

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Smithville Housing Authority</u> PHA Code: <u>TX 266</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2009</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>88</u> Number of HCV units: <u>45</u>												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
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: IMPROVE THE QUALITY OF ASSISTED HOUSING AND INCREASE HOUSING CHOICES

PHAGOAL # 1: SHA will increase and preserve the availability of safe, decent and affordable housing for the very low, low, and moderate income persons and families by working diligently to maintain UPCS standards

PHA GOAL #2: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

PHA Goal 2: SHA will provide safe, decent and affordable housing for the elderly and disabled through the SHA's Public Housing Community by ensuring the community meet and exceed the HUD requirements by maintaining the property and providing services to the residents in accordance with the 5-Year Plan.

Strategies for Reaching Goals 1 and 2:

1. Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size.
2. Exceed HUD federal targeting requirements by closely monitoring the targeting levels for families at or below 30% of AMI in Public Housing programs.
3. Increase training for PHA staff improving knowledge and skills (certifications where required)
4. Implemented VAWA – "Violence Against Women Act" notification/ procedures as directed by federal and HUD requirements for Public Housing and Voucher programs.
5. Review all program policies/procedures to incorporate previous amendments and keep up to date with all new applicable laws and regulations.

PHA GOAL #3: IMPROVE THE QUALITY OF ASSISTED HOUSING:

1. Employ effective maintenance and management policies to minimize down time of units.
2. Reduce turnover time for vacated public housing units.
3. Improve on-going preventive maintenance program.
4. Continue to assess the physical property needs and address corrections/improvements as needed.
5. Continue to encourage and provide opportunity for active participation of all residents in the Community Services programs.

RESULTS OF PREVIOUS GOALS

1. The SHA has under the previous 5 year Plan improved its PHAS and SEMP scores and is still striving to improve further.
2. The SHA has improved the security of the residents by providing and installing new front and rear locks.
3. Implemented VAWA – "Violence Against Women Act Please see the attachment on page 21 re VAWA and the slow progress that is being made.
4. Progress is being made on Modernizing Public Housing Units at both locations and is responding to the input of the Residents Council and REAC inspections

	<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: (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.</p> <p>(a) No PHA Plan Elements have been revised by the PHA since its last Annual Plan submission (b) Complete copies of the 5-Year and Annual PHA Plan are kept at the main administration building 100 Ken Blaschke Drive Smithville , Texas 7 Also all elements of the plan may also be reviewed at the main office.</p> <p>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).</p> <p>(1) <i>Eligibility</i> Smithville Housing Authority verifies eligibility for admission to public housing when families name is selected from the list. The PHA uses the following non-income screening factors to establish eligibility for admission to public housing: _ Criminal or Drug-related activity _ Other PHA references (i.e. owes money, unfavorable report) _ Previous rental history _ One Strike Policy The Housing Authority requests criminal records from the following enforcement agencies for screening purposes: _ State law enforcement agencies _ Access to FBI criminal records; or _ Tenant P.I.</p> <p>(2) <i>Selection and Assignment</i> 6.0 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.</p> <p>(3) <i>Preferences</i> The PHA does plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of the median area income. It is the policy of the PHA that transfers will take precedence over new admissions in the following circumstances: _ Emergencies _ Over-housed _ Under-housed _ Medical justification _ PHA administrative reasons The Smithville Housing Authority plans to employ a preference for Natural Declared Disaster Victims which will be prioritized as number 1 for Public Housing residents. Among applicants on the waiting list with equal preference status applicants are selected by date and time of application. In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.</p> <p>(4) <i>Unit Assignment</i> Applicants are ordinarily given two (2) 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.</p> <p>(5) <i>Maintaining Waiting List</i> Smithville Housing Authority maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 100 Ken Blaschke Drive Smithville, TX. 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 Residents must notify the PHA of changes in family composition: _ At an annual reexamination and lease renewal _ At any time family composition changes</p> <p>(6) <i>Deconcentration and Income Mixing N/A – PHA has less than 100 PH units</i></p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> Currently none of these programs are applicable to the SHA Annual Plan or 5-year plan.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. Please see attached Capital Fund Program Annual Statement/Performance and Evaluation Report for CF 2009 and the 2009 Stimulus fund</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
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.</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.

The following information has been compiled from the CHAS tables of 2000 and has been studied by the Housing Authority staff and found to be a true statement of the needs within the area of the Smithville Housing Authority concern

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	27	4	2	3	3	3	4
Income >30% but <=50% of AMI	30	4	2	3	3	3	4
Income >50% but <80% of AMI	10	4	2	3	3	3	4
Elderly	19	4	2	3	3	3	4
Families with Disabilities	NA	NA	NA	NA	NA	NA	NA
Black	17	4	2	3	3	3	4
White	49	4	2	3	3	3	4
Hispanic	1	4	2	3	3	3	4

Housing Needs of Families on the PHA's Waiting Lists

Waiting list type: **Public Housing**

	# of families	% of total families	Annual Turnover
Waiting list total	73		18
Extremely low income <=30% AMI	55	75%	
Very low income(>30% but <=50% AMI)	18	24	
Low income(>50% but <80% AMI)			
Families with children	50	50 %	
Elderly families	4	50%	
Families with Disabilities	7		
Race/ethnicity Black	32		
Race/ethnicity White	31		
Race/ethnicity Hispanic	10		
Characteristics by Bedroom Size (Public Housing)			
1BR	30	50 %	
2 BR	31	25 %	
3 BR	12	25 %	
4 BR	1		

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

Waiting list type: **Section 8**

	# of families	% of total families	Annual Turnover
Waiting list total	106		6
Extremely low income <=30% AMI	76	76%	
Very low income(>30% but <=50% AMI)	24	24%	
Low income(>50% but <80% AMI)			
Families with children	66	66 %	
Elderly families	4	4%	
Families with Disabilities			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

9.0

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.**

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
- _ 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
- _ Increase Sec 8 lease-up rates by marketing the program to owners
- _ Increase section 8 lease-up rates by effectively screening Sec 8 applicants to increase owner acceptance of program

PHA shall increase the number of affordable housing units by:

- _ Apply for additional section 8 units should they become available 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 Sec 8 assistance
- _ 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 work
- _ Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

PHA shall target available assistance to 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:

- _ Carry out the modifications needed in public housing based on the section 504 Needs Assessment
- _ 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: PHA shall conduct activities to affirmatively further fair housing:

- _ Counsel Sec8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- _ Market the Sec 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 other information available to the PHA
- _ Influence of the housing market on PHA programs

9.1

	<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.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>(a) Progress in Meeting Mission and Goals: The SHA has improved the PHAS score each year for the last three years which was a goal of the 5-year plan. We also set a goal to renovate or modernize our units and we are currently working towards that goal. Improve customer satisfaction was also a goal. We also will continue to work with the local domestic violence shelter to serve the needs of child and adult victims of domestic violence, date violence, sexual assault or stalking.</p> <p><u>RESULTS OF PREVIOUS GOALS</u></p> <p>10.0</p> <ol style="list-style-type: none"> 1. The SHA has under the previous 5 year Plan improved its PHAS and SEMP scores and is still striving to improve further. 2. The SHA has improved the security of the residents by providing and installing new front and rear locks. 3. Implemented VAWA – "Violence Against Women Act Please see the attachment on page 21 re VAWA and the slow progress that is being made. 4. Progress is being made on Modernizing Public Housing Units at both locations and is responding to the input of the Residents Council and REAC inspections <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "": Any change to the Mission Statement; 50% deletion from or addition to the goals and objectives as a whole; and 50% or more decrease in quantifiable measurement of any individual goal and objective. Significant Amendment or Modification to the Annual Plan Any increase or decrease over 50% in the funds projected In the Financial Resource Statement and/or the Capital Fund program Annual Statement; Any change in a policy or procedure that requires a Regulatory 30-day posting; Any submission to HUD that requires a separate notification to residents, such as HOPE VI, Public Housing Conversions, Demolition/Disposition, Designated Housing or Homeownership programs; & Any change inconsistent with local, approved Consolidated Plan, and the discretion of the Executive Director.</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> <ol style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

Part I: Summary					
PHA Name: Smithville Housing Authority		Grant Type and Number			FFY of Grant:
		Capital Fund Program Grant No: TX59P2660110		Replacement Housing Factor Grant No:	2010
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (<i>may not exceed 20% Line 20</i>) ³	\$ 11,090.00			
3	1408 Management Improvements				
4	1410 Administration (<i>may not exceed 10 % Line 20</i>)	\$ 8,115.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 21,210.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 74,119.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18	1501 Collateralization or Debt Service Paid by PHA				
18a	9000 Collateralization or Debt Service Paid via System of Direct Payment				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$ 114,524.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$ 16,250.00			
24	Amount of line 21 Related to Security – Soft Costs	\$ 35,465.00			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³ PHAs with fewer than 250 units in management may use 100% of CFP for Operations

⁴ RHF fund shall be included here

Part II: Supporting Pages								
PHA Name: Smithville Housing Authority			Grant Type and Number Capital Fund Program Grant No: TX59P2660110 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010		
Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Est Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Operations</u>	1406		\$ 11,090.00				
PHA Wide	<u>Administrative Assistant</u>	1406		\$ 6,650.00				
	The PHA has a funded position of Admin. Ass't. This position is allows for thirty-two (32) hours per week. It is necessary to increase the hours by eight (8) hours per week to a total of forty (40) hours per week							
PHA Wide	<u>Part-Time Clerk</u>	1406		\$ 5,440.00				
	The PHA has a need for a new position of a part-time clerk. This position would be for four (4) days a month to allow the E.D. and the Adim.Ass't. to perform duties necessary for the completion of Mod. Efforts.							
	<u>Administration</u>	1410		\$ 8,115.00				
TX266-1&2	<u>Non- Technical Salaries</u>	1410		\$ 2,800.00				
	The PHA is required to utilize staff time Associated with financial management, Record keeping and reporting							
TX266-1&2	<u>Technical Salaries</u>	1410		\$ 3,200.00				
	The PHA is required to utilize staff time Associated with procurement ,resource Management and construction							
TX266-1&2	<u>Employee Benefit Contributions</u>	1410		\$ 1,140.00				
	Employee benefits associated with above listed salaries are required							
TX266-1&2	<u>Travel Costs</u>	1410		\$ 325.00				
	The PHA require funds for travel associated with the program							
TX266-1&2	<u>Sundry Costs</u>	1410		\$ 650.00				
	Funds are needed for advertising mail and associated other costs							
	<u>Fees and Costs</u>	1430		\$ 21,210.00				
TX266-1&2	<u>A/E Fees</u>	1430		\$ 17,100.00				
	Design and construction services are required due to scope and complexity of improvements							
TX266-1&2	<u>Modernization Coordinator</u>	1430		\$ 4,110.00				
	Services required to assist PHA in fulfillment of program							

Part II: Supporting Pages								
PHA Name: Smithville Housing Authority			Grant Type and Number Capital Fund Program Grant No: TX59P2660110 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010		
Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Est Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Dwelling Structures</u>	1460		\$ 74,119.00				
Tx266-1	<u>Exterior Fascia & soffit & Painting</u>	1460		\$ 6,300.00				
	The PHA needs to replace the fascia & soffit paint the exterior of buildings due to normal deterioration and with new siding							
Tx266-1	<u>Interior and Exterior Doors</u>	1460		\$ 3,100.00				
	Replace deteriorated interior and exterior doors							
Tx266-1	<u>Kitchen Cabinets</u> The PHA has a need to replace deteriorated kitchen cabinets in units. Replacement to include new drawer guides, door hinges, pulls, counter tops & back splashes	1460		\$ 5,550.00				
Tx266-1	<u>Kitchen Sinks</u> Replace existing deteriorated and rusty stainless steel kitchen sinks and new faucets, supplies and stops	1460		\$ 950.00				
Tx266-1	<u>Exterior Entrance Lighting</u> The PHA has a need to improve Security dwelling units by installing Florescent lighting	1460		\$ 900.00				
Tx266-1	<u>Wall Finishes</u> The PHA has a need to improve deteriorated wall finishes in dwelling units	1460		\$ 9,024.00				
Tx266-1	<u>Flooring</u> The PHA has a need to replace deteriorated vinyl flooring in units	1460		\$ 5,500.00				
Tx266-1	<u>Interior Lighting and Electrical Upgrades</u>	1460		\$ 5,850.00				
Tx266-1	<u>Bath renovations</u> The PHA needs to upgrade to energy efficient water closets and lavatories	1460		\$ 9,135.00				
Tx266-1	<u>Utility Rooms</u> The PHA has a need to construct Utility rooms with space fro Washers, Dryers and relocated water heaters	1460		\$ 18,000.00				
Tx 166-1	<u>HVAC System</u> The PHA requires the replace current HVAC system with high em	1460		\$ 9,860.00				

Part I: Summary					
PHA Name: Smithville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P26650109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009
<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: 3/30/2010		<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-CFP Funds				
2	1406 Operations(<i>May not exceed 20% Line 20</i>) ³	\$ 11,090.00	\$ 9,494.00	\$ 0.00	\$ 0.00
3	1408 Management Improvements				
4	1410 Administration(<i>May not exceed 10% Line 20</i>)	\$ 8,115.00	\$ 8,115.00	\$ 8,115.00	\$ 8,115.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 21,210.00	\$ 21,210.00	\$ 21,210.00	\$ 21,210.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 4,202.00	\$ 5,798.00	\$ 5,798.00	\$ 5,798.00
10	1460 Dwelling Structures	\$ 63,309.00	\$ 63,309.00	\$ 44,543.00	\$ 41,309.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service Paid by PHA				
18b	1900 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (<i>May not exceed 8% Line 20</i>)	\$ 6,000.00	\$ 6,000.00	\$ 0.00	\$ 0.00
20	Amount of Annual Grant:(sum of lines 2 – 19)	\$ 113,926.00	\$ 113,926.00	\$ 85,666.00	\$ 76,423.00
21	Amount of line 21 Related to LBP Activities				
22	Amount of line 21 Related to Section 504				
23	Amount of line 21 Related to Security – Soft Costs				
24	Amount of Line 21 Related to Security – Hard Costs				
25	Amount of line 21 Related to Energy Conservation				
Signature of Executive Director		Signature of Public Housing Director		Date	
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 fewer than 250 units in management may use 100% of CFP for Operations

⁴ RHF fund shall be included here

Part II: Supporting Pages								
PHA Name: Smithville Housing Authority			Grant Type and Number Capital Fund Program Grant No: TX59P26650109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Dev. Number / Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Operations</u>	1406		\$ 11,090.00	\$ 9,494.00	\$ 0.00	\$ 0.00	
PHA Wide	<u>Administrative Assistant</u>	1406		\$ 6,650.00	\$ 6,650.00	\$ 0.00	\$ 0.00	
	The PHA has a funded position of Admin. Ass't. This position is allows for thirty-two (32) hours per week. It is necessary to increase the hours by eight (8) hours per week to a total of forty (40) hours per week							Planning
PHA Wide	<u>Part-Time Clerk</u>	1406		\$ 5,440.00	\$3,844.00	\$ 0.00	\$ 0.00	
	The PHA has a need for a new position of a part-time clerk. This position would be for four (4) days a month to allow the E.D. and the Adim.Ass't. to perform duties necessary for the completion of Mod. Efforts.							Planning
	<u>Administration</u>	1410		\$ 8,115.00	\$ 8,115.00	\$ 8,115.00	\$ 8,115.00	
TX266-1&2	<u>Non- Technical Salaries</u>	1410		\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	
	The PHA is required to utilize staff time Associated with financial management, Record keeping and reporting							Completed
TX266-1&2	<u>Technical Salaries</u>	1410		\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	
	The PHA is required to utilize staff time Associated with procurement ,resource Management and construction							Completed
TX266-1&2	<u>Employee Benefit Contributions</u>	1410		\$ 1,140.00	\$ 1,140.00	\$ 1,140.00	\$ 1,140.00	
	Employee benefits associated with above listed salaries are required							Completed
TX266-1&2	<u>Travel Costs</u>	1410		\$ 325.00	\$ 325.00	\$ 325.00	\$ 325.00	
	The PHA require funds for travel associated with the program							Completed
TX266-1&2	<u>Sundry Costs</u>	1410		\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	
	Funds are needed for advertising mail and associated other costs							Completed
	<u>Fees and Costs</u>	1430		\$ 21,210.00	\$ 21,210.00	\$ 21,210.00	\$ 21,210.00	
TX266-1&2	<u>A/E Fees</u>	1430		\$ 17,100.00	\$ 17,100.00	\$ 17,100.00	\$ 17,100.00	
	Design and construction services are required due to scope and complexity of improvements							Completed
TX266-1&2	<u>Modernization Coordinator</u>	1430		\$ 4,110.00	\$ 4,110.00	\$ 4,110.00	\$ 4,110.00	
	Services required to assist PHA in fulfillment of program							Completed
	<u>Site Work</u>	1450		\$ 4,800.00	\$ 5,798.00	\$ 5,798.00	\$ 5,798.00	
TX266-1&2	<u>Ramps and sidewalks</u>	1450		\$ 4,800.00	\$ 5,798.00	\$ 5,798.00	\$ 5,798.00	
	To meet HUD guideline of "Visibility" ramps and sidewalks improvements are necessary							Completed

Part II: Supporting Pages								
PHA Name: Smithville Housing Authority			Grant Type and Number Capital Fund Program Grant No: TX59P26650109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Dev. Number / Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structures	1460		\$ 63,309.00	\$ 63,309.00	\$ 44,543.00	\$ 41,309.00	
Tx266-1&2	<u>Exterior Painting</u>	1460		\$ 4,300.00	\$ 4,300.00	\$ 1,300.00	\$ 1,300.00	
	The PHA needs to paint the exterior of buildings due to normal deterioration and with new siding							Ongoing
Tx266-1&2	<u>Interior and Exterior Doors</u>	1460		\$ 3,100.00	\$ 3,100.00	\$ 2,100.00	\$ 2,100.00	
	Replace deteriorated interior and exterior doors							Ongoing
Tx266-1&2	<u>Kitchen Cabinets</u>	1460		\$ 8,550.00	\$ 8,550.00	\$ 4,550.00	\$ 4,550.00	
	The PHA has a need to replace deteriorated kitchen cabinets in units. Replacement to include new drawer guides, door hinges, pulls, counter tops & back splashes							Ongoing
Tx266-1&2	<u>Kitchen Sinks</u>	1460		\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	
	Replace existing deteriorated and rusty stainless steel kitchen sinks and new faucets, supplies and stops							Ongoing
Tx266-1	<u>Exterior Entrance Lighting</u>	1460		\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	
	The PHA has a need to improve Security dwelling units by installing High Pressure Sodium lighting							Ongoing
Tx266-1	<u>Wall Finishes</u>	1460		\$ 4,024.00	\$ 4,024.00	\$ 4,024.00	\$ 4,024.00	
	The PHA has a need to improve deteriorated wall finishes in dwelling units							Ongoing
Tx266-1	<u>Flooring</u>	1460		\$ 6,500.00	\$ 6,500.00	\$ 4,500.00	\$ 4,500.00	
	The PHA has a need to replace deteriorated vinyl flooring in units							Ongoing
Tx266-1	<u>Interior Lighting and Electrical Upgrades</u>	1460		\$ 2,850.00	\$ 2,850.00	\$ 2,850.00	\$ 2,850.00	
Tx266-1	<u>Bath renovations</u>	1460		\$ 8,135.00	\$ 8,135.00	\$ 6,135.00	\$ 6,135.00	
	The PHA needs to upgrade to energy efficient water closets and lavatories							Ongoing
Tx266-1	<u>Utility Rooms</u>	1460		\$ 24,000.00	\$ 24,000.00	\$ 14,134.00	\$ 14,000.00	
	The PHA has a need to construct Utility rooms with space fro Washers, Dryers and relocated water heaters							Ongoing
	Contingency	1502		\$ 6,000.00	\$ 6,000.00	\$ 0.00	\$ 0.00	
PHA Wide	Contingency	1502		\$ 6,000.00	\$ 6,000.00	\$ 0.00	\$ 0.00	
	The PHA requires the flexibility to adjust funding of listed activities due to inflationary other factors							Ongoing

Part III: Implementation Schedule							
PHA Name: Smithville Housing Authority					Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original		Actual	Original		Actual	
PHA Wide	06/2011			06/2012			
Tx 266-001	06/2011			06/2012			
Tx 266-002	06/2011			06/2012			

Part I: Summary						
PHA Name: Smithville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59S26650109 Replacement Housing Factor Grant No: Date of CCFP			FFY of Grant: 2009 FFY of Grant Approval	
<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: 03/31/10		<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-CFP Funds					
2	1406 Operations <i>(may not exceed 20% Line 20)</i> ³					
3	1408 Management Improvements					
4	1410 Administration <i>(may not exceed 10% Line 20)</i>	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$ 15,000.00	\$ 13,800.00	\$ 13,800.00	\$ 13,800.00	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	\$ 100,964.00	\$ 113,164.00	\$ 113,164.00	\$ 23,639.96	
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service Paid by PHA					
18b	1900 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency <i>(may not exceed 8% Line 20)</i>	\$ 11,000.00	0	0		
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$ 144,964.00	\$ 144,964.00	\$ 144,964.00	\$ 55,537.96	
21	Amount of line 21 Related to LBP Activities					
22	Amount of line 21 Related to Section 504 compliance					
23	Amount of line 21 Related to Security – Soft Costs					
24	Amount of Line 21 Related to Security – Hard Costs					
25	Amount of line 21 Related to Energy Conservation Measures					
Signature of Executive Director _____ Date _____		Signature of Public Housing Director _____ Date _____				

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³ PHAs with fewer than 250 units in management may use 100% of CFP for Operations

⁴ RHF fund shall be included here

Part II: Supporting Pages								
PHA Name: Smithville Housing Authority			Grant Type and Number Capital Fund Program Grant No: TX59S26650109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number / Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Administration</u>	1410		\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	
PHA Wide	Non- Technical Salaries	1410		\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	
	The PHA is required to utilize staff time Associated with financial management, Record keeping and reporting							Ongoing
PHA Wide	Technical Salaries	1410		\$ 4,100.00	\$ 4,100.00	\$ 4,100.00	\$ 4,100.00	
	The PHA is required to utilize staff time Associated with procurement ,resource Management and construction							Ongoing
PHA Wide	Employee Benefit Contributions	1410		\$ 1,480.00	\$ 1,480.00	\$ 1,480.00	\$ 1,480.00	
	Employee benefits associated with above listed salaries are required							Ongoing
PHA Wide	Travel Costs	1410		\$ 520.00	\$ 520.00	\$ 520.00	\$ 520.00	
	The PHA require funds for travel associated with the program							Ongoing
PHA Wide	Sundry Costs	1410		\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	
	Funds are needed for advertising mail and associated other costs							Ongoing
	<u>Fees and Costs</u>	1430		\$ 15,000.00	\$ 13,800.00	\$ 13,800.00	\$ 13,800.00	
TX266-1&2	A/E Fees	1430		\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	Complete
	Design and construction services are required due to scope and complexity of improvements							
TX266-1&2	Modernization Coordinator	1430		\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	Complete
	Services required to assist PHA in fulfillment of program							
	Fee Accountant	1430		\$ 1,200.00	0.00	0.00		
	<u>Dwelling Structures</u>	1460		\$ 100,964.00	\$ 113,164.00	\$ 113,164.00	\$ 23,639.96	
Tx266-1	Unit Renovation	1460		\$ 78,000.00	\$ 90,200.00	\$ 90,200.00	\$ 23,639.96	Ongoing
	Dwelling Structure Improvements including: Fascia, Soffit & Gable ends; Interior Doors; Door Hardware; Insulation; Flooring; Kitchen & Bath Improvements; Ceiling & Wall Finishes; Utility Room Additions; Plumbing; Electrical; Mechanical							
Tx266-1&2	Exterior Doors	1460		\$ 22,964.00	\$ 22,964.00	\$ 22,964.00	0.00	Ongoing
	Replace deteriorated exterior entry doors , storage room doors and new hardware							

Part III: Implementation Schedule						
PHA Name: Smithville Housing Authority			Grant Type and Number Capital Fund Program No: TX59S26650109 Replacement Housing Factor No:		Federal FY of Grant: 2009	
Dev. No./Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original	Actual	Original	Actual		
PHA Wide	03/2010	03/2010	03/2011			
Tx 266-1	03/2010	03/2010	03/2011			
Tx 266-2	03/2010	03/2010	03/2011			

Capital Fund Program Five-Year Action Plan

PART I: SUMMARY

PHA Name		Smithville Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA -Wide	Year 1	Work Statement for Year 2 FFY Grant: 2011 PHA FY: 2012	Work Statement for Year 3 FFY Grant: 2012 PHA FY: 2013	Work Statement for Year 4 FFY Grant: 2013 PHA FY: 2014	Work Statement for Year 5 FFY Grant: 2014 PHA FY: 2015
	Annual Smt				
		\$ 42,000.00	\$ 42,000.00	\$ 40,000.00	\$ 50,000.00
		\$ 8,000.00	\$ 16,000.00	\$ 15,000.00	\$ 10,000.00
		\$ 48,3250.00	\$ 48,3250.00	\$ 48,3250.00	\$ 48,3250.00
		\$ 12,674.00	\$ 6,674.00	\$ 7,674.00	\$ 2,674.00
Replacement Housing Factor Funds		\$ 110,999.00	\$ 110,999.00	\$ 110,999.00	\$ 110,999.00

CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :2 FFY Grant: 2011 PHA FY: 2012			Activities for Year: 3 FFY Grant: 2012 PHA FY: 2013		
	Development Name/Number	Major Work Categories		Development Name/Number	Major Work Categories	Estimated Cost
SEE	TX 266-1&2	Interior Renovations	\$ 44,575.00	TX 266-1 &2	Interior Renovations	\$ 44,575.00
ANNUAL		Exterior Renovations	\$ 14,000.00		Exterior Renovations	\$ 14,000.00
Statement		Site Work	\$ 6,000.00		Site Work	\$ 6,000.00
		Replace condensers on HVAC	\$ 10,000.00		Replace condensers on HVAC	\$ 10,000.00
		Sub Total	\$ 74,575.00		Water Cutoff valves	4,000.00
		Window Replacement			Sewer line renovations	3,000.00
		Office Roof Repairs			Sub Total	\$ 74,575.00
					Window Replacement	
	PHA Wide	Operations	\$ 11,090.00	PHA Wide	Operations	\$ 11,090.00
		Administration	\$ 8,115.00		Administration	\$ 8,115.00
		Fees & Costs	\$ 21,210.00		Fees & Costs	\$ 21,210.00
		Sub Total	\$ 40,415.00		Sub Total	\$ 40,415.00
	Total CFP Estimated Cost		\$ 114,900.00			\$ 114,900.00

Capital Fund FY2010 Residents Advisory Council Meeting

Resident Advisory Council (RAC)

Mrs Brenda Schroeder – Executive Director *Smithville Housing Authority*

Attendees:

Norman Watson

Mary Herrera

Ruth Cepus

Frances Brown

Patsy Wiggins

Concerns Addressed:

Corrective action

Sidewalks and curb cuts-

Street lights not working

Speed humps and speed limits -

Drainage at MLK & KB Dr

Implementation of Modernization

In plan and being addressed on a continuing basis

City will be advised of problem

City will be advised

Jack Page of City advised

When will each unit be modernized?

NO CHANGLANGES TO THE PLAN WERE RECIEVED

Required Attachment VAWA Provisions

Public Housing Agency Plan Provision – Annual Plan Smithville Housing Authority (SHA)

Sec. ____ Domestic Violence, Dating Violence, Sexual Assault, Stalking

The Smithville Housing Authority (SHA) has adopted a policy (the “SHA VAWA Policy” attached) to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). SHA’s goals, objectives and policies to enable SHA to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the SHA VAWA Policy, a copy of which will be attached to future Plans.

In addition:

A. The following activities, services, or programs are provided by SHA, directly or in partnership with other service providers, to child and adult victims of domestic violence, dating violence, sexual assault or stalking.

None in area, but planning is ongoing

B The following activities, services, or programs are provided by SHA to help child and adult victims of domestic violence, dating violence, sexual assault, or stalking maintain housing.

Resident notification and a follow up plan has been completed

C. The following activities, services, or programs are provided by SHA to prevent domestic violence, dating violence, sexual assault and stalking, or to enhance victim safety in assisted families.

None

SMITHVILLE HOUSING AUTHORITY

VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. PURPOSE AND APPLICABILITY

THE PURPOSE OF THIS POLICY (HEREIN CALLED “POLICY”) IS TO IMPLEMENT THE APPLICABLE PROVISIONS OF THE VIOLENCE AGAINST WOMEN AND DEPARTMENT OF JUSTICE REAUTHORIZATION ACT OF 2005 (PUB. L. 109-162) AND MORE GENERALLY TO SET FORTH SHA’S POLICIES AND PROCEDURES REGARDING DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING, AS HEREINAFTER DEFINED.

This Policy shall be applicable to the administration by SHA of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. GOALS AND OBJECTIVES

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by SHA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between SHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by SHA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by SHA.

III. Other AHA Policies and Procedures

This Policy shall be referenced in and attached to SHA’s Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of SHA’s Admissions and Continued Occupancy Policy. SHA’s annual public housing agency plan shall also contain information concerning SHA’s activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of SHA, the provisions of this Policy shall prevail.

IV. DEFINITIONS

As used in this Policy:

A. **Domestic Violence** – The term ‘domestic violence’ includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.”

B. **Dating Violence** – means violence committed by a person—

(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and

(B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

(i) The length of the relationship.

(ii) The type of relationship.

(iii) The frequency of interaction between the persons involved in the relationship.

(C) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –

(i) that person;

(ii) a member of the immediate family of that person; or

(iii) the spouse or intimate partner of that person;

D. **Immediate Family Member** - means, with respect to a person –

(A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or

(B) any other person living in the household of that person and related to that person by blood or marriage.

E. **Perpetrator** – means person who commits an act of domestic violence, dating violence or stalking against a victim.

ADMISSIONS AND SCREENING

A. **Non-Denial of Assistance.** SHA will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

TERMINATION OF TENANCY OR ASSISTANCE

A. **VAWA Protections.** Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by SHA:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.

2. In addition to the foregoing, tenancy or assistance will not be terminated by SHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against

termination of tenancy or assistance described in this paragraph is subject to the following limitations:

- (a) Nothing contained in this paragraph shall limit any otherwise available authority of SHA or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither SHA nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
- (b) Nothing contained in this paragraph shall be construed to limit the authority of SHA or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or SHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, SHA or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by SHA. Leases used for all public housing operated by SHA and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by SHA, shall contain provisions setting forth the substance of this paragraph.

A. *Requirement for Verification.* The law allows, but does not require, SHA or a section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., SHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by SHA. Section 8 owners or managers receiving rental assistance administered by SHA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. ***HUD-approved form*** - by providing to SHA or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.
2. ***Other documentation*** - by providing to SHA or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in

addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. **Police or court record** – by providing to SHA or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. **Time allowed to provide verification/ failure to provide.** An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by SHA, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. **Waiver of verification requirement.** The Executive Director of SHA, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

Confidentiality

A. **Right of confidentiality.** All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to SHA or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
3. otherwise required by applicable law.

B. **Notification of rights.** All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by SHA shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

VIII. Transfer to New Residence

A. **Application for transfer.** In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, SHA will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing or Section 8 tenant to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

- B. **Action on applications.** SHA will act upon such an application promptly 14 business days.
- C. **No right to transfer.** SHA will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, except with respect to portability of Section 8 assistance as provided in paragraph IX. E. below the decision to grant or refuse to grant a transfer shall lie within the sole discretion of SHA, and this policy does not create any right on the part of any applicant to be granted a transfer.
- D. **Family rent obligations.** If a family occupying SHA public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term unless released by SHA. In cases where SHA determines that the family's decision to move was reasonable under the circumstances, SHA may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.
- E. **Portability.** Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect a health or safety of an individual member of the household who is or has been the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

COURT ORDERS/FAMILY BREAK-UP

- A. **Court orders.** It is SHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by SHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.
- B. **Family break-up.** Other SHA policies regarding family break-up are contained in SHA's Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Section 8 Administrative Plan.

RELATIONSHIPS WITH SERVICE PROVIDERS

It is the policy of SHA to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If SHA staff become aware that an individual assisted by SHA is a victim of domestic violence, dating violence or stalking, SHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring SHA either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case. SHA's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which SHA has referral or other cooperative relationships.

NOTIFICATION

SHA shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

RELATIONSHIP WITH OTHER APPLICABLE LAWS

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

AMENDMENT

This policy may be amended from time to time by SHA as approved by the SHA Board of Commissioners.

Part I: Summary					
PHA Name: Smithville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P26650109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009
<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: 3/30/2010				<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-CFP Funds				
2	1406 Operations <i>(May not exceed 20% Line 20)</i> 3	\$ 11,090.00	\$ 9,494.00	\$ 0.00	\$ 0.00
3	1408 Management Improvements				
4	1410 Administration <i>(May not exceed 10% Line 20)</i>	\$ 8,115.00	\$ 8,115.00	\$ 8,115.00	\$ 8,115.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 21,210.00	\$ 21,210.00	\$ 21,210.00	\$ 21,210.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 4,202.00	\$ 5,798.00	\$ 5,798.00	\$ 5,798.00
10	1460 Dwelling Structures	\$ 63,309.00	\$ 63,309.00	\$ 44,543.00	\$ 41,309.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service Paid by PHA				
18b	1900 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency <i>(May not exceed 8% Line 20)</i>	\$ 6,000.00	\$ 6,000.00	\$ 0.00	\$ 0.00
20	Amount of Annual Grant:(sum of lines 2 – 19)	\$ 113,926.00	\$ 113,926.00	\$ 85,666.00	\$ 76,423.00
21	Amount of line 21 Related to LBP Activities				
22	Amount of line 21 Related to Section 504				
23	Amount of line 21 Related to Security – Soft Costs				
24	Amount of Line 21 Related to Security – Hard Costs				
25	Amount of line 21 Related to Energy Conservation				
Signature of Executive Director <i>Brenda Schroeder</i>		Date 7-15-10		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 fewer than 250 units in management may use 100% of CFP for Operations

⁴ RHF fund shall be included here

Part II: Supporting Pages								
PHA Name: Smithville Housing Authority			Grant Type and Number Capital Fund Program Grant No: TX59P26650109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Dev. Number / Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406		\$ 11,090.00	\$ 9,494.00	\$ 0.00	\$ 0.00	
PHA Wide	<u>Administrative Assistant</u>	1406		\$ 6,650.00	\$ 6,650.00	\$ 0.00	\$ 0.00	
	The PHA has a funded position of Admin. Ass't. This position is allows for thirty-two (32) hours per week. It is necessary to increase the hours by eight (8) hours per week to a total of forty (40) hours per week							Planning
PHA Wide	<u>Part-Time Clerk</u>	1406		\$ 5,440.00	\$3,844.00	\$ 0.00	\$ 0.00	
	The PHA has a need for a new position of a part-time clerk. This position would be for four (4) days a month to allow the E.D. and the Adim.Ass't. to perform duties necessary for the completion of Mod. Efforts.							Planning
	Administration	1410		\$ 8,115.00	\$ 8,115.00	\$ 8,115.00	\$ 8,115.00	
TX266-1&2	<u>Non- Technical Salaries</u>	1410		\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	
	The PHA is required to utilize staff time Associated with financial management, Record keeping and reporting							Completed
TX266-1&2	<u>Technical Salaries</u>	1410		\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	
	The PHA is required to utilize staff time Associated with procurement ,resource Management and construction							Completed
TX266-1&2	<u>Employee Benefit Contributions</u>	1410		\$ 1,140.00	\$ 1,140.00	\$ 1,140.00	\$ 1,140.00	
	Employee benefits associated with above listed salaries are required							Completed
TX266-1&2	<u>Travel Costs</u>	1410		\$ 325.00	\$ 325.00	\$ 325.00	\$ 325.00	
	The PHA require funds for travel associated with the program							Completed
TX266-1&2	<u>Sundry Costs</u>	1410		\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	
	Funds are needed for advertising mail and associated other costs							Completed
	Fees and Costs	1430		\$ 21,210.00	\$ 21,210.00	\$ 21,210.00	\$ 21,210.00	
TX266-1&2	<u>A/E Fees</u>	1430		\$ 17,100.00	\$ 17,100.00	\$ 17,100.00	\$ 17,100.00	
	Design and construction services are required due to scope and complexity of improvements							Completed
TX266-1&2	<u>Modernization Coordinator</u>	1430		\$ 4,110.00	\$ 4,110.00	\$ 4,110.00	\$ 4,110.00	
	Services required to assist PHA in fulfillment of program							Completed
	Site Work	1450		\$ 4,800.00	\$ 5,798.00	\$ 5,798.00	\$ 5,798.00	
TX266-1&2	<u>Ramps and sidewalks</u>	1450		\$ 4,800.00	\$ 5,798.00	\$ 5,798.00	\$ 5,798.00	
	To meet HUD guideline of "Visibility" ramps and sidewalks improvements are necessary							Completed

Part II: Supporting Pages								
PHA Name: Smithville Housing Authority			Grant Type and Number Capital Fund Program Grant No: TX59P26650109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Dev. Number / Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dwelling Structures	1460		\$ 63,309.00	\$ 63,309.00	\$ 44,543.00	\$ 41,309.00	
Tx266-1&2	<u>Exterior Painting</u> The PHA needs to paint the exterior of buildings due to normal deterioration and with new siding	1460		\$ 4,300.00	\$ 4,300.00	\$ 1,300.00	\$ 1,300.00	Ongoing
Tx266-1&2	<u>Interior and Exterior Doors</u> Replace deteriorated interior and exterior doors	1460		\$ 3,100.00	\$ 3,100.00	\$ 2,100.00	\$ 2,100.00	Ongoing
Tx266-1&2	<u>Kitchen Cabinets</u> The PHA has a need to replace deteriorated kitchen cabinets in units. Replacement to include new drawer guides, door hinges, pulls, counter tops & back splashes	1460		\$ 8,550.00	\$ 8,550.00	\$ 4,550.00	\$ 4,550.00	Ongoing
Tx266-1&2	<u>Kitchen Sinks</u> Replace existing deteriorated and rusty stainless steel kitchen sinks and new faucets, supplies and stops	1460		\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	Ongoing
Tx266-1	<u>Exterior Entrance Lighting</u> The PHA has a need to improve Security dwelling units by installing High Pressure Sodium lighting	1460		\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	Ongoing
Tx266-1	<u>Wall Finishes</u> The PHA has a need to improve deteriorated wall finishes in dwelling units	1460		\$ 4,024.00	\$ 4,024.00	\$ 4,024.00	\$ 4,024.00	Ongoing
Tx266-1	<u>Flooring</u> The PHA has a need to replace deteriorated vinyl flooring in units	1460		\$ 6,500.00	\$ 6,500.00	\$ 4,500.00	\$ 4,500.00	Ongoing
Tx266-1	<u>Interior Lighting and Electrical Upgrades</u>	1460		\$ 2,850.00	\$ 2,850.00	\$ 2,850.00	\$ 2,850.00	Ongoing
Tx266-1	<u>Bath renovations</u> The PHA needs to upgrade to energy efficient water closets and lavatories	1460		\$ 8,135.00	\$ 8,135.00	\$ 6,135.00	\$ 6,135.00	Ongoing
Tx266-1	<u>Utility Rooms</u> The PHA has a need to construct Utility rooms with space for Washers, Dryers and relocated water heaters	1460		\$ 24,000.00	\$ 24,000.00	\$ 14,134.00	\$ 14,000.00	Ongoing
	Contingency	1502		\$ 6,000.00	\$ 6,000.00	\$ 0.00	\$ 0.00	
PHA Wide	Contingency The PHA requires the flexibility to adjust funding of listed activities due to inflationary other factors	1502		\$ 6,000.00	\$ 6,000.00	\$ 0.00	\$ 0.00	Ongoing

Part III: Implementation Schedule							
PHA Name: Smithville Housing Authority					Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original		Actual	Original		Actual	
PHA Wide	06/2011			06/2012			
Tx 266-001	06/2011			06/2012			
Tx 266-002	06/2011			06/2012			

Part I: Summary

PHA Name: Smithville Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX59S26650109 Replacement Housing Factor Grant No: Date of CCFP	FFY of Grant: 2009 FFY of Grant Approval
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/10
 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-CFP Funds				
2	1406 Operations (may not exceed 20% Line 20) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% Line 20)	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 15,000.00	\$ 13,800.00	\$ 13,800.00	\$ 13,800.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 100,964.00	\$ 113,164.00	\$ 113,164.00	\$ 23,639.96
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service Paid by PHA				
18b	1900 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% Line 20)	\$ 11,000.00	0	0	
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$ 144,964.00	\$ 144,964.00	\$ 144,964.00	\$ 55,537.96
21	Amount of line 21 Related to LBP Activities				
22	Amount of line 21 Related to Section 504 compliance				
23	Amount of line 21 Related to Security – Soft Costs				
24	Amount of Line 21 Related to Security – Hard Costs				
25	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director <i>Brenda Schroeder</i>	Date <i>7-15-10</i>	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with fewer than 250 units in management may use 100% of CFP for Operations
⁴ RHF fund shall be included here

Part II: Supporting Pages								
PHA Name: Smithville Housing Authority			Grant Type and Number Capital Fund Program Grant No: TX59S26650109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number / Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Administration</u>	1410		\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	
PHA Wide	Non- Technical Salaries	1410		\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	
	The PHA is required to utilize staff time Associated with financial management, Record keeping and reporting							Ongoing
PHA Wide	Technical Salaries	1410		\$ 4,100.00	\$ 4,100.00	\$ 4,100.00	\$ 4,100.00	
	The PHA is required to utilize staff time Associated with procurement ,resource Management and construction							Ongoing
PHA Wide	Employee Benefit Contributions	1410		\$ 1,480.00	\$ 1,480.00	\$ 1,480.00	\$ 1,480.00	
	Employee benefits associated with above listed salaries are required							Ongoing
PHA Wide	Travel Costs	1410		\$ 520.00	\$ 520.00	\$ 520.00	\$ 520.00	
	The PHA require funds for travel associated with the program							Ongoing
PHA Wide	Sundry Costs	1410		\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	
	Funds are needed for advertising mail and associated other costs							Ongoing
	<u>Fees and Costs</u>	1430		\$ 15,000.00	\$ 13,800.00	\$ 13,800.00	\$ 13,800.00	
TX266-1&2	A/E Fees	1430		\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	Complete
	Design and construction services are required due to scope and complexity of improvements							
TX266-1&2	Modernization Coordinator	1430		\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	Complete
	Services required to assist PHA in fulfillment of program							
	Fee Accountant	1430		\$ 1,200.00	0.00	0.00		
	<u>Dwelling Structures</u>	1460		\$ 100,964.00	\$ 113,164.00	\$ 113,164.00	\$ 23,639.96	
Tx266-1	Unit Renovation	1460		\$ 78,000.00	\$ 90,200.00	\$ 90,200.00	\$ 23,639.96	Ongoing
	Dwelling Structure Improvements including: Fascia, Soffit & Gable ends; Interior Doors; Door Hardware; Insulation; Flooring; Kitchen & Bath Improvements; Ceiling & Wall Finishes; Utility Room Additions; Plumbing; Electrical; Mechanical							
Tx266-1&2	Exterior Doors	1460		\$ 22,964.00	\$ 22,964.00	\$ 22,964.00	0.00	Ongoing
	Replace deteriorated exterior entry doors , storage room doors and new hardware							

Part III: Implementation Schedule					
PHA Name: Smithville Housing Authority			Grant Type and Number Capital Fund Program No: TX59S26650109 Replacement Housing Factor No:		Federal FY of Grant: 2009
Dev. No.Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original	Actual	Original	Actual	
PHA Wide	03/2010	03/2010	03/2011		
Tx 266-1	03/2010	03/2010	03/2011		
Tx 266-2	03/2010	03/2010	03/2011		