

PHA 5-Year and Annual Plan

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

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

1.0	PHA Information PHA Name: <u>Nixon Housing Authority</u> PHA Code: <u>TX175</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/01/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>33</u> Number of HCV units: <u>13</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: It is the mission of the Nixon Housing Authority to promote economic opportunity, to continue to provide safe, sanitary and affordable housing. To offer a diverse environment free from discrimination.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. It is the goal of the Nixon Housing Authority to continue to renovate and modernize public housing units and facilities as funding is available. To also improve public housing management through timely lease ups, and through the modernization of units, a more timely approach in unit turnovers. The NHA will continue to expand services throughout the jurisdiction by applying for additional Section 8 Vouchers (should they become available). To increase customer satisfaction by working closer with community wide partners to offer a more diverse living in our community. Progress Report: The Nixon Housing Authority has modernized 26 of it 33 units, also including new roofs of all 15 buildings. The renovations included: removal of toilets, bathtubs, lavatories & paneling. All new appliances with freshly textured, primed and painted walls. We have increased lease up with the newly refurbished units. Transferring all tenants to make for a more diverse living community. REAC Inspection reports have been increased, SEMAP scores have increased through this positive change the Nixon Housing Authority will continue to move forward.				

6.0	<p>PHA Plan Update</p> <p>Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.</p> <p>For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>Nixon Housing Authority 506 E 4th St Nixon Texas 78140</p> <p>Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures: The Nixon Housing Authority continues to follow its approved ACOP, Administrative Plan and Waiting List Policies and Procedures. No "Preferences" are listed.</p> <p>Rent Determination; The Nixon Housing Authority continues to follow the approved policy for rent determination.</p> <p>Grievance Procedures; The Nixon Housing Authority continues to follow its approved policy can be viewed at the housing authority's office.</p> <p>Designated Housing for Elderly and Disabled Families;</p> <p>Not Applicable</p> <p>Community Service and Self-Sufficiency The Nixon Housing Authority continues to follow its approved policy, and the policy can be viewed at the housing authority's office located at 506 E 4th Street Nixon Texas 78140</p> <p>Safety and Crime Prevention The Nixon Housing Authority continues to follow its approved policy, and the policy can be viewed at the housing authority's office located at 506 E 4th Street Nixon Texas 78140</p> <p>PETS The Nixon Housing Authority continues to follow its approved policy, and the policy can be viewed at the housing authority's office located at 506 E 4th Street Nixon Texas 78140</p> <p>Violence Against Women Act (VAMA) The Nixon Housing Authority (NHA) has amended its Admissions and Occupancy Policy (ACOP), Administrative Plan (Admin. Plan) and Lease to conform to the published Violence Against Women Act (VAWA) requirements in 2007.</p> <p>Once services and programs become available in this area it will be our goal to implement them into our policies. At present the NHA will:</p> <ul style="list-style-type: none"> ensure that victims of violence, of the NHA's Low Rent Program & Housing Choice Voucher Program (HCV) be informed of their rights; continue to update its ACOP and Admin Plan to ensure compliance; ensure the Violence Against Women Act (VAWA) be adhered to, by the NHA and the NHA's HCV property owners, by the inclusion of the Violence Against Women Act (VAWA) requirements in property owners Briefing Packets to notify them (property owners) of their obligations should they have a need. <p>Financial resources for 2009 Operating Subsidy – 98,863 HCV Subsidy—32,686 CFP 2008 –4,153.71 CFP 2009 – 5,000</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>N/A</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Attached</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Attached</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>N/A</p>

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location</p> <p style="text-align: center;">HOUSING NEEDS:</p> <p>Shortage of affordable housing for all eligible populations.</p> <p>Affordability:</p> <p>Strategy: Maximize the number of affordable units available to the NHA within its current resources by:</p> <ol style="list-style-type: none"> a. Employing effective maintenance and management policies to minimize the number of public housing units off-line b. Reduce turnover time for vacated public housing units c. Reduce time to renovate public housing units d. Maintain section 8 lease up rates by establishing payment standards that will enable families to rent throughout the jurisdiction <p>Specific Family Types:</p> <p>30% of Median or Below:</p> <p>Families with Disabilities</p> <p>Races or ethnicities with disproportionate housing needs:</p>
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9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Strategy:</p> <p>30% of Median or Below:</p> <p>Target available assistance to families at or below 30% of AMI:</p> <ol style="list-style-type: none"> a. keep families informed of the Workforce Commission and any job opportunities in area and available help in the community. <p>Families with Disabilities</p> <p>Target available assistance to Families with Disabilities:</p> <ol style="list-style-type: none"> a. Carry out the modifications needed in public housing based on the 504 Needs Assessment for Public Housing <p>Races or ethnicities with disproportionate housing needs:</p> <p>Strategy:</p> <p>Conduct activities to affirmatively further fair housing</p> <ol style="list-style-type: none"> a. Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units <p>Reasons for Selecting Strategies</p> <p>Funding Constraints</p> <p>Staffing Constraints</p> <p>Limited availability of sites for assisted housing</p>
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Additional Information. Describe the following, as well as any additional information HUD has requested.

- (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

PROGRESS STATEMENT

The Nixon Housing Authority (NHA) is accomplishing many of its goals of the 5 year action plan, such as the following: upgrading restrooms, kitchens, floors and painting throughout units. Since the renovating of the units the leasing rate and rent roll have increased.

At this time the NHA has improved in its Physical Inspections and SEMAP scores. The NHA will continue to upgrade the remaining units (2) to ensure that all units are in compliance and available to those on the waiting list in need of sanitary and affordable housing in the Nixon area.

In an attempt to continue the upgrading of the housing authority, management has computerized all logs: work order, vacancy and rental registers. Maintenance employees are currently upgrading the maintenance inventory that all needed supplies are on hand.

Maintenance and Management are diligently working to be current in all aspects of the Housing Authority this includes trainings, board meetings and in house quality control.

- (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

"Significant Amendment" and "Substantial Deviation/Modification"

10.0

The following statement is pursuant to 24 CFR, Part 903, Public housing Agency Plans, Final Notice, Section 903.7@2: A PHA must identify the basis criteria the PHA will use for determining: (i) A substantial deviation from its 5 year plan; and (ii) A significant amendment or modification to its 5 Year Plan and Annual Plan. The criterion for "a substantial deviation from the 5-Year Plan" and "a significant amendment or modification to the 5 year and Annual Plan" includes but is not limited to the following:

- a. Any change to the Mission Statement
- b. 50% deletion from or addition to the goals and objectives as a whole
- c. 50% or more decrease in the quantifiable measurement of any individual goal or objective
- d. 50% variance in the funds projected in the Capital Fund Program Annual Statement or 5-Year Action Plan
- e. Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement;
- f. Any change in policy or procedure that requires a regulatory 30 day posting;
- g. Any submission to HUD that requires a separate notification to residents, such a Hope VI, Public Housing Conversion, Demolition/disposition, Designated Housing or Homeownership programs;
- h. Any change inconsistent with the local, approved Consolidated Plan; and
- i. Any changes to rent or admissions policies or organization of the waiting list;

If the amendment or modification is a significant amendment or modification, as defined above, the NHA:

1. may not adopt the amendment or modification until the NHA has duly called a meeting of its board of directors and the meeting, at which the amendment or modification is adopted, is open to the public; and
2. May not implement the amendment or modification, until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures, as provided in Section 903.22

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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**Nixon
Housing
Authority**

506 E 4th Street
P.O. Box 447
Nixon Texas 78140
830 582 1433
830 582 2866 fax
nixonha@awesomenet.net

Executive Director: Julie A Miller

Board of Commissioners:
Chairperson: Troy Gibson
Vice-Chair: Lawrence Kochell
Commissioner: Dana Cowey
Commissioner: Renee Amaya
Commissioner: Lynda McKinney

Resident Advisory Board Comments

The Nixon Housing Authority placed an ad in the local newspaper and also mailed a letter to all tenants notifying them of the Revised PHA 5 Year Plan meeting, to be held at the NHA office.

The Resident commissioner; Lynda McKinney and RAB member Sasha Brown, were present for this hearing.

No comments were made that evening.

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PHA Plan Elements:

“No Elements Challenged”

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Memorandum of Agreement

The Nixon Housing Authority is currently under a MOA with HUD. This agreement will remain until the housing authority shows progress in its Low Rent Financials. At this time the NHA feels that we will be completed with this MOA at the end of this FYE 03/31/2010. I feel confident that the scores at this FYE will lift the MOA. Our financial score will reflect the changes made in our financial situation.

Fiscal Year End: 03/31/2008--- NHA had a total of \$15,000.00 in accounts
(Low Rent Acct.) Reserve Acct.-\$7,000.00

Fiscal Year End: 03/31/2009—NHA had a total of \$23,000.00 in accounts
(Low Rent Acct.) Reserve Acct.-\$10,000.00

Fiscal Year End: 03/31/2010--- NHA had a total of \$64,000.00 in accounts
(Low Rent Acct.) Reserve Acct.-\$12,000.00

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

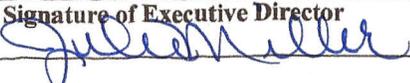
U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Nixon Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P175507-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	10000				
3	1408 Management Improvements	2500				
4	1410 Administration (may not exceed 10% of line 21)	4500				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	5000				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures	55000				
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

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

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

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

Part I: Summary						
PHA Name: Nixon Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P175507-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)						
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	77000				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 01/15/2010	Signature of Public Housing Director		Date	

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

Capital Fund Program—Five-Year Action Plan

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/Number Nixon Housing Authority /175		Locality (City/County & State) Nixon/Gonzales County, Texas			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	36000	47500	50000	63000
C.	Management Improvements		2000	3000	5000	3000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		3000	2500	3000	3000
F.	Other		3000	2000		5000
G.	Operations		10000	10000	10000	10000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		54000	65000	68000	84000
L.	Total Non-CFP Funds					
M.	Grand Total					

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

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

Part I: Summary						
PHA Name: Nixon Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59S175501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:CFRG 2009 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	59867		35000	35253	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date 01/15/2010	Signature of Public Housing Director		Date	

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

Part II: Supporting Pages								
PHA Name: Nixon Housing Authority			Grant Type and Number Capital Fund Program Grant No: TX59S175501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: CFRG 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								
	Administration	1410		3000		3000	1995	
	Fees & Cost	1430		2500		1740		
	Site Improvement Plumbing new meter & piping	1450	6 units	27000		5891	5891	
	Dwelling Structures Roof Replacement on Washington St complex 3 Blgs	1460	10 Units	27367		27367	27367	
	TOTAL			59867		37998	35253	

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 Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Nixon Housing Authority

Grant Type and Number

Capital Fund Program Grant No: TX59P175507-08

Replacement Housing Factor Grant No:

Federal FY

of Grant:

2008

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	5000.00	5000.00	5000.00	5000.00
3	1408 Management Improvements	2000.00	1500.00	1500.00	1500.00
4	1410 Administration	5000.00	3000.00	3000.00	3000.00
5	1411 Audit		1500.00	1500.00	1500.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3000.00	1500.00	1500.00	1500.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	41009.00	30000.00	30000.00	30000.00
11	1465.1 Dwelling Equipment—Nonexpendable	10000.00	4796.00	4796.00	4796.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	66009.00	47296.00	47296.00	47296.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Nixon Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P175501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	Operations	1406		5000.00	5000.00	5000.00	5000.00	
	Management Improvements	1408		2000.00	1500.00	1500.00	1500.00	
	Administration	1410		5000.00	3000.00	3000.00	3000.00	
	Fees & Cost	1430		3000.00	1500.00	1500.00	1500.00	
	Dwelling Structures Roof Repair/Replace Site 002 Unit repair site 002 All units update/repair bathrooms throughout	1460	Bldg.1-3 26-36 Units 26-36	41009.00	30000.00	30000.00	30000.00	
	Dwelling Equipment Materials- tubs, toilets, floor tile, lavatory	1465.1	10 units	10000.00	4796.00	4796.00	4796.00	
	Total			66009.00	47296.00	47296.00	47296.00	

PHA Name: Nixon Housing Authority

Grant Type and Number
 Capital Fund Program Grant No: TX59P175507-07
 Replacement Housing Factor Grant No:

Federal FY
 of Grant:
 2007

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	5000.00	5000.00		
3	1408 Management Improvements	2000.00	2000.00		
4	1410 Administration	2500.00	4000.00		
5	1411 Audit	2000.00	2000.00		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3500.00	1000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	20008.00	26000.00		
11	1465.1 Dwelling Equipment—Nonexpendable	7382.00	9772.00		
12	1470 Nondwelling Structures	7382.00	0		
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	49772.00	49772.00		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Nixon Housing Authority Grant Type and Number
 Capital Fund Program Grant No: TX59P175501-07 Federal FY of Grant: 2007
 Replacement Housing Factor Grant No:

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	Operations	1406		5000.00	5000.00			
	Management	1408		2000.00	2000.00			
	Improvements							
	Administration	1410		2500.00	4000.00			
	Audit	1411		2000.00	2000.00			
	Fees & Cost	1430		3500.00	1000.00			
	Dwelling Structures	1460	2-4 Units	20008.00	26000.00			
	Refurbish Units							
	At Site 001							
	(as many as possible)							
	Dwelling Equipment	1465.1	2-4 Units	7382.00	9772.00			
	toilets, bathtubs, floor							
	tile, shower kits, sheet							
	rock FRP panel							
	Non-Dwelling	1470		7382.00	0.00			
	Structures							
	TOTAL			49772.00	49772.00			

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

PHA Name: Nixon Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P175501-09 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE								
	Management Improvements	1408		9410.00		9410.00	5000.00	
	Administration	1410		4705.00		295.00	0.00	
	Reserved Budget			32934.00				
	Total			42049.00		9705.00	5000.00	

