

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0 PHA Information
 PHA Name: Housing Authority of the Town of Pecos City PHA Code: TX320
 PHA Type: Small High Performing Standard HCV (Section 8)
 PHA Fiscal Year Beginning: (MM/YYYY): 01/2010

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
 Number of PH units: 130 Number of HCV units: _____

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 Housing Authority of the Town of Pecos City remains in high gear in an effort to provide high quality standard housing that is safe and affordable for all families that qualify to live in our housing facilities.

Progress Statement: During the last five years we have concentrated on completing the wrought/cinder block perimeter fencing in all three sites. All of our dwelling units have been completely rehabilitated and maintained in high standard condition with an average PHAS score of 98%.

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:

- Apply for rental vouchers: The PHA has requested to implement a Housing Choice Voucher Program and will apply for vouchers.
- Reduce public housing vacancies:

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

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

- Improve public housing management: (PHAS score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

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

- Apply for rental vouchers: The PHA has requested to implement a Housing Choice Voucher Program and will apply for vouchers.

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:

PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

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

- 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.

5.2 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 Housing Authority of the Town of Pecos.

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

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

6.0 PHA Plan Elements

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

A. Public Housing *NO CHANGE*

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

(1) Eligibility

The Housing Authority verifies eligibility for admission to public housing:

- When families are within a five (5) of being offered a unit.

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping

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

- Local law enforcement agencies
- State law enforcement agencies

(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.

(3) Preferences

The PHA does not plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of the median area income.

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

- Emergencies
- Medical justification
- Administrative reasons determined by the PHA

The PHA has not established any preferences for admission to public housing.

(4) Unit Assignment

Applicants are ordinarily given one 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 Housing Authority of the Town of Pecos maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 2320 Teague Drive, Pecos, 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
- Any time family composition changes
- At family request for revision

(6) Deconcentration and Income Mixing

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

The PHA does not have any general occupancy public housing developments covered by the deconcentration rule.

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

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B. Section 8

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

NOT APPLICABLE – PHA DOES NOT ADMINISTER SECTION 8

However, the PHA does plan to apply for vouchers to begin implementation of a Housing Choice Voucher Program.

6.0 903.7(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)	222,979.00	
a) Public Housing Operating Fund	190,472.00	
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Resident Opportunity and Self- Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only (list below))		
2008 Capital Funds	111,585.00	Public housing capital improvements
2009 Capital Funds	190,472.00	Public housing capital improvements
2009 ARRA Capital Funds	241,910.00	Public housing capital improvements
3. Public Housing Dwelling Rental Income	270,000.00	Public housing operations
4. Other income (list below)		
Non-dwelling rent	18,000.00	Public housing operations
Laundry	2,400.00	Public housing operations
Tenant Charges, etc.	33,600.00	
5. Non-federal sources (list below)		
Total resources	1,281,418.00	

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.

Income-based rents are set at the higher of:

- 30% of adjusted monthly income; or
- 10% of unadjusted monthly income; or
- Welfare rent; or
- Minimum rent

b. Minimum Rent

The PHA's minimum rent is \$50.00.

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. (if yes, list the amounts or percentages charged and the circumstances)

d. Discretionary deductions and/or exclusion policies

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

e. Ceiling Rents

The PHA does not have ceiling rents.

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 the family experiences an income increase

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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.

- Survey of similar unassisted units in the neighborhood

B. Section 8 Tenant-based Assistance

NOT APPLICABLE – PHA DOES NOT ADMINISTER SECTION 8

However the PHA plans to apply for vouchers to begin implementation of a Housing Choice Voucher Program.

6.0 903.7(4) Operation and Management

(1) PHA Management Structure

- a. A brief description of the management structure and organization of the PHA

The Executive Director directs the day-to day management and operation of the Housing Authority with the assistance of the following staff:

- Administrative Assistant (1)
- Maintenance Supervisor (1)

b. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	130	120
Section 8 Vouchers	N/A	N/A
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
	N/A	N/A
	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.

- (1) Public Housing Maintenance and Management: (list below)
 - Admissions and Continued Occupancy Policy
 - Rent Collection Policy
 - Drug and Alcohol Policy
 - Prevention and Eradication of Pest Infestation Policy

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Deconcentration Policy
Pet Policy
One Strike Policy
Preventive Maintenance Plan
HA Management Policy Handbook
OSHA Rules and Regulations

(2) Section 8 Management: (list below)

NOT APPLICABLE – PHA DOES NOT ADMINISTER SECTION 8

However the PHA plans to apply for vouchers to begin implementation of a Housing Choice Voucher program and will be developing a Section 8 Administrative Plan to properly manage the program.

903.7(5) Grievance Procedures ***NO CHANGE***

A. Public Housing

The PHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

Residents or applicants who desire to initiate the PHA grievance Process should contact the following:

- PHA main administrative office

B. Section 8 Tenant-Based Assistance

NOT APPLICABLE – PHA DOES NOT ADMINISTER SECTION 8

6.0 903.7(6) Designated Housing for Elderly and Disabled Families

The PHA has designated or applied for approval to designate or plans 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. The PHA will 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 04/19/1999.

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)

B. Services and programs offered to residents and participants by the Housing Authority of the Town of Pecos 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 rent determination policies
- Public housing admissions policies

b. Economic and Social self-sufficiency programs

The PHA coordinates, promotes or provides the following policies or programs for the enhancement of the economic and social self-sufficiency of assisted families. *N/A*

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Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/ specific criteria/other)	Access (development office/PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency programs *N/A*

a. Participation Description:

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: MM/DD/YY)
Public Housing		
Section 8		

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:

- 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

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 the Community Service Plan

The Pecos Housing Authority Community Service Policy is simple and definitive of Section 512 of the Quality and Work Responsibility Act of 1998. The Pecos Housing Authority believes that the community service requirement should not be received by the resident to be a punitive or demeaning activity, but rather to be a rewarding activity that will benefit both the resident and the community. Community service offers public housing residents and opportunity to contribute to the communities that support them while gaining work experience. The requirement is easy and rewarding and the Housing Authority provides the residents with the name of agencies, the agencies point of contact and all required paper work necessary to accomplish the monthly service.

The Community Service Policy allows the PHA to identify those residents required to participate in the community service requirement. Participants will be required to contribute 8 hours of community service each month or to participate in a self-sufficiency program for 8 hours each month. Identified residents are responsible to determine the appropriateness of the voluntary service within guidelines provide in the policy. Allowed activities that may be included are listed in the policy. Voluntary political activities are prohibited from being considered to meet the Community Service requirement. Participation in self-sufficiency activities that may be included are listed in the policy. A list of exemptions that may be claimed from the requirement is provided in the policy. Family obligations and PHA obligations are addressed in detail. Lease requirements and documentation and non-compliance are all clearly addressed.

Administrative Steps Taken To Implement The Requirement

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

Programmatic Aspects Of The Requirements

Activities that the residents can participate in and receive community service credit are services in local schools, day care centers, hospitals, nursing homes, youth or senior organizations, drug/alcohol treatment centers, recreation centers, etc. The following agencies assist the residents in accomplishing their community service, Independent School District Kindergarten and Head Start Program (Head Start Program provided by the Permian Basin), Meals on

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Wheels Program provided by the County. Reeves County Public Library and the Pecos Museum. For non-compliance with the Community Service Policy the PHA informed residents again of the requirements, then inform them of the consequences for non-compliance, i.e., grounds for eviction.

Community Service Implementation Report:

- Number of tenants performing community service: 31
- Number of tenants granted exemptions: 201
- Number of tenants in non-compliance: -0-
- Number of tenants terminated/evicted due to non-compliance: 0

903.7(8) Safety and Crime Prevention

The PHA's plan for safety and crime preventions to ensure the safety of the public housing residents is addressed below.

A. Need for measures to ensure the safety of public housing residents:

1. Description of the need for measures to ensure the safety of public housing residents.

- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti

2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:

- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs

3. Developments that are most affected:

- The PHA has one development and three sites. The site that is most affected is the East site.

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

1. List of crime prevention activities:

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Resident night patrol
- Working on resident neighborhood watch program

2. Developments that are most affected:

- East site – PHA property and surrounding neighborhood.

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 by using off duty police officer and Sheriff Department officer for security patrol.
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

2. Developments that are most affected:

- The PHA has one development and three sites. The site that is most affected is the East site.

6.0 903.7(9) Pets

All residents are permitted to own and keep common domesticated household pets. Common household pet means a domesticated cat, dog, fish, bird, rodents (including rabbits), and turtles that are traditionally kept in the home for pleasure rather than for commercial purposes.

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

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

Resident must provide a certificate signed by a licensed veterinarian or a State or Local Authority empowered to inoculate animals, stating that the pet has received all inoculations required by applicable State or Local Law.

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.

Pet must be spayed or neutered.

A nominal pet fee of \$275.00 will be charged and is intended to cover the reasonable operating costs to the development directly attributed to a pet or pets in the unit (i.e. damage, fumigation of a unit). \$100.00 will be refunded when Resident moves out and \$175 is non-refundable.

Limit of one pet per household.

Pet owner shall license their pet as required by law.

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

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

6.0 903.7(10) Civil Rights Certification

- Document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs;
- addresses those impediments in a reasonable fashion in view of the resources available;
- works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and
- assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

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 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.

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.

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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 no findings as the result of that audit

903.7(12) Asset Management

NOT APPLICABLE – PHA NOT UNDER ASSET MANAGEMENT.

6.0 903.7(13) Violence Against Women Act (VAWA) *NO CHANGE*

Housing Authority of the Town of Pecos City
VAWA Support and Assistance Statement

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

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

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households the PHA is partnering Crime Victims Services to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again. The PHA brings the Crime Victims Services on-site semi-annually to provide information programs, literature, etc.

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 Housing Authority of the Town of Pecos City has trained its staff on the required confidentiality issues imposed by VAWA.

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

6.0 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 located at 2320 Teague Drive, Pecos, Texas

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.
Include statements related to these programs as applicable.

a. HOPE VI or Mixed Finance Modernization or Development ***NO CHANGE***

The PHA has not received a HOPE VI revitalization grant.

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

A. Public Housing

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

B. Section 8 Tenant Based Assistance

NOT APPLICABLE – PHA DOES NOT ADMINISTER ANY SECTION PROGRAMS

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

Required reports are included as following attachments:

- 2010 Capital Fund Program Annual Statement – attachment tx320a01
- 2009 Performance and Evaluation Report – attachment tx320c01
- 2009 ARRA Performance and Evaluation Report – attachment tx32d01
- 2008 Performance and Evaluation Report - attachment tx320e01
- 2007 Performance and Evaluation Report - attachment tx320f01

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

Required report is included as following attachment:

- FY 2010 Capital Fund Program 5 Year Action Plan - attachment tx320b01

8.3 Capital Fund Financing Program (CFFP). N/A

Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

9.0

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact”.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	206	5	5	5	5	5	5
Income >30% but <=50% of AMI	127	5	4	4	5	5	4
Income >50% but <80% of AMI	132	3	3	3	5	2	2
Elderly	71	3	5	5	5	2	5
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
White	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Black/African American	14	5	5	5	5	4	5
Hispanic	344						
Native Indian/Alaskan Native	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Asian	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Native Hawaiian/Other Pacific Islander	N/A	N/A	N/A	N/A	N/A	N/A	N/A

9.0

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	110		
Extremely low income <=30% AMI	13	12%	
Very low income (>30% but <=50% AMI)	91	83%	
Low income (>50% but <80% AMI)	6	5%	
Families with children	59	54%	
Elderly families	17	15%	
Families with Disabilities	7	6%	
White	24	22%	
Black/African American	2	2%	
Hispanic	83	75%	
American Indian/Alaska Native	0	0%	
Asian	1	1%	
Native Hawaiian/Other Pacific Islander	0	0%	

Characteristics by
Bedroom Size (Public
Housing Only)

1BR	47	43%	
2 BR	33	30%	
3 BR	30	27%	
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:

- Reduce turnover time for vacated public housing units
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- 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
- 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

- Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

PHA shall target available assistance to the elderly: *N/A*

9.1

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 for Public Housing
- 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: *N/A*

Reason for Selecting Strategies:

- 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

10.0

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

(a) Progress in Meeting Mission and Goals

Goals identified by PHA for 2005 Five Year PHA Plan and progress made during 2005-2009.

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

PHA Goal: Expand the supply of assisted housing

Objectives:

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

Progress Statement: The Pecos Housing Authority has acquired 56 units from Rural development (Farm Labor Housing) in an effort to increase the availability of affordable housing. With current restraints on funding it is impossible to rehabilitate these units to standard conditions. The only option is to put some of these units on hold until funds are generated for the renovations that are required. This reduces the number of families assisted.

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: The Pecos Housing Authority proposes to apply for 50-60 housing choice vouchers upon notification of a NOFA from HUD. Due to the critical housing shortage in this jurisdiction and the high demand for housing, there is an increase in housing development which includes 56 tax credit units and 56 affordable housing units that have been completed during this fiscal year. The Housing Authority's low income public housing waiting list is at its highest with approximately 100 applicants and a waiting period of over one year.

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:

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.

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:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Progress Statement: Actions taken to meet underserved needs by developing affordable housing and assisting poverty level households. Some of these actions are: CDBG funds for housing improvement projects and to help expand affordable housing. The State of Texas uses existing resources to administer these programs, to provide information resources to individuals and local areas and to coordinate resources. The PHA Plan is in conjunction with these commitments.

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviations from the 5-Year Plan

- Additions or deletions of Strategic Goals
- Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.

Significant Amendments or Modification to the Annual Plan

- Any change to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency* work items over \$25,000 (items not included in the latest approved PHA Plan Capital Fund Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds (if applicable) under the Capital Fund Program; and
- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant.

This criterion does not supersede the requirements of OMB Circular No. A-87 (Cost Principal for State, Local, and Indian Tribal Governments) and 25 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.

Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.

- (c) PHA’s must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. *N/A*

11.0

Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. Provided as attachment tx320g01
- (g) Challenged Elements – No challenged elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) Provided as attachment tx320a01, tx320c01, tx320d01, tx320e01 and tx320f01.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) Provided as attachment tx320b01

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

Part I: Summary				
PHA Name: Housing Authority of the Town of Pecos City	Grant Type and Number: Capital Fund Program Grant No: TX21P320501-10 Date of CFFP: _____ Replacement Housing Factor Grant No: _____			
FFY of Grant: 2010 FFY of Grant Approval: 2010				
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input type="checkbox"/> Performance and Evaluation Report for Period Ending _____ <input type="checkbox"/> Final Performance and Evaluation Report for Program Year 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	19,424.00		
3	1408 Management Improvements	3,000.00		
4	1410 Administration (may not exceed 10% of line 20)	19,047.00		
5	1411 Audit	2,000.00		
6	1415 Liquidated Damages	0.00		
7	1430 Fees and Costs	3,000.00		
8	1440 Site Acquisition	0.00		
9	1450 Site Improvement	51,301.00		
10	1460 Dwelling Structures	75,300.00		
11	1465.1 Dwelling Equipment-Nonexpendable	2,000.00		
12	1470 Non-dwelling Structures	2,000.00		
13	1475 Non-dwelling Equipment	13,400.00		
14	1485 Demolition	0.00		
15	1492 Moving to Work Demonstration	0.00		
16	1495.1 Relocation Costs	0.00		
17	1499 Development Activities ⁴	0.00		
18a	1501 Collateralization or Debt Service paid by the PHA	0.00		
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00		
19	1502 Contingency (may not exceed 8% of line 20)	0.00		
20	Amount of Annual Grant (sums of lines 2-19)	\$190,472.00		
21	Amount of Line 20 Related to LBP Activities	0.00		
22	Amount of Line 20 Related to Section 504 Compliance	0.00		
23	Amount of Line 20 Related to Security - Soft Costs	0.00		
24	Amount of Line 20 Related to Security - Hard Costs	0.00		
25	Amount of Line 20 Related to Energy Conservation Measures	0.00		
Signature of Executive Director _____ Date _____		Signature of Public Housing Director _____ Date _____		

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

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

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

Part II: Supporting Pages									
PHA Name: Housing Authority of the Town of Pecos City			Grant Type and Number: Capital Fund Program Grant No: TX21P320501-10				CFFP (Yes/ No): No		Federal FFY of Grant: 2010
			Replacement Housing Factor Grant No.						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
HA - Wide	Operations:	1406							
TX320001	Total Account 1406			19,424.00					
	Management								
	Training, software updates, compliance products, policy updates)	1408							
	Total Account 1408			3,000.00					
	Administration: <i>(limited to 10% of grant)</i>								
	Salaries, benefits, sundry	1410							
	Total Account 1410			19,047.00					
	Audit: (Only portion related to CFP)	1411		-					
	Total Account 1411			2,000.00					
	Fees and Costs:								
	Architect, Inspector Salary and Benefits,	1430		-					
	Consortium fees, carbon monoxide testing, PHA Plan update.	1430		-					
	Total Account 1430			3,000.00					
	Site Improvements:								
	Work on the overall landscaping design plan to include:	1450		-					
	materials, plant trees, grass, hard landscaping, fencing, paving	1450		-					
	alleys and for account labor for landscaping/supplies	1450		-					
	Clean vacant lots (PHA property), install/repair sprinkler/irrigation	1450		-					
	system, repair/replace clotheslines, repairs to existing	1450		-					
	playgrounds/provide new playground areas.			-					
	Total Account 1450			51,301.00					
	Subtotal			\$97,772.00					

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

**Annual Statement /Performance and Evaluation Report
 Capital 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

PHA Name: Housing Authority of the Town of Pecos City		Grant Type and Number: Capital Fund Program Grant No: TX21P320501-10 Replacement Housing Factor Grant No.				CFFP (Yes/ No): No		Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
HA - Wide	Dwelling Structures:								
TX320001	Comprehensive modernization as needed								
	including force account labor & benefits as follows:	1460	26 units						
	Interior and exterior painting, VCT flooring, replacement of doors, windows, screens; upgrade bathrooms to include bathtubs, tub surrounds, sinks, accessories, bathroom heaters, water heaters, plumbing/electrical as needed, repair/replace HVAC units as needed, replace window blinds, repair/replace roofing as needed, renovate/modify porches, Smoke detectors, turbines, etc.								
	Repair/replace as per 2008 Energy Audit Report (EAR); install carbon monoxide detectors, replace ceiling fans, repair/modify utility closets (per EAR)								
	Total Account 1460				75,300.00				
	Dwelling Equipment:								
	Replace Refrigerators	1465	2		1,000.00				
	Replace Stoves & vent-a-hoods	1465	3		1,000.00				
	Total Account 1465				2,000.00				
	Non-Dwelling Structures:								
	Improvements to non-dwelling buildings (painting, plumbing electrical, roofing, flooring) as needed	1470	1		-				
	Total Account 1470				2,000.00				
	Non-Dwelling Equipment:								
	Repair and replace maintenance vehicle, office and maintenance equipment, computers, video camera/TV equipment for use by and for resident activities	1475			13,400.00				
	Total Account 1475				13,400.00				
	TOTAL - 2009 CAPITAL FUNDS GRANT				\$190,472.00				

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: tx320b01

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

Part I: Summary						
PHA Name/Number			Locality (City/County& State)			<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____
Housing Authority of the Town of Pecos City TX320 Pecos/Reeves County/Texas						
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.	Physical Improvements Subtotal	Annual Statement	122,735.00	122,735.00	122,735.00	122,735.00
C.	Management Improvements		3,000.00	3,000.00	3,000.00	3,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		20,400.00	20,400.00	20,400.00	20,400.00
E.	Administration		19,047.00	19,047.00	19,047.00	19,047.00
F.	Other		10,000.00	10,000.00	10,000.00	10,000.00
G.	Operations		15,290.00	15,290.00	15,290.00	15,290.00
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		190,472.00	190,472.00	190,472.00	190,472.00
L.	Total Non-CFP Funds					
M.	Grand Total					

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

Part I: Summary (Continuation)						
PHA Name/Number		Locality (City/County& State)			<input type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
A.	Development Number and Name	Work Statement for Year 1 FFY_____	Work Statement for Year 2 FFY_____	Work Statement for Year 3 FFY_____	Work Statement for Year 4 FFY_____	Work Statement for Year 5 FFY_____
		Annual Statement				

Blank - not needed

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

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2</u> FFY <u>2011</u>			Work Statement for Year <u>3</u> FFY <u>2012</u>		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	TX320			TX320		
Annual	HA-WIDE			HA-WIDE		
Statement	SITE IMPROVEMENTS - 1450		44,435.00	SITE IMPROVEMENTS - 1450		44,435.00
	Continue work on overall landscaping design plan			Continue work on overall landscaping design plan		
	which includes materials, grass, hand landscaping			which includes materials, grass, hand landscaping		
	fencing, paving alleys, and force account labor/benefits			fencing, paving alleys, and force account labor/benefits		
	Clean vacant lots (PHA property)			Clean vacant lots (PHA property)		
	Install sprinkler system			Install sprinkler system		
	Repair, replace clotheslines			Repair, replace clotheslines		
	Repair existing & provide new playground area			Repair existing & provide new playground area		
	DWELLING STRUCTURES - 1460		76,300.00	DWELLING STRUCTURES - 1460		76,300.00
	Comprehensive modernization as needed to 26 units			Comprehensive modernization as needed to 26 units		
	to include force Account Labor/benefits			to include force Account Labor/benefits		
	Interior an exterior painting, VCT flooring, replacement			Interior an exterior painting, VCT flooring, replacement		
	of doors, windows and screens, etc.			of doors, windows and screens, etc.		
	Upgrade bathrooms to include bathtubs, tub surrounds,			Upgrade bathrooms to include bathtubs, tub surrounds,		
	sinks, accessories, and bathroom wall heaters,			sinks, accessories, and bathroom wall heaters,		
	turbines, including plumbing as needed			turbines, including plumbing as needed		
	Repair and replace HVAC units as needed			Repair and replace HVAC units as needed		
	Replace widow blinds			Replace widow blinds		
	Replace water heaters			Replace water heaters		
	Repair and replace roofing as needed			Repair and replace roofing as needed		
	Renovate/modify porches			Renovate/modify porches		
	Install Carbon Monoxide detectors, ceiling fans as per (EAR)			Install Carbon Monoxide detectors, ceiling fans as per (EAR)		
	Repair/modify maintenance utility closets as per (EAR)			Repair/modify maintenance utility closets as per (EAR)		
	Subtotal		120,735.00	Subtotal		120,735.00

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

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year <u>5</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
	See	TX320			TX320	
Annual	HA-WIDE			HA-WIDE		
Statement	SITE IMPROVEMENTS - 1450		44,435.00	SITE IMPROVEMENTS - 1450		44,435.00
	Continue work on overall landscaping design plan which includes materials, grass, hand landscaping fencing, paving alleys, and force account labor/benefits			Continue work on overall landscaping design plan which includes materials, grass, hand landscaping fencing, paving alleys, and force account labor/benefits		
	Clean vacant lots (PHA property)			Clean vacant lots (PHA property)		
	Install sprinkler system			Install sprinkler system		
	Repair, replace clotheslines			Repair, replace clotheslines		
	Repair existing & provide new playground area			Repair existing & provide new playground area		
	DWELLING STRUCTURES - 1460		76,300.00	DWELLING STRUCTURES - 1460		76,300.00
	Comprehensive modernization as needed to 26 units to include force Account Labor/benefits			Comprehensive modernization as needed to 26 units to include force Account Labor/benefits		
	Interior an exterior painting, VCT flooring, replacement of doors, windows and screens, etc.			Interior an exterior painting, VCT flooring, replacement of doors, windows and screens, etc.		
	Upgrade bathrooms to include bathtubs, tub surrounds, sinks, accessories, and bathroom wall heaters,			Upgrade bathrooms to include bathtubs, tub surrounds, sinks, accessories, and bathroom wall heaters,		
	turbines, including plumbing as needed			turbines, including plumbing as needed		
	Repair and replace HVAC units as needed			Repair and replace HVAC units as needed		
	Replace widow blinds			Replace widow blinds		
	Replace water heaters			Replace water heaters		
	Repair and replace roofing as needed			Repair and replace roofing as needed		
	Renovate/modify porches			Renovate/modify porches		
	Install Carbon Monoxide detectors, ceiling fans as per (EAR)			Install Carbon Monoxide detectors, ceiling fans as per (EAR)		
	Repair/modify maintenance utility closets as per (EAR)			Repair/modify maintenance utility closets as per (EAR)		
	Subtotal		120,735.00	Subtotal		120,735.00

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

Part I: Summary					
PHA Name: Housing Authority of the Town of Pecos City		Grant Type and Number: Capital Fund Program Grant No: TX21P320501-09 Date of CFFP: _____		Replacement Housing Factor Grant No: 2009 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input type="checkbox"/> Performance and Evaluation Report for Period Ending <input type="checkbox"/> Final Performance and Evaluation Report for Program Year 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	19,424.00			
3	1408 Management Improvements	3,000.00			
4	1410 Administration (may not exceed 10% of line 20)	19,047.00			
5	1411 Audit	2,000.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	3,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	51,301.00			
10	1460 Dwelling Structures	75,300.00			
11	1465.1 Dwelling Equipment-Nonexpendable	2,000.00			
12	1470 Non-dwelling Structures	2,000.00			
13	1475 Non-dwelling Equipment	13,400.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities ⁴	0.00			
18a	1501 Collateralization or Debt Service paid by the PHA	0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	\$190,472.00			
21	Amount of Line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	0.00			
23	Amount of Line 20 Related to Security - Soft Costs	0.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			
Signature of Executive Director _____ Date _____		Signature of Public Housing Director _____ Date _____			

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

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

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

Part II: Supporting Pages									
PHA Name: Housing Authority of the Town of Pecos City			Grant Type and Number: Capital Fund Program Grant No: TX21P320501-09				CFFP (Yes/ No): No		Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities			General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
						Original	Revised 1	Funds Obligated 2	Funds Expended 2
HA - Wide	Operations:			1406					
TX320001	Total Account 1406					19,424.00			
	Management								
	Training, software updates, compliance products, policy updates)			1408					
	Total Account 1408					3,000.00			
	Administration: <i>(limited to 10% of grant)</i>								
	Salaries, benefits, sundry			1410					
	Total Account 1410					19,047.00			
	Audit: (Only portion related to CFP)			1411		-			
	Total Account 1411					2,000.00			
	Fees and Costs:								
	Architect, Inspector Salary and Benefits,			1430		-			
	Consortium fees, carbon monoxide testing, PHA Plan update.			1430		-			
	Total Account 1430					3,000.00			
	Site Improvements:								
	Work on the overall landscaping design plan to include:			1450		-			
	materials, plant trees, grass, hard landscaping, fencing, paving			1450		-			
	alleys and for account labor for landscaping/supplies			1450		-			
	Clean vacant lots (PHA property), install/repair sprinkler/irrigation			1450		-			
	system, repair/replace clotheslines, repairs to existing			1450		-			
	playgrounds/provide new playground areas.					-			
	Total Account 1450					51,301.00			
	Subtotal					\$97,772.00			

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

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

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

Part II: Supporting Pages								
PHA Name: Housing Authority of the Town of Pecos City		Grant Type and Number: Capital Fund Program Grant No: TX21P320501-09 Replacement Housing Factor Grant No.				CFFP (Yes/ No): No		Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
HA - Wide	Dwelling Structures:							
TX320001	Comprehensive modernization as needed							
	including force account labor & benefits as follows:	1460	26 units					
	Interior and exterior painting, VCT flooring, replacement of doors, windows, screens; upgrade bathrooms to include bathtubs, tub surrounds, sinks, accessories, bathroom heaters, water heaters, plumbing/electrical as needed, repair/replace HVAC units as needed, replace window blinds, repair/replace roofing as needed, renovate/modify porches, Smoke detectors, turbines, etc.							
	Repair/replace as per 2008 Energy Audit Report (EAR); install carbon monoxide detectors, replace ceiling fans, repair/modify utility closets (per EAR)							
	Total Account 1460				75,300.00			
	Dwelling Equipment:							
	Replace Refrigerators	1465	2		1,000.00			
	Replace Stoves & vent-a-hoods	1465	3		1,000.00			
	Total Account 1465				2,000.00			
	Non-Dwelling Structures:							
	Improvements to non-dwelling buildings (painting, plumbing electrical, roofing, flooring) as needed	1470	1		-			
	Total Account 1470				2,000.00			
	Non-Dwelling Equipment:							
	Repair and replace maintenance vehicle, office and maintenance equipment, computers, video camera/TV equipment for use by and for resident activities	1475			13,400.00			
	Total Account 1475				13,400.00			
	TOTAL - 2009 CAPITAL FUNDS GRANT				\$190,472.00			

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: tx320d01

Expires 4/30/2011

Part I: Summary						
PHA Name: Housing Authority of the Town of Pecos		Grant Type and Number: Capital Fund Program Grant No: TX21S320501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: <u>2009</u> FFY of Grant Approval: 2009	
Type of Grant <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 Program Year Ending _____ <input type="checkbox"/> Final Performance and Evaluation Report (for Program Year 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	0.00	0.00		0.00	
3	1408 Management Improvements	0.00	0.00		0.00	
4	1410 Administration (may not exceed 10% of line 20)	18,800.00	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	8,000.00	0.00		0.00	
8	1440 Site Acquisition	0.00	0.00		0.00	
9	1450 Site Improvement	43,971.00	0.00		0.00	
10	1460 Dwelling Structures	135,810.00	0.00		0.00	
11	1465.1 Dwelling Equipment-Nonexpendable	8,000.00	0.00		0.00	
12	1470 Non-dwelling Structures	27,329.00	0.00		0.00	
13	1475 Non-dwelling Equipment	0.00	0.00		0.00	
14	1485 Demolition	0.00	0.00		0.00	
15	1492 Moving to Work Demonstration	0.00	0.00		0.00	
16	1495.1 Relocation Costs	0.00	0.00		0.00	
17	1499 Development Activities ⁴	0.00	0.00		0.00	
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00		0.00	
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00		0.00	
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00		0.00	
20	Amount of Annual Grant (sums of lines 2-19)	241,910.00	0.00		0.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of Line 20 Related to Section 504 Compliance					
23	Amount of Line 20 Related to Security - Soft Costs					
24	Amount of Line 20 Related to Security - Hard Costs					
25	Amount of Line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Signature of Public Housing Director		Date		
Date		Date		Date		

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

Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Housing Authority of the Town of Pecos		Grant Type and Number: Capital Fund Program Grant No: TX21S320501-09 CFFP (yes/no) NO Replacement Housing Factor Grant No.				Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TX320-001								
320-001-1	Administration	1410		18,800.00		0.00	0.00	
320-001-02	Fees and Costs							
	Architect and Inspector Fees	1430		8,000.00		0.00	0.00	
	Site Improvements							
320-001-3	Perimeter Fencing - South Site (force account)	1450	1 site	10,000.00		0.00	0.00	
320-001-4	Landscaping site work, Playground	1450	3 sites	10,000.00		0.00	0.00	
320-001-5	Paving alleys	1450	3 sites	5,000.00		0.00	0.00	
320-001-6	Sprinkler System/water meter for landscaping maintenance	1450	1 site	18,971.00		0.00	0.00	
	Total 1450			43,971.00		0.00	0.00	
	Dwelling Structures							
320-001-7	Unit renovations (force account) to include: Replacement of roof turbines, weather stripping, insulate utility closets and upgrade mechanical to meet energy audit standards- ceiling fans	1460	12 units	81,598.00		0.00	0.00	
320-001-08	Repair and replace HVAC units	1460	26	3,000.00		0.00	0.00	
320-001-09	Replace VCT flooring	1460	6	2,000.00		0.00	0.00	
320-001-10	Interior and exterior painting	1460	40	10,100.00		0.00	0.00	
320-001-11	Install mini blinds	1460	400	1,000.00		0.00	0.00	
320-001-12	Electrical work	1460	2	1,000.00		0.00	0.00	
320-001-13	Plumbing work	1460	6	2,000.00		0.00	0.00	
320-001-14	Replace tub, tub surrounds, sinks	1460	10	2,000.00		0.00	0.00	
320-001-15	Replace windows, screens, doors and screen doors	1460	10	2,000.00		0.00	0.00	
320-001-16	Roofing/ceilings repairs and replacement as needed	1460	2	20,665.00		0.00	0.00	
320-001-17	Renovate back porch/storage areas	1460	5	10,447.00		0.00	0.00	
	Total 1460			135,810.00		0.00	0.00	
	Dwelling Equipment							
320-001-18	Replace Refrigerators	1465.1	2	1,000.00		0.00	0.00	
320-001-19	Replace Stoves	1465.1	3	1,000.00		0.00	0.00	
320-001-20	Replace Hot Water Heaters	1465.1		6,000.00		0.00	0.00	
	Total 1465.1			8,000.00		0.00	0.00	
	Non-Dwelling Structures							
320-001-21	Repair/replace roofs, ceilings, flooring, doors, windows in Community buildings	1470		27,329.00		0.00	0.00	
	Total 1470			27,329.00		0.00	0.00	
				241,910.00		0.00	0.00	

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

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx320e01

Annual Statement /Performance and Evaluation Report					10/13/2009	
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Housing Authority of the Town of Pecos City			Grant Type and Number: Capital Fund Program Grant No: TX21P32050108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u> 1 </u>		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 6/30/09		<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-Capital Funds	0.00	0.00	0.00	0.00	
2	1406 Operating Expenses	9,630.00	9,630.00	9,630.00	9,630.00	
3	1408 Management Improvements	0.00	0.00	0.00	0.00	
4	1410 Administration	18,800.00	18,800.00	0.00	0.00	
5	1411 Audit	2,000.00	2,000.00	0.00	0.00	
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	
7	1430 Fees and Costs	8,000.00	8,000.00	0.00	0.00	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvement	48,983.00	48,983.00	0.00	0.00	
10	1460 Dwelling Structures	60,012.00	63,012.00	0.00	0.00	
11	1465.1 Dwelling Equipment-Nonexpendable	5,000.00	2,000.00	0.00	0.00	
12	1470 Nondwelling Structures	2,000.00	2,000.00	0.00	0.00	
13	1475 Nondwelling Equipment	36,687.00	36,687.00	0.00	0.00	
14	1485 Demolition	0.00	0.00	0.00	0.00	
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00	
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00	
18	1499 Development Activities	0.00	0.00	0.00	0.00	
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00	
20	1502 Contingency	0.00	0.00	0.00	0.00	
21	Amount of Annual Grant (sums of lines 2-20)	\$191,112.00	\$191,112.00	\$9,630.00	\$9,630.00	
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00	
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00	
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00	
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00	
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

10/13/2009

Part II: Supporting Pages

Housing Authority of the Town of Pecos City		Grant Type and Number: Capital Fund Program Grant No: TX21P32050108 Replacement Housing Factor Grant No:						2008
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations:	1406		9,630.00	9,630.00	9,630.00	9,630.00	
TX320001	Total Account 1406			9,630.00	9,630.00	9,630.00	9,630.00	
	Administration:							
	Project Manager (salary and benefits)	1410		17,800.00	17,800.00	0.00	0.00	
	Advertisement	1410		1,000.00	1,000.00	0.00	0.00	
	Total Account 1410			18,800.00	18,800.00	0.00	0.00	
	Audit: (Only portion related	1411		0.00	0.00	0.00	0.00	
	Total Account 1411			2,000.00	2,000.00	0.00	0.00	
	Fees and Costs:							
	Architect and Inspector Fees and Benefits	1430		0.00	0.00	0.00	0.00	
	Total Account 1430			8,000.00	8,000.00	0.00	0.00	
	Site Improvements:							
	Perimeter Fencing-Southside (force account & benefits)	1450	1 site	10,000.00	10,000.00	0.00	0.00	
	Landscaping, Site Work, Playground	1450	3 sites	10,000.00	10,000.00	0.00	0.00	
	Paving Alleys	1450	3 sites	5,000.00	5,000.00	0.00	0.00	
	Sprinkler System/water meters for landscaping mt.	1450	1 site	18,971.00	18,971.00	0.00	0.00	
	Cleaning Vacant Lots (PHA Property)	1450	1 site	5,012.00	5,012.00	0.00	0.00	
	Total Account 1450			48,983.00	48,983.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

10/13/2009

Part II: Supporting Pages

Housing Authority of the Town of Pecos City		Grant Type and Number: Capital Fund Program Grant No: TX21P32050108 Replacement Housing Factor Grant No:				2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Dwelling Structures:							
TX320001	Unit Renovation (force account & benefits) to include:	1460		0.00		0.00	0.00	
	Weather-stripping, insulate utility closets, and ceiling fans	1460	12	5,800.00	5,800.00	0.00	0.00	
	Repair and replace HVAC Units	1460	26	3,000.00	3,000.00	0.00	0.00	
	Replace VCT flooring	1460	6	2,000.00	2,000.00	0.00	0.00	
	Interior and Exterior painting	1460	40	10,100.00	10,100.00	0.00	0.00	
	Install mini-blinds	1460	400	1,000.00	1,000.00	0.00	0.00	
	Electrical work	1460	2	1,000.00	1,000.00	0.00	0.00	
	Plumbing work	1460	6	2,000.00	2,000.00	0.00	0.00	
	Replace bathroom equipment-tub surrounds, lavatories	1460	10	2,000.00	2,000.00	0.00	0.00	
	Replace windows, screens, doors and screen doors	1460	10	2,000.00	2,000.00	0.00	0.00	
	Roofing repair and replacement as needed	1460	2	20,665.00	20,665.00	0.00	0.00	
	Renovate back porch area, storage	1460	5	10,447.00	10,447.00	0.00	0.00	
	Replace Water Heaters & appliance parts	1460	12	0.00	3,000.00	0.00	0.00	Account No. correction
	Total Account 1460			60,012.00	63,012.00	0.00	0.00	
HA-Wide	Dwelling Equipment:							
TX320001	Replace Refrigerators	1465	2	1,000.00	1,000.00	0.00	0.00	
	Replace Stoves & vent-a-hoods	1465	3	1,000.00	1,000.00	0.00	0.00	
	Replace Water Heaters	1465	12	3,000.00	0.00	0.00	0.00	Account No. correction
	Appliance parts	1465		0.00	0.00			
	Total Account 1465			5,000.00	2,000.00	0.00	0.00	
HA-Wide	Non-Dwelling Structures:							
TX320001	Repair/replace roofs, ceilings, flooring, doors & windows in Community	1470	1	0.00	0.00	0.00	0.00	
	Total Account 1470			2,000.00	2,000.00	0.00	0.00	

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: tx320f01

Annual Statement /Performance and Evaluation Report						10/15/2009
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Housing Authority of the Town of Pecos City		Grant Type and Number: Capital Fund Program Grant No: TX21P32050107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u> 2 </u>		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 6/30/09		<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-Capital Funds	0.00	0.00	0.00	0.00	
2	1406 Operating Expenses	10,379.00	10,379.00	10,379.00	10,379.00	
3	1408 Management Improvements	0.00	0.00	0.00	0.00	
4	1410 Administration	18,800.00	18,827.63	18,827.63	18,827.63	
5	1411 Audit	2,000.00	2,000.00	2,000.00	2,000.00	
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	
7	1430 Fees and Costs	8,000.00	19,929.53	19,929.53	19,929.53	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvement	60,012.00	33,543.05	33,543.05	33,543.05	
10	1460 Dwelling Structures	51,983.00	58,849.56	58,849.56	58,849.56	
11	1465.1 Dwelling Equipment-Nonexpendable	2,000.00	6,508.25	6,508.25	6,508.25	
12	1470 Nondwelling Structures	2,000.00	2,473.20	2,473.20	2,473.20	
13	1475 Nondwelling Equipment	36,687.00	39,350.78	39,350.78	39,350.78	
14	1485 Demolition	0.00	0.00	0.00	0.00	
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00	
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00	
18	1499 Development Activities	0.00	0.00	0.00	0.00	
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00	
20	1502 Contingency	0.00	0.00	0.00	0.00	
21	Amount of Annual Grant (sums of lines 2-20)	\$191,861.00	\$191,861.00	\$191,861.00	\$191,861.00	
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00	
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00	
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00	
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00	
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00	

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

10/15/2009

Housing Authority of the Town of Pecos City		Grant Type and Number: Capital Fund Program Grant No: TX21P32050107 Replacement Housing Factor Grant No:						2007
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations:	1406		10,379.00	10,379.00	10,379.00	10,379.00	
TX320001	Total Account 1406			10,379.00	10,379.00	10,379.00	10,379.00	100%
	Administration:							
	Project Manager (salary and benefits)	1410		18,800.00	18,827.63	18,827.63	18,827.63	
	Advertisement	1410		0.00	0.00	0.00	0.00	
	Total Account 1410			18,800.00	18,827.63	18,827.63	18,827.63	100%
	Audit: (Only portion related	1411		2,000.00	2,000.00	2,000.00	2,000.00	
	Total Account 1411			2,000.00	2,000.00	2,000.00	2,000.00	100%
	Fees and Costs:							
	Architect and Inspector Fees and Benefits	1430		8,000.00	19,929.53	19,929.53	19,929.53	
	Total Account 1430			8,000.00	19,929.53	19,929.53	19,929.53	100%
	Site Improvements:							
	Perimeter Fencing-Southside (force account & benefits)	1450	1 site	30,000.00	14,257.18	14,257.18	14,257.18	
	Landscaping, Site Work, force account & benefits	1450	3 sites	10,000.00	19,285.87	19,285.87	19,285.87	
	Paving Alleys	1450	3 sites	5,000.00	0.00	0.00	0.00	
	Sprinkler System	1450	1 site	10,000.00	0.00	0.00	0.00	
	Cleaning Vacant Lots (PHA Property)	1450	1 site	5,012.00	0.00	0.00	0.00	
	Playground				0.00	0.00	0.00	
	Total Account 1450			60,012.00	33,543.05	33,543.05	33,543.05	100%

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

10/15/2009

Housing Authority of the Town of Pecos City		Grant Type and Number: Capital Fund Program Grant No: TX21P32050107 Replacement Housing Factor Grant No:						2007
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Dwelling Structures:							
TX320001	Unit Renovation (force account & benefits) to include:	1460		0.00	3,081.93	3,081.93	3,081.93	
	Weather-stripping, insulate utility closets and	1460		0.00	3,830.39	3,830.39	3,830.39	
	upgrade mechanical to meet energy audit standards-	1460	26	4,800.00	0.00	0.00	0.00	
	Repair and replace HVAC Units	1460	26	5,000.00	6,171.34	6,171.34	6,171.34	
	Replace VCT flooring	1460	6	3,000.00	238.83	238.83	238.83	
	Interior and Exterior painting	1460	40	10,100.00	39,204.05	39,204.05	39,204.05	
	Install mini-blinds	1460	400	1,000.00	994.50	994.50	994.50	
	Electrical work	1460	2	2,000.00	773.54	773.54	773.54	
	Plumbing work	1460	6	2,000.00	1,993.66	1,993.66	1,993.66	
	Replace bathroom equipment-tub surrounds, tubs, sinks	1460	10	4,000.00	959.28	959.28	959.28	
	Replace windows, screens, doors and screen doors	1460	10	2,000.00	1,114.08	1,114.08	1,114.08	
	Roofing repair and replacement as needed	1460	2	14,000.00	432.75	432.75	432.75	
	Renovate back porch area	1460	5	1,083.00	55.21	55.21	55.21	
	Replace Water Heaters		12	3,000.00	0.00	0.00	0.00	
	Appliance parts							
	Total Account 1460			51,983.00	58,849.56	58,849.56	58,849.56	100%
HA-Wide	Dwelling Equipment:							
TX320001	Replace Refrigerators	1465	2	1,000.00	0.00	0.00	0.00	
	Replace Stoves	1465	3	1,000.00	0.00	0.00	0.00	
	Replace Water Heaters		12	0.00	5,350.94	5,350.94	5,350.94	
	Appliance parts			0.00	1,157.31	1,157.31	1,157.31	
	Total Account 1465			2,000.00	6,508.25	6,508.25	6,508.25	100%
HA-Wide	Non-Dwelling Structures:							
TX320001	Repair/replace flooring, doors & windows	1470	1	2,000.00	2,473.20	2,473.20	2,473.20	
	Total Account 1470			2,000.00	2,473.20	2,473.20	2,473.20	100%

Attachment: tx320g01
Housing Authority of the Town of Pecos City
Resident Advisory Board Consultation process – 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 – 6/24/09
2. Resident Advisory Board Selection
Selection made from resident/participant response – 7/21/09
3. Meeting Organization
Schedule date to meet with Resident Advisory Board for input to PHA Plan – 8/13/09
Notify Resident Advisory Board of scheduled meeting – 8/10/09
Hold Resident Advisory Board meeting – 8/13/09
4. Notification of Public Hearing
Schedule date for Public Hearing and place ad – 6/24/09
Notify Resident Advisory Board – 7/21/09
Hold Public Hearing meeting – 8/13/09
5. Documentation of resident recommendations and PHA’s response to recommendations

No response/no comments