

1.0	PHA Information PHA Name: <u>Floresville Housing Authority</u> PHA Code: <u>TX 193</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>January 01,2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 30 Number of HCV units: 47				
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 <u>5.1 and 5.2 only</u> 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: <i>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.</i>				

5.2	<p>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.</p> <p>Goals: Continue improvements of ongoing outreach efforts to increase availability of decent, safe, and affordable housing: Increase assisted housing choices: Negotiate rents with landlords to provide flexibility and maximize budget utilization: Apply for additional rental vouchers: Reduce public housing vacancies: Improve the quality of assisted housing.</p> <p>Objectives: Provide voucher mobility counseling: Conduct outreach efforts to potential landlords, Increase voucher payment standards: Continue ongoing improvements in voucher management functions to improve SEMAP score Increase customer satisfaction in both programs: Explore options to implement voucher homeownership program: Implement public housing or other homeownership programs: Implement public housing site-based waiting lists: Convert public housing to vouchers: Continue improvements to public housing management: Concentrate on efforts to improve Lease Enforcement issues in public housing; Improve Program Integrity: Monitoring through computer matching(EIV) systems to deter potential fraud: Improve Income and rent determinations, Modernize public housing units to provide energy efficient units. (list; e.g.,: Demolish or dispose of obsolete public housing: Provide replacement public housing: Provide replacement vouchers.</p> <p>Progress Report – The FHA has: 1) implemented additional outreach strategies by advertising in the local newspaper to improve and encourage new landlord participation. The results have presented a slight increase in landlord interest and unit inclusion into the program; 2) continues a proactive approach in conducting reasonable rent comparable determinations for all new units and each assisted unit, adjusting rents accordingly; 3) successfully monitored available funding and unit baseline to maintain flexibility and maximize the use of its vouchers; 4) Informative materials have been developed to recruit landlords to increase housing choices; 5) maintained up-to-date EIV training, utilizing internal/external monitoring techniques to improve program integrity 6) Consistent with the requirements under the (VAWA) Violence Against Women Act specific information related to VAWA is contained in the ACOP and Administrative Plan. The Administrative Plan and Admissions and Occupancy Policy are available for review at the Floresville Housing Authority office.</p> <p>VIOLENCE, DATING VIOLENCE AND STALKING [Pub. L. 109-162]</p> <p><i>The FHA will prohibit denial of admission to an otherwise qualified applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking. Specifically, Section 606(1) of VAWA adds the following provision to Section 8 of the U.S. Housing Act of 1937, which lists contract provisions and requirements for the housing choice voucher and Public Housing Low Rent Program:</i></p> <p><i>The FHA will confirm that an applicant or participant is or has been a victim of domestic violence, dating violence, or stalking is not an appropriate reason for denial of program assistance or for denial of admission, if the applicant otherwise qualifies for assistance or admission.</i></p> <p><i>The FHA will provide notice to the assisted family under Section 8 of the United States Housing Act of 1937 of their rights under this Section, including their right to confidentiality and the limits thereof, and to landlords of their rights and obligations.</i></p> <p>Incidents of Domestic Violence, Dating Violence, or Stalking</p> <p><i>The FHA will work with local authorities in response to an incident or incidents of actual or threatened domestic violence, dating violence, or stalking, a landlord or the FHA may request that an individual certify via a HUD approved certification form that the incident or incidents in question are bona fide incidents of such actual or threatened abuse as defined in Section 40002 of the Violence Against Women Act of 1994.</i></p>
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: No Changes</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions Floresville Housing Authority 1401 Standish Street Floresville, Texas 78114</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. Not Applicable</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. <i>(Refer to Attachments)</i></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. <i>(Refer to Attachment)</i> Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1</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. <i>(Refer to Attachment)</i>Five-Year Action Plan, form HUD-50075.2, and subsequent annual updates</p>

8.3	<p>Capital Fund Financing Program (CFFP). <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. <i>Not Applicable</i></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. <i>The FHA requires additional funding resources to assist the immediate housing needs of the low-income, very low income and extremely low-income families on the wait list who reside in the jurisdiction, this includes elderly families and families with disabilities. Despite insufficient funding, the FHA maintains a proactive approach utilizing current available resources (i.e. CFP funds) to improve public housing units, and management enforcement issues associated with Lease violations due to CSR noncompliance, Non-payment of rent and other provisions delineated under the lease to assist households from the wait list that are willing to comply with the lease requirements and program guidelines, under both the HCV and Public Housing programs. In conjunction with enforcement and other activities explained, the FHA continues to work with landlords that provide a sufficient supply of “accessible and affordable” Tax Credit units of all sizes that assist to improve the quality of life for the families served throughout the FHA jurisdiction.</i></p>
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><i>The FHA will:</i></p> <ol style="list-style-type: none"> 1) utilize up to the number of baseline units to maximize program resources; 2) apply for additional voucher funding resources when available; 3) concentrate on ongoing improvements in management functions(i.e. financial management, program integrity, and determination of reasonable rents, income and rent calculations.); 4) utilize CFP funding to improve public housing units; 5) increase client opportunities and housing choices through continued landlord outreach; 6) provide voucher mobility counseling; 7) explore options to leverage private or other public funding resources to create additional housing opportunities; 8) Approach other small PHA’s regarding the Administration of a Housing Choice Voucher programs during interim to acquire program on a permanent basis.
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. Progress Report – <i>The FHA has: 1) implemented additional outreach strategies by advertising in the local newspaper to improve and encourage new landlord participation. The results have presented a slight increase in landlord interest and unit inclusion into the program; 2) continues a proactive approach in conducting reasonable rent comparable determinations for all new units and each assisted unit, adjusting rents accordingly; 3) successfully monitored available funding and unit baseline to maintain flexibility and maximize the use of its vouchers; 4) Informative materials have been developed to recruit landlords to increase housing choices; 5) maintained up-to-date EIV training, utilizing internal/external monitoring techniques to improve program integrity; 6) Consistent with the requirements under the (VAWA) Violence Against Women Act specific information related to VAWA is contained in the ACOP and Administrative Plan. The Administrative Plan and Admissions and Occupancy Policy are available for review at the Floresville Housing Authority office.</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/ modification”. A) A Substantial Deviation constitutes:</p> <ol style="list-style-type: none"> 1)50% or more of any individual goal or objective and or, 50% variance in funds projected in the Financial and or Capital Fund Program Annual Statement. 2)Any change in policy or procedure required by regulation 3)Any submission to HUD that requires separate notification to the resident. <p>B) Significant Amendment or Modification constitutes 50 % deletion or addition to the Annual Mission Statement, goals and objectives as a whole.</p>

<p>11.0</p>	<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. <i>No RAB comments were received.</i> (g) Challenged Elements <i>No challenged elements.</i> (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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Part I: Summary						
PHA Name: FLORESVILLE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: TX59P19350107 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <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	10,297.00	377.11	377.11	377.11	
3	1408 Management Improvements	5,149.00	5,770.68	5,770.68	5,770.68	
4	1410 Administration (may not exceed 10% of line 21)	5,149.00	3,905.13	3,905.13	3,905.13	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	2,000.00	3,500.00	3,500.00	3,500.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	7,276.00	5,833.39	5,833.39	5,833.39	
10	1460 Dwelling Structures		17,135.05	17,135.05	17,135.05	
11	1465.1 Dwelling Equipment—Nonexpendable	1,615.00	3,008.98	3,008.98	3,008.98	
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	20,000.00	1,103.89	1,103.89	1,103.89	
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.

Part I: Summary					
PHA Name: FLORESVILLE HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: 2008 Replacement Housing Factor Grant No: No Date of CFFP:	FFY of Grant:2008 FFY of Grant Approval:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09		<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)	51,486.00		0	0
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			Signature of Public Housing Director		
Date			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/Number Floresville Housing Authority TX 193		Locality (City/County & State) 1401 Standish St Floresville, Texas 78114			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2	
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	36,057.00	40,057.00	40,057.00	38,182.00
C.	Management Improvements		5,197.00	5,197.00	5,197.00	5,197.00
D.	PHA-Wide Non-dwelling Structures and Equipment		7,000.00	3,000.00	3,000.00	3,000.00
E.	ADMINISTRATION		5,197.00	5,197.00	5,197.00	7,072.00
F.	Other					
G.	Operations		10,297.00	10,297.00	10,297.00	10,297.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		63,748.00	63,748.00	63,748.00	63,748.00
L.	Total Non-CFP Funds					
M.	Grand Total					

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY CFP 2009 use in 2010	Work Statement for Year 2011 FFY 2012			Work Statement for Year: 2012 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
SEE		4 Buildings 4 Buildings (8) Units	36,057.00	11 of 32 Storage Buildings	X. 11	40,057.00
ANNUAL Statement						
	Subtotal of Estimated Cost		\$36,057.00	Subtotal of Estimated Cost		\$40,057.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year 2013 FFY 2014			Work Statement for Year: 2014 FFY 2015		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
SEE		<i>11</i>	40,057.00	<i>10 of 10 Storage Buildings</i>	10	38,182.00
ANNUAL Statement						
	Subtotal of Estimated Cost		\$40,057.00	Subtotal of Estimated Cost		\$38,182.00

