	42	84,095.00
	Replace windows (Phase II of II)	203	16,770.00	Replace window screens (Phase II of II)	72	6,240.00
	Replace window screens (Phase I of II)	563	48,915.00	Replace thermostats	102	10,200.00
	TOTAL SCOTT CIRCLE SITE		\$70,885.00	TOTAL SCOTT CIRCLE SITE		\$100,535.00
	SCATTERED SITES - TX078001SS			SCATTERED SITES - TX078001SS		
	Dwelling Structures:			Dwelling Structures:		
	Replace window blinds (Phase II of II)	349	3,100.00	Replace PTAC and HVAC Systems (I of II)	19	38,805.00
	Replace windows (Phase II of II)	88	7,295.00	Replace window screens (Phase II of II)	97	8,395.00
	Replace window screens (Phase I of II)	422	36,685.00	Replace thermostats	78	7,800.00
	TOTAL SCATTERED SITES		\$47,080.00	TOTAL SCATTERED SITES		\$55,000.00
	TOTAL PHYSICAL NEEDS - 2011		\$210,385.00	TOTAL PHYSICAL NEEDS - 2012		\$247,885.00

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _2010_	Work Statement for Year 2013			Work Statement for Year 2014		
	FFY 2013			FFY 2014		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	TX078 - PHA Wide			TX078 - PHA Wide		
Annual Statement	Site Improvements:			Site Improvements:		
	Sidewalks		4,000.00	Sidewalks		4,000.00
	Trees		2,000.00	Trees		2,000.00
	Dwelling Equipment:		-	Dwelling Equipment:		-
	Refrigerators and ranges	10	5,000.00	Refrigerators and ranges	10	5,000.00
	TOTAL PHA-WIDE		\$11,000.00	TOTAL PHA-WIDE		\$11,000.00
	HOARD SITE - TX078001H			HOARD SITE - TX078001H		
	Dwelling Structures:			Dwelling Structures:		
	Replace PTAC & HVAC Systems (II of II)	8	15,485.00	Interior painting	10	5,000.00
	Interior painting	10	5,000.00	Install gutters & downspouts	83	41,485.00
	Bathtubs and faucets	14	14,000.00	Replace lavatory tops	12	6,200.00
	Light fixtures	75	5,750.00	Showers	10	15,000.00
	Showers	10	15,000.00	Foundation repair	1	20,000.00
	Foundation repair	1	20,000.00	Storm doors	24	23,600.00
	Storm doors	24	23,500.00			
	TOTAL HOARD SITE		\$98,735.00	TOTAL HOARD SITE		\$111,285.00
	SCOTT CIRCLE - TX078001SC			SCOTT CIRCLE - TX078001SC		
	Dwelling Structures:			Dwelling Structures:		
	Replace PTAC & HVAC Systems (II of II)	5	10,480.00	Storm doors	20	20,400.00
	Storm doors	20	20,400.00	Install gutters and downspouts	32	16,400.00
	Interior painting	10	5,000.00	Interior painting	10	5,000.00
	Light fixtures	80	6,170.00	Replace lavatory tops	12	6,200.00
	Showers	15	30,000.00	Showers	20	30,000.00
	TOTAL SCOTT CIRCLE SITE		\$72,050.00	TOTAL SCOTT CIRCLE SITE		\$78,000.00
	SCATTERED SITES - TX078001SS			SCATTERED SITES - TX078001SS		
	Dwelling Structures:			Dwelling Structures:		
	Replace PTAC & HVAC Systems (II of II)	4	8,000.00	Install gutters and downspouts	20	10,000.00
	Storm doors	16	15,600.00	Storm doors	15	15,600.00
	Bathtubs and faucets	10	10,000.00	Bathtubs and faucets	10	10,000.00
	Interior painting	10	5,000.00	Interior painting	10	5,000.00
	Light fixtures	85	6,500.00	Replace lavatory tops	12	6,500.00
	Showers	5	10,000.00	Showers	5	10,000.00
	TOTAL SCATTERED SITES		\$55,100.00	TOTAL SCATTERED SITES		\$57,100.00
	TOTAL PHYSICAL NEEDS - 2013		\$236,885.00	TOTAL PHYSICAL NEEDS - 2014		\$257,385.00

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part III: Supporting Pages - Management Needs Work Statement(s)				
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2011</u>		Work Statement for Year <u>2012</u>	
	FFY <u>2011</u>		FFY <u>2012</u>	
See	Development Number/Name General Description of Major Work Items	Estimated Cost	Development Number/Name General Description of Major Work Items	Estimated Cost
	TX078 - PHA Wide		TX078 - PHA Wide	
Annual Statement	Operations	\$75,196.00	Operations	\$75,196.00
	Management improvements: (limited to 20% of grant)		Management improvements: (limited to 20% of grant)	
	Staff Training:		Staff Training:	
	Occupancy & Lease Enforcement Training	1,200.00	Occupancy & Lease Enforcement Training	1,200.00
	Board of Commissioners	1,500.00	Board of Commissioners	1,500.00
	Maintenance Technical	1,000.00	Maintenance Technical	1,000.00
	General Technical Assistance	5,000.00	General Technical Assistance	5,000.00
	Update Automated Systems Software	2,000.00	Update Automated Systems Software	2,000.00
	Procurement Training	2,000.00	Utility Allowance Study	2,000.00
	Resident Training:	-	Resident Training:	-
	Self-Sufficiency Classes	2,200.00	Self-Sufficiency Classes	2,200.00
	Total Management Improvements	\$14,900.00	Total Management Improvements	\$14,900.00
	Fees & Costs:		Fees & Costs:	
	A/E Services	23,500.00	A/E Services	23,500.00
	Inspection Costs	1,000.00	Inspection Costs	1,000.00
	Printing Costs	1,000.00	Printing Costs	1,000.00
	Consultant Fees/Annual Plan	5,000.00	Consultant Fees/Annual Plan	5,000.00
	Total Fees and Costs	\$30,500.00	Total Fees and Costs	\$30,500.00
	Non-Dwelling Equipment:		Non-Dwelling Equipment:	
	(1) Maintenance Truck	15,000.00	Playground Equipment	7,500.00
	(1) Mower	5,000.00	Total Non-Dwelling Equipment	\$7,500.00
	Playground Equipment	25,000.00		
	Total Non-Dwelling Equipment	\$45,000.00		
	TOTAL MANAGEMENT NEEDS - 2011	\$165,596.00	TOTAL MANAGEMENT NEEDS - 2012	\$128,096.00

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

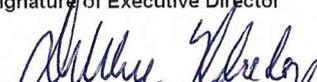
Office of Public and Indian Housing

Expires: 4/30/2011

Part III: Supporting Pages - Management Needs Work Statement(s)				
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2013</u>		Work Statement for Year <u>2014</u>	
	Development Number/Name General Description of Major Work Items	Estimated Cost	Development Number/Name General Description of Major Work Items	Estimated Cost
See	TX078 - PHA Wide		TX078 - PHA Wide	
Annual Statement	Operations	\$75,196.00	Operations	\$75,196.00
	Management improvements: (limited to 20% of grant)		Management improvements: (limited to 20% of grant)	
	Staff Training:		Staff Training:	
	Occupancy & Lease Enforcement Training	1,200.00	Occupancy & Lease Enforcement Training	1,200.00
	Board of Commissioners	1,500.00	Board of Commissioners	1,500.00
	Maintenance Technical	1,000.00	Maintenance Technical	1,000.00
	General Technical Assistance	5,000.00	General Technical Assistance	5,000.00
	Update Automated Systems Software	2,000.00	Update Automated Systems Software	2,000.00
	Resident Training:	-	Resident Training:	-
	Self-Sufficiency Classes	2,200.00	Self-Sufficiency Classes	2,200.00
	Total Management Improvements	\$12,900.00	Total Management Improvements	\$12,900.00
	Fees & Costs:		Fees & Costs:	
	A/E Services	23,500.00	A/E Services	23,500.00
	Inspection Costs	1,000.00	Inspection Costs	1,000.00
	Printing Costs	1,000.00	Printing Costs	1,000.00
	Consultant Fees/Annual Plan	5,000.00	Consultant Fees/Annual Plan	5,000.00
	Total Fees and Costs	\$30,500.00	Total Fees and Costs	\$30,500.00
	Non-Dwelling Equipment:			
	(1) Maintenance Truck	15,000.00		
	(1) Mower	5,000.00		
	(2) Weed Eaters	500.00		
	Total Non-Dwelling Equipment	\$20,500.00		
	TOTAL MANAGEMENT NEEDS - 2013	\$139,096.00	TOTAL MANAGEMENT NEEDS - 2014	\$118,596.00

Annual Statement / Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program
 Attachment: tx078c01

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

PHA Name: Housing Authority of the City of Sherman		Grant Type and Number: Capital Fund Program Grant No: TX21P07850109 Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u>1</u> * <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 9/30/09					
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	35,477.00		0.00	0.00
3	1408 Management Improvements	42,200.00		0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	37,260.00		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	30,500.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	5,312.00		0.00	0.00
10	1460 Dwelling Structures *	216,732.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Non-dwelling Structures	0.00		0.00	0.00
13	1475 Non-dwelling Equipment	8,500.00		0.00	0.00
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
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	0.00		-	-
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)	\$375,981.00		0.00	0.00
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	0.00		0.00	0.00
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 		Date 12/17/09		Signature of Public Housing Director Date	

* (revised only within BLI, no change to eLOCCS)

- 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: Housing Authority of the City of Sherman		Grant Type and Number: Capital Fund Program Grant No: TX21P07850109 CFFP (Yes/ No): No Replacement Housing Factor Grant No.					Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
HA Wide	Operating Expenses:	1406		35,477.00	35,477.00	0.00	0.00	
	Total 1406			\$35,477.00	\$35,477.00	\$0.00	\$0.00	
HA Wide	Management Improvements:							
	Resident Initiatives Assistant	1408		19,250.00	19,250.00	0.00	0.00	
	Benefits			7,550.00	7,550.00	0.00	0.00	
	Staff Training:			-	-	-	-	
	Occupancy & Lease Enforcement Training	1408		1,200.00	1,200.00	0.00	0.00	
	Board of Commissioners	1408		1,500.00	1,500.00	0.00	0.00	
	Maintenance Technical	1408		900.00	900.00	0.00	0.00	
	General Technical Assistance	1408		5,600.00	5,600.00	0.00	0.00	
	Update Automated Systems-Software	1408		2,000.00	2,000.00	0.00	0.00	
	Utility Allowance Study	1408		2,000.00	2,000.00	0.00	0.00	
	Resident Training:			-	-	-	-	
	Self-Sufficiency Classes	1408		2,200.00	2,200.00	0.00	0.00	
	Total 1408			\$42,200.00	\$42,200.00	\$0.00	\$0.00	
HA Wide	Administration:							
	Clerk of the Works	1410		21,250.00	21,250.00	0.00	0.00	
	Prorated Salaries	1410		1,590.00	1,590.00	0.00	0.00	
	Benefits	1410		14,420.00	14,420.00	0.00	0.00	
	Total 1410			\$37,260.00	\$37,260.00	\$0.00	\$0.00	
HA Wide	Fees and Costs:							
	A/E Services	1430		23,500.00	23,500.00	0.00	0.00	
	Inspection Costs	1430		1,000.00	1,000.00	0.00	0.00	
	Printing/Advertising Costs	1430		1,000.00	1,000.00	0.00	0.00	
	Consultant Fees Annual Plan	1430		5,000.00	5,000.00	0.00	0.00	
	Total 1430			\$30,500.00	\$30,500.00	\$0.00	\$0.00	
	Subtotal			\$145,437.00	\$145,437.00	\$0.00	\$0.00	

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

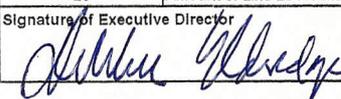
Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Sherman				Grant Type and Number: Capital Fund Program Grant No: TX21P07850109 CFFP (Yes/ No): No			Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Revised 1	Funds Obligated 2	Funds Expended 2	
HA-Wide	Non-Dwelling Equipment:							
	Lawnmower	1475		5,000.00	5,000.00	0.00	0.00	
	Weedeaters	1475		500.00	500.00	0.00	0.00	
	Computer Hardware	1475		3,000.00	3,000.00	0.00	0.00	
	Total 1475			\$8,500.00	\$8,500.00	\$0.00	\$0.00	
HA-Wide	Site Improvement:							
	Landscaping/Trees	1450		5,312.00	5,312.00	0.00	0.00	
	Total 1450			\$5,312.00	\$5,312.00	\$0.00	\$0.00	
	Total HA-Wide			\$159,249.00	\$159,249.00	\$0.00	\$0.00	
	Dwelling Structures:							
Hoard Site	Install Vinyl Flooring (Phase I of II)	1460		42,438.00	42,438.00	0.00	0.00	
TX078001H	Bathroom and Dining Room Light Fixtures	1460		10,000.00	10,000.00	0.00	0.00	
	TOTAL HOARD SITE			\$52,438.00	\$52,438.00	\$0.00	\$0.00	
	Dwelling Structures:							
Scott Circle	New Vinyl Flooring (Phase I of II)	1460		84,307.00	84,307.00	0.00	0.00	
TX078001SC	TOTAL SCOTT CIRCLE SITE			\$84,307.00	\$84,307.00	\$0.00	\$0.00	
	Dwelling Structures:							
TX078001SS	New Vinyl Flooring (Phase I of II)	1460		19,138.00	19,138.00	0.00	0.00	
Scattered Sites	Replace Breaker Boxes	1460		53,815.00	0.00	0.00	0.00	Removed - Previously completed
	Begin Repair/Refinish Kitchen Cabinet & Replace Countertops	1460		7,034.00	60,849.00	0.00	0.00	
	TOTAL SCATTERED SITES			\$79,987.00	\$79,987.00	\$0.00	\$0.00	
	Total 1460			\$216,732.00	\$216,732.00	\$0.00	\$0.00	
	Subtotal			\$230,544.00	\$230,544.00	\$0.00	\$0.00	
	TOTAL CAPITAL FUNDS 2009			\$375,981.00	\$375,981.00	\$0.00	\$0.00	

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
 Attachment: tx078d01

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		Grant Type and Number:		FFY of Grant:	
PHA Name: Housing Authority of the City of Sherman		Capital Fund Program Grant No: TX21S078501-09		Replacement Housing Factor Grant No:	
		Date of CFFP: _____		FFY of Grant Approval: 2009	
				2009	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 9/30/09 <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	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	46,550.00		46,532.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	470,478.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Non-dwelling Structures	0.00		0.00	0.00
13	1475 Non-dwelling Equipment	0.00		0.00	0.00
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
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	0.00		0.00	0.00
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)	\$517,028.00		\$46,532.00	\$0.00
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	0.00		0.00	0.00
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	
				12/17/09	

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
 Attachment: tx078e01

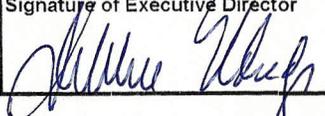
U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: <p style="text-align: center;">Housing Authority of the City of Sherman</p>	Grant Type and Number: Capital Fund Program Grant No: TX21P07850108 Date of CFFP: _____ Replacement Housing Factor Grant No: _____	FFY of Grant: 2008 FFY of Grant Approval: 2008
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Type of Grant
 Original Annual Statement Reserved for Disasters/Emergencies Revised Annual Statement/Revision Number 1
 Performance and Evaluation Report for Period Ending 9/30/09 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	67,955.00	0.00	0.00	0.00
3	1408 Management Improvements	42,080.00	47,050.73	47,050.73	47,050.73
4	1410 Administration (may not exceed 10% of line 20)	34,435.00	34,435.00	34,435.00	32,305.32
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	30,500.00	31,145.41	31,145.41	28,502.12
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	36,439.00	25,338.00	25,338.00	25,338.00
10	1460 Dwelling Structures	164,550.00	240,119.54	150,358.39	87,004.39
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	32,500.00	30,370.32	406.97	406.97
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
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	-	-	-	-
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)	\$408,459.00	\$408,459.00	\$288,734.50	\$220,607.53
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
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	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

Signature of Executive Director  Date: 12/17/09	Signature of Public Housing Director _____ Date: _____
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**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: Housing Authority of the City of Sherman		Grant Type and Number: Capital Fund Program Grant No: TX21P07850108 CFFP (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	
					Original	Revised 1	Funds Obligated 2	Funds Expended 2	
HA Wide	Operating Expenses:		1406		67,955.00	0.00	0.00	0.00	
	Total 1406				\$67,955.00	\$0.00	\$0.00	\$0.00	
HA Wide	Management Improvements:								
	Resident Initiatives Assistant		1408		18,510.00	20,585.32	20,585.32	20,585.32	
	Benefits		1408		7,420.00	9,121.95	9,121.95	9,121.95	
	Staff Training:		-		-	-	-	-	
	Occupancy & Lease Enforcement Training		1408		1,200.00	1,200.00	1,200.00	1,200.00	
	Board of Commissioners		1408		1,500.00	2,598.74	2,598.74	2,598.74	
	Maintenance Technical		1408		900.00	2,423.37	2,423.37	2,423.37	
	General Technical Assistance		1408		8,350.00	7,928.87	7,928.87	7,928.87	
	Update Automated Systems-Software		1408		2,000.00	0.00	0.00	0.00	
	Resident Training:		-		-	-	-	-	
	Self-Sufficiency Classes		1408		2,200.00	3,192.48	3,192.48	3,192.48	
	Total 1408				\$42,080.00	\$47,050.73	\$47,050.73	\$47,050.73	
HA Wide	Administration:								
	Clerk of the Works		1410		20,235.00	24,846.09	24,846.09	23,086.09	
	Prorated Salaries		1410		3,090.00	0.00	0.00	0.00	
	Benefits		1410		11,110.00	9,588.91	9,588.91	9,219.23	
	Total 1410				\$34,435.00	\$34,435.00	\$34,435.00	\$32,305.32	
HA Wide	Fees and Costs:								
	A/E Services		1430		23,500.00	23,500.00	23,500.00	23,500.00	
	Inspection Costs		1430		1,000.00	0.00	0.00	0.00	
	Printing/Advertising Costs		1430		1,000.00	1,704.26	1,704.26	1,704.26	
	Consultant Fees Annual Plan		1430		5,000.00	5,941.15	5,941.15	3,297.86	
	Total 1430				\$30,500.00	\$31,145.41	\$31,145.41	\$28,502.12	

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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: Housing Authority of the City of Sherman				Grant Type and Number: Capital Fund Program Grant No: TX21P07850108 CFFP (Yes/ No): No			Federal FFY of Grant: 2008	
Replacement Housing Factor Grant No.								
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Revised 1	Funds Obligated 2	Funds Expended 2	
HA-Wide	Site Improvement:							
	Sidewalks and Site Grading	1450		36,439.00	25,338.00	25,338.00	25,338.00	
	Total 1450			\$36,439.00	\$25,338.00	\$25,338.00	\$25,338.00	
Hoard Site	Dwelling Structures:							
TX078001H	Bathtubs and Faucets	1460		7,955.00	0.00	0.00	0.00	
	Foundation Repair	1460		20,000.00	0.00	0.00	0.00	
	TOTAL HOARD SITE			\$27,955.00	\$0.00	\$0.00	\$0.00	
Scott Circle Site	Dwelling Structures:							
TX078001SC	Foundation Repair	1460		7,570.00	0.00	0.00	0.00	
	New Vinyl Flooring (Phase I of II)	1460		50,300.00	89,761.15	0.00	0.00	
	TOTAL SCOTT CIRCLE SITE			\$57,870.00	\$89,761.15	\$0.00	\$0.00	
TX078001SS	Dwelling Structures:							
Scattered Sites	New Vinyl Flooring (Phase I of II)	1460		10,000.00	34,953.00	34,953.00	25,285.00	
	Siding/Exterior Paint (Phase II)	1460		60,725.00	60,725.00	60,725.00	60,725.00	
	Bathtubs and Faucets	1460		5,000.00	0.00	0.00	0.00	
	Sewer Caps with Concrete Platforms	1460		3,000.00	0.00	0.00	0.00	
	Replace breaker boxes	1460	38	0.00	54,035.39	54,035.39	349.39	
	Interior painting	1460	1	0.00	645.00	645.00	645.00	
	TOTAL SCATTERED SITES			\$78,725.00	\$150,358.39	\$150,358.39	\$87,004.39	
	Total 1460			\$164,550.00	\$240,119.54	\$150,358.39	\$87,004.39	
HA-Wide	Nondwelling Equipment:							
	Replace 1 maintenance trucks	1475	1	30,000.00	15,000.00	0.00	0.00	
	Office/Lobby Chairs	1475		1,000.00	1,000.00	406.97	406.97	
	Community Center Tables	1475		1,500.00	1,500.00	0.00	0.00	
	Replace computer system	1475	7	0.00	12,870.32	0.00	0.00	
	Total 1475			\$32,500.00	\$30,370.32	\$406.97	\$406.97	
	TOTAL CAPITAL FUNDS GRANT FOR 2008			\$408,459.00	\$408,459.00	\$288,734.50	\$220,607.53	

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: tx078f01
Housing Authority of the City of Sherman
Resident Advisory Board Consultation process – FYB 2010

- 1. Resident notification of appointment to the Advisory Board**
At beginning of PHA Plan process held regular bi-monthly meeting and announced invitation to residents/participants of opportunity to serve on Resident Advisory Board – 8/13/09

- 2. Resident Advisory Board Selection**
Selection made from resident/participant response – 10/14/09

- 3. Meeting Organization**
Schedule date to meet with Resident Advisory Board for input to PHA Plan- 10/14/09
Notify Resident Advisory Board of scheduled meeting- 10/14/09
Hold Resident Advisory Board meeting – 10/22/09

- 4. Notification of Public Hearing**
Schedule date for Public Hearing and place ad – 10/08/09
Notify Resident Advisory Board – 10/22/09
Hold Public Hearing meeting – 12/16/09

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

October 22, 2009

Recommendations: Replace window blinds, windows, door and window screens, thermostats with digital thermostats, PTAC and HVAC units, bathtub surrounds and refrigerators and ranges. Refinish kitchen cabinets and bathroom vanities. Install gutters and downspouts

PHA Response: All recommendations made by the Resident Advisory Board will be addressed in the annual plan and five-year plan.