

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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**1.0 PHA Information**  
 PHA Name: Falfurrias Housing Authority PHA Code: TX201  
 PHA Type:  Small  High Performing  Standard  HCV (Section 8)  
 PHA Fiscal Year Beginning: (MM/YYYY): 10/2010

**2.0 Inventory** (based on ACC units at time of FY beginning in 1.0 above)  
 Number of PH units: 125 Number of HCV units: 182

**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
- Leverage private or other public funds to create additional housing opportunities

**PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING**

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

- Improve public housing management:
- Improve voucher management:
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions
- Renovate or modernize public housing units

**5.2 PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES**

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

- Provide voucher mobility counseling
- Conduct outreach efforts for potential voucher landlords
- Increase voucher payment standards

**PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT**

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

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
- Implement public housing security improvements
- Designate developments or buildings for particular resident groups

**PHA GOAL #5: 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
- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities

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

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

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

## 6.0 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 Falfurrias Housing Authority.

N/C denotes NO CHANGE and N/A denotes NOT APPLICABLE

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

(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 5-Year and Annual Plan:

- Administrative Office  
924 South Gardner Street  
Falfurrias, TX 78355

## 6.0 PHA Plan Elements

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

#### A. Public Housing

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

##### (1) Eligibility

The Falfurrias Housing Authority verifies eligibility for admission to public housing when families name comes up on the waiting list for assistance, all information is reviewed at that time (approximately 30 day prior to housing).

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

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

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

- Local law enforcement agencies
- State law enforcement agencies
- Access to FBI criminal records

##### (2) Selection and Assignment

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

##### (3) Preferences

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

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

- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA
- 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:

<u>Priority</u>	<u>Preference</u>
-----------------	-------------------

- |          |   |
|----------|---|
| <u>1</u> | - Households that contribute to meeting income goals (broad range of incomes) |
| <u>1</u> | - Households that contribute to meeting income requirements (targeting)       |

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 PHA applies preferences within income tiers.

(4) Unit Assignment

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

The Falfurrias Housing Authority maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 924 South Gardner Street, Falfurrias, TX 78355.

The Falfurrias Housing Authority does not plan to operate any site-based waiting lists.

(6) Occupancy

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

- The PHA-resident lease

- The PHA's Admissions and Continued Occupancy Policy
- PHA briefing seminars or written materials
- One on one meetings and open door policy to allow for responses to questions families may have.

Residents must notify the PHA of changes in family composition:

- At an annual reexamination and lease renewal
- At any time family composition changes
- Any change in family composition

(7) Deconcentration and Income Mixing

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

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

No covered developments have average incomes that fall above or below the Established Income Range.

B. Section 8

Section 8 HCV policies that govern participant eligibility and selection for assistance (including preferences), and procedure for maintaining waiting list.

(1) Eligibility

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
  - Domestic Violence – Attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history or criminal activity and exercise discretion in determining suitability for tenancy about the circumstances that may have contributed to the negative reporting.

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

- Local law enforcement agencies
- State law enforcement agencies

- Access to FBI criminal records

The PHA shares the following information with prospective landlords:

- Previous landlord number if they choose to obtain references

(2) Waiting List Organization

The Falfurrias Housing Authority’s waiting list for the section 8 tenant-based assistance is not merged with any other program waiting list.

Participants may apply for admission to section 8 tenant-based assistance at:

- PHA main administrative office

(3) Search Time

The PHA does give extensions on standard 60-day period to search for a unit. (if yes, state circumstances)

- Voucher holder must submit in writing prior to 60 day period that he/she is needing additional time to find a rental unit.

(4) Preferences

The PHA does plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of the median area income.

The PHA has established preferences for admission to section 8 tenant-based assistance other than date and time of application. The PHA plans to employ the following admission preferences for admission to section 8 tenant-based assistance:

<u>Priority</u>	<u>Preference</u>
-----------------	-------------------

- |          |   |
|----------|---|
| <u>1</u> | - Households that contribute to meeting income goals (broad range of incomes) |
| <u>1</u> | - Households that contribute to meeting income requirements (targeting)       |

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 PHA applies preferences within income tiers.

(5) Special Purpose Section 8 Assistance Programs **NOT APPLICABLE**

**6.0** 903.7(2) Financial Resources

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2010 grants)</b>		
a) Public Housing Operating Fund	300,000.00	
b) Public Housing Capital Fund	178,201.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	540,000.00	
f) Resident Opportunity and Self- Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
Capital Funds Grant TX59P201501-09	158,802.00	Public housing capital improvements
<b>3. Public Housing Dwelling Rental Income</b>		
	108,070.00	Public housing operations
<b>4. Other income (list below)</b>		
Investments	2,000.00	Public housing operations
Other misc.	15,000.00	Public housing operations
<b>5. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>1,302,073.00</b>	

**6.0** 903.7 (3) Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies

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

b. Minimum Rent

The PHA's minimum rent is \$0.

The PHA has not adopted any discretionary minimum rent hardship exemption policies.

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.

d. Discretionary deductions and/or exclusion policies

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

e. Ceiling Rents

The PHA does not have ceiling rents.

f. Rent Re-determinations

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

- Any time a family experiences an income increase above a threshold amount or percentage: (threshold) \$599 annually
- Any time family income decreases and/or family composition changes

g. Individual Savings accounts (ISAs)

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

(2) Flat Rents

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

- Fair Market Rents

B. Section 8 Tenant-based Assistance(1) Payment Standards

The PHA's payment standard is:

- Above 100% but at or below 110% of FMR

The PHA chose this level because:

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- To increase housing options for families

The PHA reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:

- Success rates of assisted families
- Rent burdens of assisted families

(2) Minimum Rent

The PHA's minimum rent is \$0.

The PHA has not adopted discretionary minimum rent hardship exemption policies.

## 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 – To manage and direct the offices of the local Housing Authority in its administrative and operational activities. To serve as the chief advisor to the Board of Commissioners of the Housing Authority in all matters and to administer policies and directives established by the Board

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Executive Administrative Assistant – Under the direction of the Executive Director, shall maintain the Central Project books of the accounts and related records in accordance with the requirements of the Department of Housing and Urban Development and shall prepare and certify all required financial statements and reports. Maintains general files and performs, as assigned, other clerical duties related to Authority operations. The Executive Administrative Assistant will be responsible for personnel files and records.

LHA Project Manager – Under the direction of the Executive Director, will maintain resident files. To perform office duties related to resident needs and office operations. Performs related work as required. Will ensure all dwellings and grounds are maintained in safe and sanitary condition.

Section 8 Secretary-Occupancy Clerk/Manager – Under the direction of the Executive Director, will perform all duties necessary to provide services through the Section 8 Program. Executes leases with tenants and landlords, inspects housing units for compliance with HQS; operates computer as necessary in check writing, reports, tenant forms, etc.; Performs other duties as assigned: PIC, EIV, VMS, eloccs and FHA/Rural Rental Programs.

FHA/Rural Rental Manager – Under the direction of the Executive Director, will maintain and record financial funds of Housing Authority as it relates to resident collection and disbursement. Responsible for performing office duties related to resident needs and office operations. Will ensure all dwellings and ground are maintained in a safe and sanitary condition.

Assistant to Managers – Under the direction of the Executive Director and Managers. Assists with Public Housing, Section 8 and Rural Development Programs as needed. Orders office supplies, maintains work order logs, performs office duties related to resident needs and office operations.

Receptionist/Clerk – Under the direction of the Executive Director, Administrative Assistant and Managers, performs clerical duties related to Authority operations. This shall include, receipt of applications for admission, will accept payments from tenants, will receive and document tenant work orders.

Maintenance:

Working Foreman – Performs a variety of maintenance and repair functions, with no supervision. Has supervision over all other maintenance personnel. Will maintain in good working order machinery and mechanical equipment. Responsible for purchase of maintenance

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equipment and material. Responsible for performing apartment and site inspections as means of protective maintenance. Will direct the work of two or more maintenance employees and is responsible for maintaining a good maintenance program. Will ensure all dwellings and grounds are maintained in safe and sanitary condition. Under the direction of the Executive Director and Managers.

Maintenance Mechanic A – Performs a variety of maintenance and repair functions and performs related work as required. Performs general maintenance. Performs maintenance work necessary to the upkeep and operation of project structures. Under the direction of the Executive Director and Working Foreman.

Maintenance Mechanic B – Performs maintenance work necessary to the upkeep and operation of project structures, grounds and equipment. Shall perform a variety of duties including such tasks as cleaning, scraping and preparing surfaces for painting and repair. Shall assist person of higher classification in the performance of tasks. May act a lead man in directing and coordinating crew of laborers. Under the direction of the Executive Director and Working Foreman.

Laborer – Keeps project offices, community buildings, public halls in an orderly condition by cleaning, sweeping, mopping, waxing and polishing floors, disposing of trash and performing other necessary functions that may be required in the proper cleaning and servicing of offices, community facilities and other public areas. Shall also mow, edge and water lawn areas; cultivate and maintain shrub and community buildings and perform cleaning functions in vacant apartments. Under the direction of the Executive Director and Working Foreman.

b. HUD Programs Under PHA Management

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	115	10
Section 8 Vouchers	128	10
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 Maintenance and Management:

- Admissions and Continued Occupancy Policy (ACOP)
- Grievance Procedures
- Termination and Eviction
- Transfer and Transfer Waiting List
- Fraud Policy
- Procurement Policy

## Section 8 Management:

- Administrative Plan

## 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

The PHA has not established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following:

- PHA main administrative office

**6.0 903.7(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.

**903.7(7) Community Service and Self-Sufficiency**

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

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

The agreement was signed on 10/01/2005.

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

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

**B. Services and programs offered to residents and participants by the Falfurrias Housing Authority are as follows:**

(1) General

**a. Self-Sufficiency Policies**

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

- Public housing admissions policies
- Section 8 admissions policies

**b. Economic and Social self-sufficiency programs**

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

**C. Welfare Benefit Reductions**

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

- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- 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

**D. Community Service Requirement**

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

**Description of Community Service Policy****A. Background**

The Quality Housing and Work Responsibility Act of 1998 requires that all non-exempt (see definitions) public housing adult residents (18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes or other activities that help and individual toward self-sufficiency and economic independence. This is a requirement of the Public Housing Lease.

**B. Definitions**

Community Service – volunteer work which includes, but is not limited to:

1. Work at a local institution including but not limited to: school, child care center, hospital, hospice, recreation center, senior center, adult day care center, homeless shelter, indigent feeding program, cooperative food bank, etc.
2. Work with a non-profit organization that serves PHA residents or their children such as: Boy Scouts, Girl Scouts, Boys or Girls clubs, 4-H program, PAL, Garden Center, Community clean-up programs, beautification programs, other youth or senior organizations.
3. Work at the Authority to help improve physical conditions.
4. Work at the Authority to help with children's/senior programs.

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5. Helping neighborhood groups with special projects.
6. Working through resident organization to help other residents with problems, serving as an officer in a Resident organization, serving on the Resident Advisory Board.
7. Caring for the children of other residents so they may volunteer.
8. Be a student in school, college, or GED classes.

**NOTE:** Political activity is excluded.

Exempt Adult – an adult member of the family who:

1. Is 62 years of age or older.
2. Has a disability that prevents him/her from being gainfully employed.
3. Is the caretaker of a disabled person.
4. Is working at least 20 hours per week.
5. Is participating in a welfare to work program.
6. Is a student.

### **C. Requirements of the Program**

1. At least eight (8) hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant special consideration. The Authority will make the determination of whether to allow or disallow a deviation from the schedule.
2. Activities must be performed within the community and not outside the jurisdictional area of the Authority.
3. Family obligations:
  - a. At lease executive or re-examination after February 1, 2000, all adult members (18 or older) of a public housing resident family must
    1. Provide documentation that they are exempt from Community Service requirement if they qualify for an exemption, and
    2. Sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service requirement will result in non-renewal of their lease.
  - b. At each annual re-examination, non-exempt family members must present a completed documentation form (to be provided by the Authority) of activities performed over the previous twelve (12) months. This form will include places for signatures of supervisors, instructors, or counselors certifying to the number of hours contributed.
  - c. If a family member is found to be non-compliant at re-examination, he/she and the Head of Household will sign an agreement with the Authority to make up the deficient hours over the next twelve (12) month period.
  - d. Change in exempt status:
    1. If, during the twelve (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report

- this to the Authority and provide documentation of such.
2. If, during the twelve (12) month period, and exempt person becomes non-exempt, it is his/her responsibility to report this to the Authority. The Authority will provide the person with the Recording/Certification documentation form and a list of agencies in the community that provide volunteer and/or training opportunities.

**D. Authority obligations**

1. To the greatest extent possible and practicable, the Authority will:
  - a. provide names and contacts at agencies that can provide opportunities for residents, including disabled, to fulfill their Community Service obligations. (*According to the Quality Housing and Work Responsibility Act, a disabled person who is otherwise able to be gainfully employed is not necessarily exempt from the Community Service requirement*)
  - b. Provide in-house opportunities for volunteer.
2. The Authority will provide the family with exemption verification forms and Recording/Certification documentation forms and a copy of this policy at initial application and at lease execution.
3. The Authority will make the final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the Authority's Grievance Procedure if they disagree with the Authority's determination.
4. Non-compliance of family member:
  - a. At least thirty (30) days prior to annual re-examination and/or lease expiration, the Authority will begin reviewing the exempt or non-exempt status and compliance of family members.
  - b. If the Authority finds a family member to be non-compliant, the Authority will enter into an agreement with the non-compliant member and the Head of Household to make up the deficient hours over the next twelve (12) month period.
  - c. If, at the next annual re-examination, the family member still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the non-compliant member agrees to move out of the unit.
  - d. The family may use the Authority's Grievance Procedure to protest the lease termination.

**Community Service Implementation Report:**

Number of tenants performing community service: 40

Number of tenants granted exemptions: 129

Number of tenants in non-compliance: 0

Number of tenants terminated/evicted due to non-compliance: 0

## 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: *N/A*
- 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 involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
    - Police provide crime data to housing authority staff for analysis and action
    - Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)

## 903.7(9) Pets

All residents are permitted to own and keep common domesticated household pets. 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..

Limit of one pet per household.

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

Residents will register their pets with the Authority BEFORE it is brought onto the Authority premises, and will update the registration annually.

Pet owner may have only a small cat or a small dog. Limitations: weight not to exceed twenty (20) pounds; height shall not exceed twelve (12) inches. This does not apply to service animals that assist persons with disabilities.

No chows, pit bulls, German police dogs, or any other known fighter breed will be allowed on the premises.

Pet must be spayed or neutered.

A \$125.00 pet fee 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.

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

No doghouses will be allowed on the premises. Pets shall be quartered in the Residents unit.

The City Ordinance concerning pets will be complied with.

Visiting guests with pets will not be allowed.

Pets will not be allowed on specified common areas (under clotheslines, social rooms, office, maintenance space, etc.)

Pet owner shall license their pet as required by law.

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

### 903.7(10) Civil Rights Certification

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

The PHA has taken the following specific actions to Affirmative Further Fair Housing in its public housing and Section 8 assistance programs.

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

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

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

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

6.0

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

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

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

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

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

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 some findings as the result of that audit.

All findings have been resolved to HUD's satisfaction.

#### 903.7(12) Asset Management ***NOT APPLICABLE – PHA CHOSE TO OPT OUT***

#### 903.7(13) Violence Against Women Act (VAWA)

The Falfurrias Housing Authority 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. Letters were mailed out to all residents.

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.

The PHA conducts annual meetings with residents to educate on victims of domestic violence and residents are briefed annually during re-exams or at initial housing.

**6.0**

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households the PHA is partnering with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again. The PHA refers victims of domestic violence to local churches; meetings are conducted by Community Actions and also Texas Migrant to assist victims. The PHA provides the community center and the Community Action Organization conducts 6 to 8 meetings during the year to offer assistance to victims, Texas Migrant also conducts 6 to 8 meetings during the year, and the local First Baptist Church offers family counseling.

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

The PHA shall train its staff on the required confidentiality issues imposed by VAWA.

**Section 6.0 b**

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

- Main Administrative Office  
924 S. Gardner Street  
Falfurrias, TX 78355

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**

The PHA has not received a HOPE VI revitalization grant.

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**

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

**c. Conversion of Public Housing**

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

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

**d. Homeownership**

**1. Public Housing**

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

**2. Section 8 Tenant Based Assistance**

The PHA does not plan to administer any homeownership programs for section 8.

**e. Project-based Vouchers**

The PHA is not currently operating nor intends to operate a Section 8 Project Based Voucher Program.

<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.
<b>8.1</b>	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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"> <li>▪ 2010 Capital Fund Program Annual Statement - attachment tx201a01</li> <li>▪ 2009 Performance and Evaluation Report – attachment tx201c01</li> <li>▪ 2009 ARRA Performance and Evaluation Report – attachment tx201d01</li> </ul>
<b>8.2</b>	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Required report is included as following attachment:</p> <ul style="list-style-type: none"> <li>▪ FY 2010 Capital Fund Program 5 Year Action Plan - attachment tx201b01</li> </ul>
<b>8.3</b>	<p><b>Capital Fund Financing Program (CFFP).</b> <i>N/A</i></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

<b>9.0</b>	<p><b>Housing Needs.</b> 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.</p> <p>Families are needing affordable, safe housing, information on agencies to contact for assistance with utility bill assistance and employment.</p>
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**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	44		45
Extremely low income <=30% AMI	39	89%	
Very low income (>30% but <=50% AMI)	5	11%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	25	57%	
Elderly families	1	2%	
Families with Disabilities	5	11%	
White	2	5%	
Black/African American	1	2%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Hispanic	41	93%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	20	46%	
2 BR	18	41%	
3 BR	5	11%	
4 BR	1	2%	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	

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

If yes:

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

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

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

**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	78		30
Extremely low income <=30% AMI	72	92%	
Very low income (>30% but <=50% AMI)	5	7%	
Low income (>50% but <80% AMI)	1	1%	
Families with children	42	53%	
Elderly families	2	3%	
Families with Disabilities	9	12%	
White	3	4%	
Black/African American	1	1%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Hispanic	74	95%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
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
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance

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

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

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work

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

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

- Employ admissions preferences aimed at families who are working

**9.1**

- Adopt rent policies to support and encourage work

**Need: Specific Family Types: The Elderly**

**PHA shall target available assistance to the elderly:**

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available

**Need: Specific Family Types: Families with Disabilities**

**PHA shall target available assistance to Families with Disabilities:**

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

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

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

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

**PHA shall conduct activities to affirmatively further fair housing**

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations

**Reason for Selecting Strategies**

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

10.0

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

**(a) Progress in Meeting Mission and Goals**

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

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

PHA Goal: Expand the supply of assisted housing

Objectives:

Leverage private or other public funds to create additional housing opportunities:

**Progress Statement:** PHA has done substantial renovation of Public Housing units PHA wide. Working with Community Action for additional housing support programs.

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score)

Increase customer satisfaction:

Renovate or modernize public housing units:

**Progress Statement:** PHA has done substantial renovation of Public Housing units PHA wide. Working with Community Action for additional housing support programs.

PHA Goal: Increase assisted housing choices

Objectives:

Conduct outreach efforts to potential voucher landlords

Increase voucher payment standards

**Progress Statement:** Outreach efforts have been implemented through local community entities and newspaper and radio.

**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:

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

10.0

- Implement public housing security improvements:
- Other: (list below)
  - *Implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.*

**Progress Statement:** Concerning self-sufficiency and crime and safety, the PHA efforts reduced crime in the communities through working with local police to implement security.

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
  - Increase the number and percentage of employed persons in assisted families:
  - Provide or attract supportive services to improve assistance recipients' employability:
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - Other: (list below)
    - *Partnership with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again.*

**Progress Statement:** Concerning ensuring equal opportunity, outreach efforts have been made by making renewed partnerships with community groups and medical facilities.

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

**Progress Statement:** Outreach efforts have been implemented through local community entities and newspaper and radio.

10.0	<p><b>Other PHA Goals and Objectives: (list below</b></p> <p><b>PHA Goal</b>          Insure this PHA is assisting applicants and participants in our programs fairly and equally.</p> <p><b><u>Progress Statement:</u></b> The PHA has provided supportive services for all residents.</p> <p><b>PHA Goal</b>          Work closely with community partners to insure that public housing residents are given an opportunity for positive growth through local programs.</p> <p><b><u>Progress Statement:</u></b> The PHA is conducting resident meetings in order to continue to get feedback on resident needs.</p> <p><b>PHA Goal</b>          Work with HUD regional office to insure that this PHA is following required guidelines and new regulations.</p> <p><b><u>Progress Statement:</u></b> Goal is completed or on target for completion as scheduled.</p> <p><b>PHA Goal</b>          Continue to work with the Resident Association to insure that the concerns of the residents are being addressed as needed.</p> <p><b><u>Progress Statement:</u></b> Goal on target.</p> <p><b>(b) Significant Amendment and Substantial Deviation/Modification</b></p> <p><b>Substantial Deviations from the 5-Year Plan</b></p> <ul style="list-style-type: none"> <li>• Additions or deletions of Strategic Goals</li> <li>• Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.</li> </ul> <p><b>Significant Amendments or Modification to the Annual Plan</b></p> <ul style="list-style-type: none"> <li>• Any change to rent or admissions policies or organization of the waiting list;</li> <li>• Additions of non-emergency* work items over <u>\$10,000</u> (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</li> <li>• Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities.</li> </ul>
10.0	

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.

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\* 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 tx201e01

- (g) Challenged Elements – NO ELEMENTS CHALLENGED

- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

Provided as attachments tx201a01, tx201c01 and tx201d01.

- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

Provided as attachment tx201b01

Attachment: tx201a01

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

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

**Part I: Summary**

PHA Name: <p style="text-align: center;"><b>Falfurrias Housing Authority</b></p>	Grant Type and Number: Capital Fund Program No: <b>TX59P201501-10</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement (revision no: )   
  Final Performance and Evaluation Report  
 Performance and Evaluation Report for Period Ending:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	178,201.00			
3	1408 Management Improvements	0.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	0.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities 4	0.00			

- 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

<b>Part I: Summary</b>						
PHA Name: <b>Falfurrias Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>TX59P201501-10</b> Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
No.		Original	Revised 2	Obligated	Expended	
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-			
		0.00				
19	1502 Contingency (may not exceed 8% of Line 20)	0.00				
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$178,201.00</b>				
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 <i>Gloria Niño</i>		Date <i>07/07/2010</i>		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.



**Attachment: tx201b01**

**Capital Fund Program Five-Year Action Plan**

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

<b>Part I: Summary</b>						
PHA Name/Number		Locality (City/County& State)			<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
<b>Falfurrias Housing Authority (TX201)</b>		<b>Falfurrias/Brooks Co/State of TX</b>				
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
	<b>HA-Wide PIC #TX201000001</b>					
B.	Physical Improvements	Annual Statement	-	-	-	-
	Subtotal		0.00	0.00	0.00	0.00
C.	Management Improvements		0.00	0.00	0.00	0.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00
			-	-	-	-
E.	Administration		0.00	0.00	0.00	0.00
F.	Other		0.00	0.00	0.00	0.00
G.	Operations		178,201.00	178,201.00	178,201.00	178,201.00
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		<b>\$178,201.00</b>	<b>\$178,201.00</b>	<b>\$178,201.00</b>	<b>\$178,201.00</b>
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		<b>\$178,201.00</b>	<b>\$178,201.00</b>	<b>\$178,201.00</b>	<b>\$178,201.00</b>





**Capital Fund Program Five-Year Action Plan**

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

<b>Part III: Supporting Pages - Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2011</u>		Work Statement for Year <u>2012</u>	
	FFY <u>2011</u>		FFY <u>2012</u>	
	Development Number/Name General Description of Major Work Items	Estimated Cost	Development Number/Name General Description of Major Work Items	Estimated Cost
See	TX201000001		TX201000001	
Annual	HA Wide		HA Wide	
Statement	Operations	178,201.00	Operations	178,201.00
	<b>Subtotal</b>	<b>\$178,201.00</b>	<b>Subtotal</b>	<b>\$178,201.00</b>

**Capital Fund Program Five-Year Action Plan**

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

<b>Part III: Supporting Pages - Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2013</u> FFY <u>2013</u>		Work Statement for Year <u>2014</u> FFY <u>2014</u>	
	Development Number/Name General Description of Major Work Items	Estimated Cost	Development Number/Name General Description of Major Work Items	Estimated Cost
See	TX201000001		TX201000001	
Annual	HA Wide		HA Wide	
Statement	Operations	178,201.00	Operations	178,201.00
	<b>Subtotal</b>	<b>\$178,201.00</b>	<b>Subtotal</b>	<b>\$178,201.00</b>

Attachment: tx201c01

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

<b>Part I: Summary</b>					
PHA Name: <b>Falfurrias Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>TX59P201501-09</b> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	178,802.00		20,000.00	2,900.81
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	0.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	0.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling 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

- 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  
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<b>Part I: Summary</b>						
PHA Name: <b>Falfurrias Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>TX59P201501-09</b> Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10		<input type="checkbox"/> Final Performance and Evaluation Report				
No.		Original	Revised 2	Obligated	Expended	
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00		0.00	0.00	
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-	
19	1502 Contingency (may not exceed 8% of Line 20)	0.00		0.00	0.00	
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$178,802.00</b>		<b>\$20,000.00</b>	<b>\$2,900.81</b>	
21	Amount of Line 20 Related to LBP Activities	0.00		0.00	0.00	
22	Amount of Line 20 Related to Section 504 Compliance	0.00		0.00	0.00	
23	Amount of Line 20 Related to Security - Soft Costs	0.00		0.00	0.00	
24	Amount of Line 20 Related to Security - Hard Costs	0.00		0.00	0.00	
25	Amount of Line 20 Related to Energy Conservation Measures	0.00		0.00	0.00	
Signature of Executive Director <i>Gloria Niño</i>		Date <i>07/07/2010</i>		Signature of Public Housing Director		
				Date		

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Attachment: tx201d01

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

<b>Part I: Summary</b>						
PHA Name: <b>Falfurrias Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>TX59S201501-09</b> Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1		
		Original	Revised 2	Obligated	Expended	
1	Total Non-Capital Funds					
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00		0.00	0.00	
3	1408 Management Improvements	5,000.00		5,000.00	2,604.01	
4	1410 Administration	9,600.00		9,600.00	5,000.00	
5	1411 Audit	0.00		0.00	0.00	
6	1415 Liquidated Damages	0.00		0.00	0.00	
7	1430 Fees and Costs	24,000.00		24,000.00	5,050.00	
8	1440 Site Acquisition	0.00		0.00	0.00	
9	1450 Site Improvement	3,500.00		3,500.00	3,500.00	
10	1460 Dwelling Structures	167,166.00		167,166.00	0.00	
11	1465.1 Dwelling Equipment-Nonexpendable	16,750.00		16,750.00	8,762.00	
12	1470 Nondwelling Structures	0.00		0.00	0.00	
13	1475 Nondwelling Equipment	1,500.00		1,500.00	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	

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Annual Statement /Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
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U. S. Department of Housing and Urban Development  
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 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
PHA Name: <b>Falfurrias Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>TX59S201501-09</b> Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/10 <input type="checkbox"/> Final Performance and Evaluation Report						
No.		Original	Revised 2	Obligated	Expended	
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00		0.00	0.00	
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-	
19	1502 Contingency (may not exceed 8% of Line 20)	0.00		0.00	0.00	
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$227,516.00</b>		<b>\$227,516.00</b>	<b>\$24,916.01</b>	
21	Amount of Line 20 Related to LBP Activities	0.00		0.00	0.00	
22	Amount of Line 20 Related to Section 504 Compliance	0.00		0.00	0.00	
23	Amount of Line 20 Related to Security - Soft Costs	0.00		0.00	0.00	
24	Amount of Line 20 Related to Security - Hard Costs	0.00		0.00	0.00	
25	Amount of Line 20 Related to Energy Conservation Measures	0.00		0.00	0.00	
Signature of Executive Director <i>Gloria Niño</i>		Date <i>07/07/2010</i>		Signature of Public Housing Director		
				Date		

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Annual Statement /Performance and Evaluation Report  
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 Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
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 Expires 4/30/2011

**Part II: Supporting Pages**

PHA Name: <b>Falfurrias Housing Authority</b>		Grant Type and Number: Capital Fund Program No: <b>TX59S201501-09</b> Replacement Housing Factor Grant No: _____ CFFP (Yes/No) <b>No</b> Date of CFFP: _____					Federal FFY of Grant: <b>2009</b>	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
<b>PIC#</b> <b>TX201000001</b>								
<b>TX201-1</b>	Training, etc	1408		5,000.00		5,000.00	2,604.01	
	Salaries to administer program	1410		9,600.00		9,600.00	5,000.00	
	A&E Fees	1430		24,000.00		24,000.00	5,050.00	
	Landscaping	1450		3,500.00		3,500.00	3,500.00	
	Roofing, painting, renovating	1460		167,166.00		167,166.00	0.00	
	Refrigerators, stoves	1465.1		16,750.00		16,750.00	8,762.00	
	Lawn Equipment	1475		1,500.00		1,500.00	0.00	
	<b>TOTAL 2009 ARRA CAPITAL FUNDS GRANT</b>			<b>\$227,516.00</b>		<b>\$227,516.00</b>	<b>\$24,916.01</b>	

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

2 To be completed for the Performance and Evaluation Report

Attachment: tx201e01  
Falfurrias Housing Authority  
Resident Advisory Board Consultation Process and Comments – FYB 2010

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board  
**May 4, 2010**

2. Resident Advisory Board Selection

Selection made from resident/participant response **May 14, 2010**

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan  
**May 20, 2010**

Notify Resident Advisory Board of scheduled meeting **May 17, 2010**

Hold Resident Advisory Board meeting **May 20, 2010**

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad **June 1, 2010**

Notify Resident Advisory Board **June 1, 2010**

Hold Public Hearing meeting **June 28 2010**

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

**Comment:** Residents requested more security

**PHA Response:** PHA will prove additional security