

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 Stanton PHA Code: TX190
 PHA Type: Small High Performing Standard HCV (Section 8)
 PHA Fiscal Year Beginning: (MM/YYYY): 01/2010

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
 Number of PH units: 123 Number of HCV units: 0

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

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

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission. State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years:

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

5.2 Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

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

- Reduce public housing vacancies

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

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

- Increase customer satisfaction
- Renovate or modernize public housing units

5.2 PHA GOAL #3: PROVIDE AN IMPROVED LIVING ENVIRONMENT

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

- Implement public housing security improvements
- Implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

PHA GOAL #4: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

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

- Increase the number and percentage of employed persons in assisted families

PHA GOAL #5: 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:

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 Stanton.
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
- X 903.7(5) Grievance Procedures
- X 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 – 408 E. Carpenter, Stanton, Texas

6.0 PHA Plan Elements

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

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

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 Stanton verifies eligibility for admission to public housing when taking the application.

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
- Credit reports are run at same time as criminal history. This usually provides a rental history if they lived in an apartment.
- 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 report.

The Housing Authority uses Tenant Tracker out of Lubbock, Texas for screening purposes:

(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 not 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.

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

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA
- If the resident has a job and does not have transportation then they could be changed to a different unit to be within walking distance of work.
- 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> | - Victims of domestic violence |
| <u>6</u> | - Working families and those unable to work because of age or disability |
| <u>5</u> | - Those enrolled currently in educational, training, or upward mobility programs |
| <u>3</u> | - Elderly/disabled |
| <u>4</u> | - Families with disabled member |

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 Stanton maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 408 E. Carpenter, Stanton, Texas 79782.

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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

Residents must notify the PHA of changes in family composition:

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

(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 general occupancy public housing developments covered by the deconcentration rule.

The following covered developments have average incomes that fall above or below the Established Income Range.

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Stanton Housing Authority/ TX190-3	15	C. The Covered Development’s or Development’s size, location, and/or configuration promote income deconcentration, such as scattered site or small development’s.	

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

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

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	380,500.00	
b) Public Housing Capital Fund	170,872.00	
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	170,872.00	Public housing capital improvements
2009 ARRA Capital Funds	217,425.00	Public housing capital improvements
2008 Capital Funds	109,754.02	Public housing capital improvements
3. Public Housing Dwelling Rental Income		
	180,974.00	Public housing operations
4. Other income (list below)		
Non-dwelling rent	3,900.00	Public housing operations
Maintenance Charges to tenants	6,698.00	Public housing operations
Rental - Community Room	800.00	Public housing operations
Late charges	5,928.00	Public housing operations
Oil Royalties	1,168.00	Public housing operations
5. Non-federal sources (list below)		
Total resources	1,248,891.02	

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 \$50.00.

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

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 rent is suspended immediately for ninety (90) days when a hardship is requested on one of the following conditions:

- a. The family has lost eligibility for or is awaiting 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.

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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 a 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.
5. Provisional Rent
If the family is placed on "Provisional" rent, either at admission or following an interim or regularly scheduled re-examination, the family must report to management every thirty (30) days, as provided for in Section VII of the Lease (Addendum C).

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

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

d. Discretionary deductions and/or exclusion policies

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

e. Ceiling Rents

The PHA does not have ceiling rents.

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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:

- At family option
- Any time a family experiences an income increase above a threshold amount or percentage: threshold) \$600.00 per year

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.

- Survey of similar unassisted units in the neighborhood

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

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 Operations Coordinator
Work Order Clerk

Maintenance Mechanic A – 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 B (2)
- Part-Time Cleaning (2)

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b. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	93	22
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)
- Grievance Procedures
- Termination and Eviction Policy
- Transfer and Transfer Waiting List Policy
- Housekeeping Policy
- Pet Ownership Policy
- Pest Eradication Policy
- File Access Policy
- Resident Initiatives Policy
- Community Service Policy
- Security Policy
- Records Retention Policy
- Natural and National Disaster Policy and Plan
- Procurement Policy
- Maintenance Policy

Section 8 Management: *Not Applicable*

6.0 903.7(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 PROGRAM

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*

903.7(7) Community Service and Self-Sufficiency

- (1) Services and programs offered to residents and participants by the Housing Authority of the City of Stanton are as follows: *N/A*

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)

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(2) Policies or programs for the enhancement of the economic and social self-sufficiency of assisted families. *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		

Welfare Benefit Reduction:

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:

- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies

Description of the Community Service Plan

The Housing Authority of the City of Stanton 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 Stanton 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.

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Family obligations and PHA obligations are addressed in detail. Lease requirements and documentation and non-compliance are all clearly addressed.

Administrative Steps Taken To Implement The Requirement

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

Programmatic Aspects Of The Requirements

Activities that the residents can participate in and receive community service credit are working at the Food Bank, working a schools or clean yards for elderly residents. The Food Bank assists the residents in accomplishing their community service. For non-compliance with the Community Service Policy the PHA informed residents again of the requirements, then inform them of the consequences for non-compliance, i.e., grounds for eviction.

(3) 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.

Community Service Implementation Report:

- Number of tenants performing community service: 1
- Number of tenants granted exemptions: 43
- Number of tenants in non-compliance: 34
- Number of tenants terminated/evicted due to non-compliance: 0

Our community is a very small community with very few resources for the residents to comply with their community service requirement. Some of the agencies do not permit volunteers due to possible liability issues.

The Housing Authority will research other community service avenues to present to its residents. In addition we will contact the Department of Health & Human Services for possible training programs for the residents to participate to comply with community service requirement.

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.
 - Residents fearful for their safety and/or the safety of their children
 - People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:
 - Analysis of crime statistics over time for crimes committed "in and around" public housing authority
 - Resident reports
 - Police reports
3. Developments that are most affected:
 - TX1 & TX2

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

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
2. Developments that are most affected:
 - TX1 & TX2

6.0 903.7(9) Pets

A. Pet Rules

The following rules shall apply for the keeping of pets by Residents living in the units operated by the Housing Authority. These rules do not apply to animals used by persons with disabilities (i.e. seeing eye dogs and other animals used for disabilities).

1. Common household pets as authorized by this policy means domesticated animals, such as cats, dogs, fish, birds, rodents (including rabbits) and turtles that are traditionally kept in the home for pleasure rather than for commercial purposes. Fish tanks will be limited to 5 gallons.
2. Residents will register their pets with the Authority BEFORE it is brought onto the Authority premises, and will update the registration annually. The registration will include: (Appendix 1)
 - a. Information sufficient to identify the pet and to demonstrate that it is a common household pet and a picture;
 - b. A certificate signed by a licensed veterinarian or a State or Local Authority empowered to inoculate animals, stating that the pet has received all inoculations required by applicable State and Local Law;
 - c. The name, address, and telephone number of one or more responsible parties who will care for the pet if the pet owner dies, is incapacitated, or is otherwise unable to care for the pet.
 - d. The registration will be updated annually at the annual re-examination of Residents income.
 - e. A statement indicating that the pet owner has read the pet rules and agrees to comply with them; (Appendix 2)
 - f. The Authority may refuse to register a pet if:
 - 1) The pet is not a common household pet;
 - 2) The keeping of the pet would violate any applicable house pet rule;
 - 3) The pet owner fails to provide complete pet registration information;

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- 4) The pet owner fails annually to update the pet registration;
 - 5) The Authority reasonably determines, based on the pet owners habits and practices and the pets temperament, that the pet owner will be unable to keep the pet in compliance with the pet rules and other legal obligations;
 - 6) Financial ability to care for the pet will not be a reason for the Authority to refuse to register a pet.
- g. The Authority will notify the pet owner if the Authority refuses to register a pet. The notice will:
- 1) State the reasons for refusing to register the pet;
 - 2) Be served on the pet owner in accordance with procedure outlined in paragraph B1 of this policy; and
 - 3) Be combined with a notice of a pet rule violation if appropriate.
3. Cats and dogs shall be limited to small breeds where total weight shall not exceed twenty (20) pounds and total height shall not exceed twelve (12) inches. Seeing eye dogs, or any other animal used for disabilities, are excluded to height and weight.
4. No chows, pit bulls, German police dogs, or any other known fighter breed will be allowed on the premises.
5. All cat and dog pets shall be neutered or spayed, and verified by veterinarian, cost to be paid by the owner. Pet owners will be required to present a certificate of health from their veterinarian verifying all required annual vaccines, initially and at re-examination.
6. A refundable pet fee of \$ 100 plus a non-refundable fee as listed below shall be made to the Housing Authority. Such fee will be a one-time fee (per pet) and shall be used to help cover cost of damages to the unit caused by the pet. Damages and other charges will be deducted from the refundable fee.
- | | | | | | |
|-----------|---|-------|-----------|---|-------|
| 1 Bedroom | - | \$100 | 3 Bedroom | - | \$200 |
| 2 Bedroom | - | \$150 | 4 Bedroom | - | \$250 |
7. Pets shall be quartered in the Residents unit.
8. Dogs and cats shall be kept on a leash and controlled by a responsible individual when taken outside.

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9. No doghouses will be allowed on the premises.
10. Pets (dogs and cats) shall be allowed to run only on the owner's lawn and owners shall clean up after pets EACH day. If Housing Authority employees have to remove pet waste, there will be a Five (\$5.00) Dollar charge for EACH occurrence. Each time pet is walked, carry pooper scupper.
11. The City Ordinance concerning pets will be complied with.
12. Pets shall be removed from the premises when their conduct or condition is duly determined to constitute a nuisance (i.e., barking) or a threat to the health and safety of the pet owner and occupants of the Authority in accordance with paragraph B3 below.
13. Birds must be kept in regular birdcages and not allowed to fly throughout the unit.
14. Each resident family will be allowed to house only one (1) animal at any time. Visiting guests with pets will not be allowed.
15. Dishes or containers for food and water will be located within the owner's apartment. Food and/or table scraps will not be deposited on the owner's porches or yards.
16. Residents will not feed or water stray animals or wild animals.
17. Pets will not be allowed on specified common areas (under clotheslines, social rooms, office, maintenance space, playground areas, parking areas, etc.).
18. Each resident family will be responsible for the noise or odor caused by their pet. Obnoxious odors can cause health problems and will not be tolerated.

B. Pet Violation Procedure

1. NOTICE OF PET RULE VIOLATION (Appendix 3): When the Authority determines on the basis of objective facts supported by written statements, that a pet owner has violated one or more of these rules governing the owning or keeping of pets, the Authority will:
 - a. Serve a notice of the pet rule violation on the owner by sending a letter by first class mail, properly stamped and addressed to the Resident at the leased dwelling unit, with a proper return address, or serve a copy of the notice on any adult answering the door at the

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Residents leased dwelling unit, or if no adult responds, by placing the notice under or through the door, if possible, or else by attaching the notice to the door;

- b. The notice of pet rule violation must contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated;
- c. The notice must state that the pet owner has ten (10) days from the effective date of service of notice to correct the violation (including, in appropriate circumstances, removal of the pet) or to make a written request for a meeting to discuss the violation, (the effective date of service is that day that the notice is delivered or mailed, or in the case of service by posting, on the day that the notice was initially posted);
- d. The notice must state that the pet owner is entitled to be accompanied by another person on his or her choice at the meeting;
- e. The notice must state that the pet owner's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to terminate the pet owner's residency.

2. PET RULE VIOLATION MEETING: If the pet owner makes a timely request for a meeting to discuss an alleged pet rule violation, the Authority shall establish a mutually agreeable time and place for the meeting to be held within fifteen (15) days from the effective date of service of the notice of pet rule violation (unless the Authority agrees to a later date).

- 1. The Authority and the pet owner shall discuss any alleged pet rule violation and attempt to correct it and reach an agreeable understanding.
- 2. The Authority may, as a result of the meeting, give the pet owner additional time to correct the violation.
- 3. Whatever decision or agreements, if any, are made will be reduced to writing, signed by both parties, with one copy for the pet owner and one copy placed in the Authority's Resident file.

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3. NOTICE OF PET REMOVAL: If the pet owner and the Authority are unable to resolve the pet rule violation at the pet rule violation meeting, or if the Authority determines that the pet owner has failed to correct the pet rule violation within any additional time provided for this purpose under paragraph B1 above (or at the meeting, if appropriate), requiring the pet owner to remove the pet. This notice must:
 - a. Contain a brief statement of the factual basis for the determination and the pet rule or rules that have been violated;
 - b. State that the pet owner must remove the pet within ten (10) days of the effective date of service of notice or pet removal (or the meeting, if the notice is served at the meeting);
 - c. State the failure to remove the pet may result in initiation of procedures to terminate the pet owner's residency.

4. INITIATION OF PROCEDURE TO TERMINATE PET OWNERS RESIDENCY: The Authority will not initiate procedure to terminate a pet owners residency based on a pet rule violation unless:
 - a. The pet owner has failed to remove the pet or correct the pet rule violation within the applicable time period specified in paragraph 3b above;
 - b. The pet rule violation is sufficient to begin procedures to terminate the pet owner's residency under the terms of the lease and application regulations;
 - c. Provisions of Residents Lease, Section XV: "Termination of Lease" will apply in all cases.

C. Protection of the Pet

1. If the health or safety of a pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet, the Authority may:
 - a. Contact the responsible party or parties listed in the registration form and ask that they assume responsibility for the pet;
 - b. If the responsible party or parties are unwilling or unable to care for the pet, the Authority may contact the appropriate State or Local Authority (or designated agent of such Authority) and request the removal of the pet;

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- c. If the Authority is unable to contact the responsible parties despite reasonable efforts, action as outlined in 1b above will be followed; and
- d. If none of the above actions reap results, the Authority may enter the pet owners unit, remove the pet, and place the pet in a facility that will provide care and shelter until the pet owner or a representative of the pet owner is able to assume responsibility for the pet, but no longer than thirty (30) days. The cost of the animal care facility provided under this section shall be borne by the pet owner.

If the pet owner (or the pet owner's estate) is unable to pay, the cost of the animal care facility may be paid from the pet deposit as imposed under these rules.

D. NUISANCE OR THREAT TO HEALTH OR SAFETY

Nothing in this policy prohibits the Authority or the Appropriate City Authority from requiring the removal of any pet from the Authority property. If the pet conduct or condition is duly determined to constitute, under the provisions of State or Local Law, a nuisance or a threat to the health or safety or other occupants of the Authority property or of other persons in the community where the project is located.

E. APPLICATION OF RULES

- 1. Pet owners will be responsible and liable for any and all bodily harm to other residents or individuals and destruction of personal property belonging to others caused by owners pet will be the moral and financial obligation of the pet owner.
- 2. All pet rules apply to resident and/or residents guests.

Pet Agreement

1. Management considers the keeping of pets a serious responsibility and a risk to each resident in the apartment. If you do not properly control and care for a pet, you will be held liable if it causes any damages or disturbs other residents.
2. Conditional Authorization for Pet. You may keep the pet that is described below in the apartment until Dwelling Lease is terminated. Management may terminate this authorization sooner if your right of occupancy is lawfully terminated or if you or your pet, your guests or any member of your household violates any of the rules contained in the Authority’s pet Policy or this Agreement.
3. Pet Fee. The refundable Pet Fee will be \$ 100.00 The non-refundable fee will be \$ _____ as per Pet Policy in addition to the refundable fee. The Pet Fee is a one-time charge for your current pet. Additional pets will be charged additional fees.
 - a. If, at any time in the future, this pet is replaced by another animal, another one-time fee will be charged for that animal’
 - b. This fee will be used to pay reasonable expenses directly attributable to the presence of the pet in the complex, including but not limited to, the cost of repairs and replacement to, and fumigation of, the apartment.
4. Liability Not Limited. The fee under this Pet Agreement does not limit resident’s liability for property damages, cleaning, deodorization, de-flea, replacements, or personal injuries.
5. Description of Pet. You may keep only one pet as described below. The pet may not exceed twelve (12) inches in height and twenty (20) pounds in weight. You may not substitute other pets for this one without amending this agreement.

Pets Name	Type
<p>Attach photo of pet</p>	<p>As applies to the pet indicated on attached Pet Register.</p> <p>Resident/Pet Owner</p> <p>Date:</p>

PET REGISTRATION SHEET

Resident Family Name	Resident Address	Telephone No.

- I will not have a pet at my residence
- I will have a pet at my residence and agree to abide by all rules and regulations instituted by the Authority (as set in the Pet Policy and Lease posted in the PHA office), Pet Agreement, and the City and State Codes.

Type (dog, cat, etc.)	Breed	Color/ Markings	Height/ Size	Weight	Sex	Name
License No.				City of License		
Housebroken?				Date of last Rabies shot?		

Anything special we need to know

In case of an emergency, such as death or illness of the owner, please contact the persons listed here to retrieve and care for my pet. They have agreed to be responsible for my pet's care in the event that I am not able to do so.

Name	Address	Telephone No.
		()
		()

- All shots must be up to date.
- Pets must be spayed or neutered.
- We must have veterinarian certification of shots and sterility.
- Pets must be photographed in office or bring in a photo to office-BEFORE pet is brought onto Authority property.
- There is a Pet Deposit (refundable and non-refundable).

I HEREBY CERTIFY THAT I HAVE READ THE POLICY ON PET OWNERSHIP AS ISSUED BY THE HOUSING AUTHORITY AND, I FULLY UNDERSTAND, AND HEREBY AGREE TO COMPLY WITH ALL SUCH RULES AS OUTLINED THEREIN.

Resident/Pet Owner

(Date)

PET POLICY RULES VIOLATION NOTICE

DATE:	
TIME: (IF DELIVERED)	A.M. / P.M.

TO:

NAME OF RESIDENT:	
STREET ADDRESS:	
CITY, STATE, ZIP CODE	
PET NAME OR TYPE:	

This notice hereby informs you of the following rules violation:

Factual Basis for Determination of Violation:

As pet owner you have ten (10) calendar days from the date shown on this notice (date notice delivered or mailed) in which to correct the violation or make a written request for a meeting to discuss the violation.

As pet owner you are entitled to be accompanied by another person of your choice at the meeting.

Failure to correct the violation, to request a meeting, or to appear at the requested meeting may result in initiation of procedures to terminate your tenancy.

Executive Director

6.0 903.7(10) Civil Rights Certification

The PHA has examined its programs and proposed programs to identify any impediments to fair housing choices, has addressed those impediments in a reasonable fashion, and is working with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing. The PHA assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The PHA has taken the following specific actions to Affirmative Further Fair Housing in its public housing and Section assistance programs:

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

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

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

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

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

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

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

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

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.

903.7(11) Fiscal Year Audit

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

The most recent fiscal audit was submitted to HUD.

There were no findings as the result of that audit.

903.7(12) Asset Management *N/A*

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

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

The PHA goal to provide an improved living environment is being met by the PHA by its effort to implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

In addition, the PHA has amended its policies and procedures to include language and applicable provisions of the VAWA. It is the PHA's intent to maintain compliance with all applicable requirements imposed by VAWA.

The PHA efforts may include to:

- Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking, including the transfer of a family to a different development;
- 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.

6.0

The Housing Authority of the City of Stanton shall train its staff on the required confidentiality issues imposed by VAWA.

Finally, the PHA is providing a preference in the Public Housing program for victims of domestic violence.

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 – 408 E. Carpenter, Stanton, TX 79782

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.

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

7.0	<p>c. Conversion of Public Housing</p> <p>Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act</p> <p>The PHA does not have any developments or portions of developments identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act.</p> <p>Activity Description: <i>N/A</i></p> <p>d. Homeownership</p> <p>A. <u>Public Housing</u></p> <p>The PHA does not administer any homeownership programs for public housing.</p> <p>Activity Description: <i>N/A</i></p> <p>B. <u>Section 8 Tenant Based Assistance</u> <i>NOT APPLICABLE</i> – PHA DOES NOT ADMINISTER SECTION 8 PROGRAM</p> <p>e. Project-based Vouchers <i>NOT APPLICABLE</i> – PHA DOES NOT ADMINISTER SECTION 8 PROGRAM</p>
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8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
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8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Required reports are included as following attachments:</p> <ul style="list-style-type: none"> ▪ 2010 Capital Fund Program Annual Statement - attachment tx190a01 ▪ 2009 Annual Statement – attachment tx190b01 ▪ 2009 ARRA Performance and Evaluation Report – attachment tx190c01 ▪ 2008 Performance and Evaluation Report - attachment tx190d01
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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 tx190e01

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	84	5	5	3	1	1	1
Income >30% but <=50% of AMI	34	5	5	3	1	1	1
Income >50% but <80% of AMI	55	5	5	3	1	1	1
Elderly	50	5	5	3	1	1	1
Families with Disabilities	54	5	5	3	1	1	1
White	65	5	5	3	1	1	1
Black/African American	24	5	5	3	1	1	1
Hispanic	84	5	5	3	1	1	1
Native Indian/Alaskan Native	0	N/A	N/A	N/A	N/A	N/A	N/A
Asian	0	N/A	N/A	N/A	N/A	N/A	N/A
Native Hawaiian/Other Pacific Islander	0	N/A	N/A	N/A	N/A	N/A	N/A

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	21		25
Extremely low income <=30% AMI	4	19%	
Very low income (>30% but <=50% AMI)	16	76%	
Low income (>50% but <80% AMI)	1	5%	
Families with children	17	81%	
Elderly families	0	0%	
Families with Disabilities	0	0%	
White/Hispanic	16	76%	
White/Non Hispanic	5	24%	
Black/African American	0	0%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	3	14%	
2 BR	12	57%	
3 BR	6	29%	
4 BR	N/A	N/A	
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:

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

PHA shall increase the number of affordable housing units by: *N/A*

Need: Specific Family Types: Families at or below 30% of median – *N/A*

Need: Specific Family Types: Families at or below 50% of median – *N/A*

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

Need: Specific Family Types: Families with Disabilities – *N/A*

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs – *N/A*

Reason for Selecting Strategies:

- Funding constraints
- Staffing constraints

10.0

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

(a) Progress in Meeting Mission and Goals

Goals and Objectives established for 2005 Five Year and Annual Plan and PHA's progress made during 2005-2009.

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

PHA Goal: Expand the supply of assisted housing

Objectives:

Reduce public housing vacancies:

Progress Statement: The Housing Authority had to add to the four (4) zero (0) bedroom units to create a Maintenance building for the Housing Authority. A building was constructed between two of these duplexes to create more room for the equipment needed for maintenance.

The computer equipment for the office has all been replaced. The staff has been getting the training needed for their jobs.

There have been 56 furnaces replaced with attachments for air-conditioning when it can be installed. Approximately 80 apartments have been completely redone with flooring, cabinets, retexture of walls and painting. There have been 71 apartments that have had insulation blown into the walls. We have replaced 31 refrigerators and 45 stoves.

Due to insufficient funds the Housing Authority was not able to do any of the windows or start air-conditioning of the units. We have not done any of the hard-wired carbon monoxide detectors.

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score)

Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)

▪ On-going computer system module training

▪ On-going training of staff and commissioners on program rules and regulations, at state and national level.

▪ Ongoing review and update of policies as needed

Renovate or modernize public housing units:

Progress Statement: We continually see that staff and commissioners have the ability to get training at all times.

10.0

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

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

Progress Statement: Due to the oil industry increasing in our area over the last few years we have had more residents with decent jobs. Now that the recession has hit some of these people lost their jobs.

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 accessible housing to persons with all varieties of disabilities regardless of unit size required:

Progress Statement: We continue to house people with disabilities.

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 statues.

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 tx190f01
- (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 tx190a01, tx190b01, tx190c01 and tx190d01.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) Provided as attachment tx190e01

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program
 Attachment tx190a01

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: **Housing Authority of the City of Stanton**
 Grant Type and Number: **Capital Fund Program Grant No. TX21P190501-10**
 Date of CFFP: _____
 Replacement Housing Factor Grant No.: _____
 Date of CFFP: _____
 FFY of Grant: **2010**
 FFY of Grant Approval: **2010**

Line No.	Description	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	Operating Expenses (may not exceed 20% of line 20) s	34,354.00			
3	Management Improvements	5,000.00			
4	Administration (may not exceed 10% of line 20)	3,000.00			
5	Audit	0.00			
6	Liquidated Damages	0.00			
7	Fees and Costs	100.00			
8	Site Acquisition	0.00			
9	Site Improvement	50,000.00			
10	Dwelling Structures	25,418.00			
11	Dwelling Equipment-Nonexpendable	0.00			
12	Non-dwelling Structures	3,000.00			
13	Non-dwelling Equipment	50,000.00			
14	Demolition	0.00			
15	Moving to Work Demonstration	0.00			
16	Relocation Costs	0.00			
17	Development Activities 4	0.00			
18a	Collateralization or Debt Service paid by the PHA	0.00			
18b	Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	\$170,872.00			
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: *Wanda Spivey*, 10/19/88
 Date: _____

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 I: Summary

PHA Name: **Housing Authority of the City of Stanton**

Grant Type and Number: **Capital Fund Program Grant No: TX21P190501-09**

Replacement Housing Factor Grant No: _____

FFY of Grant: **2009**

FFY of Grant Approval: **2009**

Line No.	Description	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	34,354.00			
3	1408 Management Improvements	3,000.00			
4	1410 Administration (may not exceed 10% of line 20)	100.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	16,356.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	5,000.00			
10	1460 Dwelling Structures	94,062.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Non-dwelling Structures	15,000.00			
13	1475 Non-dwelling Equipment	3,000.00			
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	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	\$170,872.00			
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: *Manda Leggett, 10/9/09*

Date: _____

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.

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Attachment bx190c01

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: **Housing Authority of the City of Stanton**
 Grant Type and Number: **Capital Fund Program Grant No. TX21S-190601-09**
 Date of CFFP: _____ Replacement Housing Factor Grant No. _____
 FFY of Grant: **2009**
 FFY of Grant Approval: **2009**

Line No.	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 6/30/09	Reserved for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement/Revision Number <input type="checkbox"/>	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			0.00		0.00	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			217,425.00		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)			\$217,425.00		\$0.00	\$0.00
21	Amount of line 20 Related to BP 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	
<i>Manda Sappcott, 10/9/09</i>							

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
 Attachment to 190d01

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

Part I: Summary

PHA Name: **Housing Authority of the City of Stanton**
 Grant Type and Number: **Capital Fund Program Grant No: TX21P190501-08**
 Date of CFFP: _____
 Replacement Housing Factor Grant No: _____
 FFY of Grant: **2008**
 FFY of Grant Approval: **2008**

Line No.	Description	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	37,029.00	37,029.00	37,029.00	37,029.00
3	1408 Management Improvements	7,500.00	3,000.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	3,823.00	100.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	16,356.00	100.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	100.00	25,000.00	20,070.00	20,070.00
10	1460 Dwelling Structures	101,961.00	93,540.00	3,515.35	3,515.35
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	10,000.00	0.00	0.00
13	1475 Non-dwelling Equipment	5,000.00	3,000.00	0.00	0.00
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	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	\$171,769.00	\$171,769.00	\$60,614.35	\$60,614.35
21	Amount of line 20 Related to BP 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: *Wanda Bergant, 10/9/09* Date: _____

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.

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 Stanton		Grant Type and Number:		Capital Fund Program Grant No: TX21P190501-08		CFPP (Yes/No):		No		Federal FY of Grant:		2008					
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Development Account No.		Replacement Housing Factor Grant No.		Quantity		Original		Revised 1		Funds Obligated 2		Funds Expended 2		Status of Work	
HA - Wide		OPERATIONS:		1406						37,029.00		37,029.00		37,029.00		37,029.00		Complete	
TX190																			
		MANAGEMENT IMPROVEMENTS:		1408						7,500.00		3,000.00		0.00		0.00			
		Update software, policy updates, training, PHA Plan I																	
		ADMINISTRATION:		1410				5 persons		3,823.00		100.00		0.00		0.00			
		Training for staff and commissioners																	
		FEES AND COSTS:		1430				1		16,356.00		100.00		0.00		0.00			
		Advertising for grant																	
		SITE IMPROVEMENTS:		1450						100.00		25,000.00		20,070.00		20,070.00		Still in process	
		Plant trees																	
		There was an emergency for outside plumbing which had to be done																	
		DWELLING STRUCTURES:		1460				25		101,961.00		93,540.00		3,515.35		3,515.35		In progress, working on flooring and painting	
		Finish refurbishing units, texture and paint walls on units not previously completed																	
		SUBTOTAL								\$166,769.00		\$158,769.00		\$60,614.35		\$60,614.35			

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
 Page 2 of 4
 Form HUD-50075.1 (4/2008)

Capital Fund Program Five-Year Action Plan
Attachment tx190e01

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

Part I: Summary						
PHA Name/Number Housing Authority of the City of Stanton TX190			Locality (City/County& State) Stanton/Martin County/Texas			<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____
A.	Development Number and Name HA-Wide	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	- 117,049.00	- 117,049.00	- 117,049.00	- 117,049.00
C.	Management Improvements		15,000.00	15,000.00	15,000.00	15,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		- 2,000.00	- 2,000.00	- 2,000.00	- 2,000.00
E.	Administration		5,100.00	5,100.00	5,100.00	5,100.00
F.	Other		0.00	0.00	0.00	0.00
G.	Operations		31,723.00	31,723.00	31,723.00	31,723.00
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		\$170,872.00	\$170,872.00	\$170,872.00	\$170,872.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		\$170,872.00	\$170,872.00	\$170,872.00	\$170,872.00

Attachment: tx190f01
Housing Authority of the City of Stanton
Resident Advisory Board Consultation process

- 1. Resident notification of appointment to the Advisory Board**
At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board
- 2. Resident Advisory Board Selection**
Selection made from resident/participant response – 7/7/09
- 3. Meeting Organization**
Schedule date to meet with Resident Advisory Board for input to PHA Plan
Notify Resident Advisory Board of scheduled meeting – 7/3/09
Hold Resident Advisory Board meeting – 7/7/09
- 4. Notification of Public Hearing**
Schedule date for Public Hearing and place ad – 7/23/09
Notify Resident Advisory Board
Hold Public Hearing meeting – 9/28/09
- 5. Documentation of resident recommendations and PHA's response to recommendations**

No comments