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| 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: Brenham Housing Authority PHA Code: TX330
 PHA Type: Small High Performing Standard HCV (Section 8)
 PHA Fiscal Year Beginning: (MM/YYYY): 07/2010

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
 Number of PH units: 300 Number of HCV units: 101

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 City of Brenham is to provide affordable housing and promote a community environment that enables residents to live responsibly and with dignity and to support residents in their efforts to achieve self-sufficiency.

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 additional rental vouchers if available
- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

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

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

5.2 PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

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

- Conduct outreach efforts for potential voucher landlords

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

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

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

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

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

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities
- Partnership with local agencies to provide or attract supportive services to assist residents.

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:

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 Brenham Housing Authority.

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

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

 X 903.7(2) Financial Resources

 N/C 903.7(3) Rent Determination

6.0

- X 903.7(4) Operation and Management
- N/C 903.7(5) Grievance Procedures
- N/C 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
- N/C 903.7(9) Pets
- X 903.7(10) Civil Rights Certification
- X 903.7(11) Fiscal Year Audit
- N/A 903.7(12) Asset Management
- N/C 903.7(13) Violence Against Women Act (VAWA)

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The following are the specific locations where the public may obtain copies of the 2010 Annual Plan:

- Administrative Office – 1901 Northview Circle, Brenham, TX 77833

PHA Plan Elements

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

A. Public Housing

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

(1) Eligibility ***NO CHANGE***

Brenham Housing Authority verifies eligibility for admission to public housing when application is submitted.

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 PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history and exercise discretion in determining suitability for tenancy, taking into consideration the circumstances that may have contributed to the negative reporting.

6.0

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 ***NO CHANGE***

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

(3) Preferences ***NO CHANGE***

The PHA does 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
- Administrative reasons determined by the PHA
- Domestic Violence

The PHA has established preferences for admission to public housing other than date and time of application. The PHA plans to employ the following admission preferences for admission to public housing:

| <u>Priority</u> | <u>Preference</u> |
|-----------------|---|
| <u>1</u> | - Victims of domestic violence – violence with proper certification of status. |
| <u>1</u> | - Homelessness – Homeless individuals or families, subject to verification from a recognized agency or organization that serves the homeless. |
| <u>1</u> | - Working families and those unable to work because of age or disability |
| <u>1</u> | - Households that contribute to meeting income goals (broad range of incomes) |
| <u>1</u> | - Households that contribute to meeting income requirements (targeting) |
| <u>1*</u> | - Involuntary Displacement (Federally Declared Disaster) – * the preference period will be for ninety (90) days commencing on the date the government declares the disaster. No Involuntary Displacement preference will be permitted after the ninety (90) day period. |

** Note: applicants receive points for each of the above preferences*

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(4) Unit Assignment ***NO CHANGE***

Applicants are ordinarily given 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.

(5) Maintaining Waiting List ***NO CHANGE***

Brenham Housing Authority maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 1901 Northview Circle, Brenham, Texas 77833.

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
- At family request for revision

(6) Deconcentration and Income Mixing ***NO CHANGE***

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

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

None of the covered developments have average incomes that fall above or below the Established Income Range.

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

B. Section 8

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

(1) Eligibility ***NO CHANGE***

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity, more extensively than required by law or regulation
- Domestic Violence – Attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history or criminal activity and exercise discretion in determining suitability for tenancy about the circumstances that may have contributed to the negative reporting.

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

- Local law enforcement agencies
- State law enforcement agencies

The PHA shares the following information with prospective landlords:

- Criminal or drug-related activity
- Current and prior address as shown in PHA records
- Name and address (if known by the PHA) of the landlord at current and previous address.
- Information about the family's tenancy history.

(2) Waiting List Organization ***NO CHANGE***

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

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

- PHA main administrative office

(3) Search Time ***NO CHANGE***

The PHA does give extensions on standard 60-day period to search for a unit as follows:

The PHA will extend the term up to 120 days from the beginning of the initial term if the family needs and requests an extension as a reasonable accommodation to make the program accessible to and usable by a family member with a disability. If the family needs an extension in excess of 120 days, the PHA will extend the voucher term for the amount of time reasonably required for said reasonable accommodation.

A family may request a written request for an extension of the voucher time period. All requests for extensions must be received prior to the expiration date of the voucher.

Extensions are permissible at the discretion of the PHA up to a maximum of an additional 60 days primarily for these reasons:

- Extenuating circumstances such as hospitalization or a family emergency for an extended period of time that has affected the family's ability to find a unit within the initial sixty-day period. Verification is required.
- The PHA is satisfied that the family has made a reasonable effort to locate a unit, including seeking the assistance of the PHA, throughout the initial sixty-day period. A completed search record is not required.
- The family was prevented from finding a unit due to disability accessibility requirements. The Search Record is not part of the required verification.

(4) Preferences ***NO CHANGE***

The PHA does not plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of the median area income.

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

| <u>Priority</u> | <u>Preference</u> |
|-----------------|---|
| <u>1</u> | - Victims of domestic violence – violence with proper certification of status. |
| <u>1</u> | - Homelessness – Homeless individuals or families, subject to verification from a recognized agency or organization that serves the homeless. |
| <u>1</u> | - Working families and those unable to work because of age or disability |

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.

(5) Special Purpose Section 8 Assistance Programs ***NO CHANGE***

The policies governing eligibility, selection and admissions to any special-purpose section 8 program administered by the PHA are contained in the

6.0

following documents or other reference materials:

- The Section 8 Administrative Plan
- Briefing sessions and written materials

The PHA announces the availability of any special-purpose section 8 program to the public through:

- Published notices

903.7(2) Financial Resources

| Financial Resources: Planned Sources and Uses | | |
|--|---------------------|-------------------------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2010 grants) | | |
| a) Public Housing Operating Fund | 773,798.00 | |
| b) Public Housing Capital Fund | 426,727.00 | |
| c) HOPE VI Revitalization | | |
| d) HOPE VI Demolition | | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 450,000.00 | |
| f) Resident Opportunity and Self-Sufficiency Grants | | |
| g) Community Development Block Grant | | |
| h) HOME | | |
| Other Federal Grants (list below) | | |
| | | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| 2009 Capital Funds Grant | 214,654.00 | Public housing capital improvements |
| 2009ARRA CFP Grant | 47,624.00 | Public housing capital improvements |
| | | |
| 3. Public Housing Dwelling Rental Income | | |
| | 718,704.00 | Public housing operations |
| 4. Other income (list below) | | |
| Interest on investments | 16,560.00 | Public housing operations |
| Other income: Legal fees, maintenance charges to tenants, late fees, NSF check charges, etc. | 154,116.00 | Public housing operations |
| Non-dwelling rent | 4,200.00 | Public housing operations |
| Excess Utilities | 80,000.00 | Public housing operations |
| | | |
| 5. Non-federal sources (list below) | | |
| Northside Terrace Apartments | 45,192.00 | Other |
| | | |
| Total resources | 2,931,575.00 | |
| | | |

6.0 903.7 (3) Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies ***NO CHANGE***

a. Use of discretionary policies

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

b. Minimum Rent

The PHA's minimum rent is \$50.00.

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

ESCRPT FROM ADMISSIONS AND OCCUPANCY POLICY

The PHA has adopted a minimum rent of \$50.00.

1. The minimum rent requirement may be waived due to certain financial hardships. The request for minimum rent hardship must be made in writing to the PHA prior to the rent becoming delinquent. The PHA will verify whether the hardship claimed is temporary or long term. Payment of the minimum is suspended immediately for ninety days when a hardship is requested on one of the following conditions:
 - a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;
 - b. The family income has decreased due to changed circumstances such as separation, divorce, and abandonment;
 - c. The family would be evicted as a result of imposing the minimum rent requirement;
 - d. There has been a death in the family; or
 - e. There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.

Financial hardship exemption only applies to payment of minimum rent – not to rent based on the statutory formula for determining the Total Tenant Payment (TTP) or Flat Rent in the public housing program.

6.0

2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:
 - a. Rent may be suspended, during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension.
 - b. The PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
 - c. The family may not be evicted for non-payment of rent during this ninety (90) day suspension period.
 - d. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90) day period.
3. If the circumstances supporting the request for a minimum rent hardship exemption are long term, tenant's rent will be based on the statutory income-based rent calculation formula during the minimum rent exemption period.
4. Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

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 initially established ceiling rents before October 1, 1999 and pursuant 24 CFR 960.25(d) the PHA elected to retain the ceiling rents as an income based rent option and adjusted the ceiling rents to the level required for flat rents. Ceiling rents are subject to the limitation that tenant rent plus any utility allowance may not exceed the total tenant payment. In addition, ceiling rents are subject to the annual reexamination requirements set forth at 24 CFR 960.25(a) that requires the PHA to give the family the a 'choice of rent' at annual reexamination. Except for financial hardship cases, the family may

not be offered this choice more than once a year.
The PHA ceiling rents are in place for all developments.

The PHA arrives at ceiling rents through Fair Market Rents (FMR).

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

g. Individual Savings accounts (ISAs)

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

(2) Flat Rents ***NO CHANGE***

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

- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood

B. Section 8 Tenant-based Assistance

(1) Payment Standards ***NO CHANGE***

The PHA's payment standard is:

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

If the payment standard is higher than FMR, why has the PHA chosen this level?

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

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

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

(2) Minimum Rent ***NO CHANGE***

The PHA's minimum rent is \$50.00.

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

The minimum rent for Section 8 participants is \$50.00.

EXCERPT FROM ADMINISTRATIVE PLAN

1. The minimum rent requirement may be waived under certain circumstances. Financial hardship status is to be granted immediately for ninety (90) days in the event of the following.
 - (a) The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.
 - (b) The family income has decreased due to changed circumstances such as separation, divorce, and abandonment.
 - (c) One or more family members have lost employment;
 - (d) The family would be evicted as a result of imposing the minimum rent requirement;
 - (e) There has been a death in the family; or
 - (f) There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.

Financial hardship exemption only applies to payment of minimum rent – not to rent based on the statutory formula for determining the Total Tenant Payment (TTP).

2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:
 - (a) If the hardship is determined to be temporary, minimum rent may be suspended, during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension and the HAP is again adjusted.
 - (b) In the case of a temporary hardship, the PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payment accrued during the suspension period. However, the family must execute a Repayment Agreement.
 - (c) If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90) day period.
 - (d) Note that the PHA can only suspend the minimum rent contribution. If the family is residing in a unit whose Gross Rent exceeds the Payment Standard, the family will be responsible for the excess rent.

6.0

- 3. Hardship determinations are subject to the PHA’s Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

903.7(4) Operation and Management

(1) PHA Management Structure

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

The Executive Director directs the day-to day management and operation of the Housing Authority with the assistance of the following lead staff and their line staff.

Resident Services Coordinator
CFP Coordinator & Finance Director

Property Manager (Bluebonnet Dr.)

- Assistant Property Manager
- Lead Maintenance Technician
- Maintenance Aide

Property Manager (NTA Mgr. & HCV)

- Van Transportation Driver

Property Manager (Northcrest)

- Assistant Property Manager
- Lead Maintenance Mechanic
- Maintenance Aide (2)

- b. HUD Programs Under PHA Management

| Program Name | Units or Families Served at Year Beginning | Expected Turnover |
|---|---|--------------------------|
| Public Housing | 271 | 130 |
| Section 8 Vouchers | 76 | 5 |
| Section 8 Certificates | N/A | N/A |
| Section 8 Mod Rehab | N/A | N/A |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | N/A | N/A |
| Public Housing Drug Elimination Program (PHDEP) | N/A | N/A |
| Other Federal Programs(list individually) | N/A | N/A |

c. Management and Maintenance Policies ***NO CHANGE***

The PHA has adopted the following policies that contain the Agency's rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

Public Housing Maintenance and Management:

- Admissions and Continued Occupancy Policy (ACOP)
- Admissions and Continued Occupancy Procedures Manual
- Grievance Procedures
- Termination and Eviction
- Transfer and Transfer Waiting List
- Code of Ethics Policy
- Conducts of Standards Policy
- Disabled/Handicapped Policy
- Drug Free Workplace Policy
- Fair Housing Policy
- Minority Business Policy
- Safety Policy
- Records Retention Policy
- Resident Initiatives Policy
- Security Policy
- File Access Policy
- Housekeeping Policy
- Deconcentration and Income Targeting Policy
- Pet Policy for Families
- Pet Policy for Elderly
- Fraud Policy

Section 8 Management:

- Section 8 Administrative Plan

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
- PHA development management offices

B. Section 8 Tenant-Based Assistance

The PHA has not established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for

6.0

families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

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

- PHA main administrative office

903.7(6) Designated Housing for Elderly and Disabled Families ***NO CHANGE***

The PHA has not designated or applied for approval to designate or does not plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will not apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year.

903.7(7) Community Service and Self-Sufficiency

A. PHA Coordination with the Welfare (TANF) Agency. ***NO CHANGE***

1. The PHA has not 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.)
2. Other coordination efforts between the PHA and TANF agency include:
 - Client referrals
 - Information sharing regarding mutual clients (for rent determinations and otherwise)
 - Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

B. Services and programs offered to residents and participants by the Brenham Housing Authority are as follows: ***NO CHANGE***

(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
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families

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- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

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.

| 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) |
| Jobs Partnership of Washington County | 4 | Enroll in Program | Refund through PHA main office | Both |
| Blinn College Transportation | 6 | Enroll in Program | Through PHA main office | PH |
| English Second Language | 3 | Enroll in Program | Refund through PHA main office | PH |
| Even Start Program | 3 | Enroll in Program | Refund through PHA main office | PH |
| Head Start Transportation | 7 | Enroll in Program | Through PHA main office | PH |
| Pay for GED | 4 | Enroll in Program | Refund through PHA main office | PH |
| Resident Scholarship Program | 5 | Application Selection | PHA Main office | PH |

(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 ***NO CHANGE***

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:

- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies

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

D. Community Service Requirement

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

Description of Community Service Policy

The PHA will provide written notice to all applicants and residents of the community service requirement and describe the process to change exemption status of family members. The PHA will determine compliance once each twelve (12) months with community service and self-sufficiency requirements. For those residents paying flat rents or market rents, and who are determined to be required to comply with performing community service requirements, an annual review of status will be performed twelve (12) months after the initial determination and every twelve (12) months thereafter. Self-certification by residents of compliance is not acceptable; third-party certification must be provided by the entity with whom the resident is working.

Existing documentation will be accepted as evidence of disability and self-certification of inability to perform community service is acceptable; however, disabled family members not yet officially classified as such do not meet the requirements for automatic exemption and are required to provide verification from a medical or service provider of their inability to perform under the community service requirements. The effective date of participation for all non-exempt residents is the date the family executes the lease containing this requirement. It should be noted that new admissions, as well as families in occupancy, are affected by this requirement. As a general rule, the new lease will be executed for new admissions on or after the PHA's fiscal year that begins after October 1, 2003 and for current residents at the time of their annual re-determination or other interim re-determination after that date.

An economic self-sufficiency program is any program designed to encourage, assist, train, or facilitate the economic independence of assisted families or to provide work experience for such families. It includes any work activities as defined in the Social Security Act. For purposes of this requirement, a combination of Community Service and/or participation in economic self-sufficiency programs may be counted toward the eight (8) hours per month requirement.

6.0

The PHA may provide a guidance list of acceptable activities or advance approval of a community service activity to avoid the possibility of refusing to recognize the activity as eligible after the resident performs it. This approval may help to ensure that the activity is not performed under conditions that would be considered hazardous, work that would normally be performed by PHA staff or work that is otherwise unacceptable. The PHA may not allow a family to build credits toward this requirement by working more or less than eight (8) hours per month. Partner agencies who offer residents opportunities to fulfill requirements are the Brenham Opportunity Center, Higgins Branch and the Brenham Housing Authority.

Exempted from the community service/self-sufficiency requirements are:

- a. the elderly, age sixty-two (62) years of age or older, blind or disabled as defined under law and who are unable to comply;
- b. the caretakers of such elderly, blind or disabled individuals;
- c. individuals/families receiving public assistance that are in compliance with state or TANF requirements;
- d. family members who are employed, in educational or training programs or in self-sufficiency activities for eight (8) hours or more per month.

Community Service Implementation Report:

- Number of tenants performing community service: 113
- Number of tenants granted exemptions: 470
- Number of tenants in non-compliance: 4
- Number of tenants terminated/evicted due to non-compliance: 1

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 some or all of the PHA's developments
 - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - Observed lower-level crime, vandalism and/or graffiti
 - People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:

6.0

- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Resident reports
- PHA employee reports
- Police reports

3. Developments that are most affected:

- All developments

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
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors

2. Developments that are most affected:

- All developments

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 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:

- All developments

903.7(9) Pets ***NO CHANGE***

All residents are permitted to own and keep common domesticated household pets. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig, and fish in aquariums.

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

A pet deposit of \$200.00 is required. \$100.00 is non-refundable and \$100.00 is refundable. There is no pet deposit for birds, gerbils, hamsters, guinea pigs or fish in aquariums.

6.0

Limit of one pet per household.

Limit for birds is two (2).

Pet owner may have only a small cat or a small dog. Limitations: weight not to exceed thirty-five (35) pounds; height shall not exceed twenty (20) inches. *This does not apply to service animals that assist persons with disabilities.*

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 spayed or neutered.

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

903.7(10) Civil Rights Certification

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

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

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

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

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

6.0

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

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

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

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

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

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.

The PHA will place vacancy ads in English and Spanish to ensure that all low-income families understand the availability of housing assistance and feel welcome to participate in our program.

903.7(11) Fiscal Year Audit

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

The most recent fiscal audit was submitted to HUD.

There were some findings as the result of that audit.

Three (3) findings remain unresolved.

903.7(12) Asset Management ***NOT APPLICABLE***

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

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

6.0

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 with Phoebe's Home to provide supportive services to assist victims of domestic violence move out of abusive situations and begin again.

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

The PHA efforts may include to:

- Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking;
- Screen applicants that are domestic violence offenders and evict offenders;
- 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 stalking (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;
- Establish procedures for the staff to follow when a resident approaches the PHA with a domestic violence situation and also train staff on the confidentiality issues as required by VAWA;
- Allow victims of domestic violence, dating violence, or stalking to transfer to a different development;
- Provide all programs that the Brenham Housing Authority offers, to victims of domestic violence, dating violence, or stalking;
- Take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting families or individuals assisted by PHA.

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 – 1901 Northview Circle, Brenham, Texas 77833

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

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

The PHA has not received a HOPE VI revitalization grant.

Status of HOPE VI revitalization grant(s). ***N/A***

The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.

The PHA will not be engaging in any mixed-finance development activities for public housing in the Plan year.

The PHA will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.

b. Demolition and/or Disposition

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

c. Conversion of Public Housing ***NO CHANGE***

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

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

d. Homeownership

1. Public Housing ***NO CHANGE***

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

2. Section 8 Tenant Based Assistance ***NO CHANGE***

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

e. Project-based Vouchers

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

| | |
|------------|---|
| 8.0 | Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. |
| 8.1 | <p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Required reports are included as following attachments:</p> <ul style="list-style-type: none"> ▪ 2010 Capital Fund Program Annual Statement - attachment tx330a01 ▪ 2009 Performance and Evaluation Report – attachment tx330c01 ▪ 2009 ARRA Performance and Evaluation Report – attachment tx330d01 |
| 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> <p>Required report is included as following attachment:</p> <ul style="list-style-type: none"> ▪ FY 2010 Capital Fund Program 5 Year Action Plan - attachment tx330b01 |
| 8.3 | <p>Capital Fund Financing Program (CFFP). <i>N/A</i></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> |

| 9.0 | <p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location, 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”.</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th colspan="8">Housing Needs of Families in the Jurisdiction by Family Type</th> </tr> <tr> <th>Family Type</th> <th>Overall</th> <th>Afford-ability</th> <th>Supply</th> <th>Quality</th> <th>Access-ibility</th> <th>Siz-e</th> <th>Loca-tion</th> </tr> </thead> <tbody> <tr> <td>Income <= 30% of AMI</td> <td>500</td> <td>4</td> <td>5</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>Income >30% but <=50% of AMI</td> <td>251</td> <td>4</td> <td>5</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>Income >50% but <80% of AMI</td> <td>342</td> <td>3</td> <td>1</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>Elderly</td> <td>316</td> <td>2</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Families with Disabilities</td> <td>*</td> <td>*</td> <td>*</td> <td>*</td> <td>*</td> <td>*</td> <td>*</td> </tr> <tr> <td>White/Non Hispanic</td> <td>655</td> <td>4</td> <td>5</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>White/Hispanic</td> <td>88</td> <td>4</td> <td>5</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>Black/African American</td> <td>346</td> <td>4</td> <td>5</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> </tbody> </table> <p>*No data available</p> | Housing Needs of Families in the Jurisdiction by Family Type | | | | | | | | Family Type | Overall | Afford-ability | Supply | Quality | Access-ibility | Siz-e | Loca-tion | Income <= 30% of AMI | 500 | 4 | 5 | 4 | 4 | 4 | 4 | Income >30% but <=50% of AMI | 251 | 4 | 5 | 4 | 4 | 4 | 4 | Income >50% but <80% of AMI | 342 | 3 | 1 | 4 | 4 | 4 | 4 | Elderly | 316 | 2 | | | | | | Families with Disabilities | * | * | * | * | * | * | * | White/Non Hispanic | 655 | 4 | 5 | 4 | 4 | 4 | 4 | White/Hispanic | 88 | 4 | 5 | 4 | 4 | 4 | 4 | Black/African American | 346 | 4 | 5 | 4 | 4 | 4 | 4 |
|---|---|---|--------|---------|----------------|-------|-----------|--|--|-------------|---------|----------------|--------|---------|----------------|-------|-----------|----------------------|-----|---|---|---|---|---|---|------------------------------|-----|---|---|---|---|---|---|-----------------------------|-----|---|---|---|---|---|---|---------|-----|---|--|--|--|--|--|----------------------------|---|---|---|---|---|---|---|--------------------|-----|---|---|---|---|---|---|----------------|----|---|---|---|---|---|---|------------------------|-----|---|---|---|---|---|---|
| Housing Needs of Families in the Jurisdiction by Family Type | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Family Type | Overall | Afford-ability | Supply | Quality | Access-ibility | Siz-e | Loca-tion | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Income <= 30% of AMI | 500 | 4 | 5 | 4 | 4 | 4 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Income >30% but <=50% of AMI | 251 | 4 | 5 | 4 | 4 | 4 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Income >50% but <80% of AMI | 342 | 3 | 1 | 4 | 4 | 4 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Elderly | 316 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Families with Disabilities | * | * | * | * | * | * | * | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| White/Non Hispanic | 655 | 4 | 5 | 4 | 4 | 4 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| White/Hispanic | 88 | 4 | 5 | 4 | 4 | 4 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Black/African American | 346 | 4 | 5 | 4 | 4 | 4 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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 | 96 | | 150 |
| Extremely low income <=30% AMI | 96 | 100% | |
| Very low income (>30% but <=50% AMI) | 0 | 0% | |
| Low income (>50% but <80% AMI) | 0 | 0% | |
| Families with children | 59 | 61% | |
| Elderly families | 6 | 6% | |
| Families with Disabilities | 1 | 1% | |
| White/Non Hispanic | 30 | 31% | |
| White/Hispanic | 13 | 14% | |
| Black/African American | 53 | 55% | |
| American Indian/Alaska Native | 0 | 0% | |
| Asian | 0 | 0% | |
| Native Hawaiian/Other Pacific Islander | 0 | 0% | |

| Characteristics by Bedroom Size (Public Housing Only) | | | |
|---|-----|-----|--|
| 1BR | 27 | 28% | |
| 2 BR | 29 | 30% | |
| 3 BR | 23 | 24% | |
| 4 BR | 7 | 7% | |
| 5 BR | 1 | 1% | |
| 5+ BR | N/A | N/A | |

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

If yes:

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

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

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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

If used, identify which development/subjurisdiction:

| | # of families | % of total families | Annual Turnover |
|---|---------------|---------------------|-----------------|
| Waiting list total | 38 | | 5 |
| Extremely low income <=30% AMI | 27 | 71% | |
| Very low income (>30% but <=50% AMI) | 7 | 18% | |
| Low income (>50% but <80% AMI) | 3 | 8% | |
| Families with children | 24 | 63% | |
| Elderly families | 2 | 5% | |
| Families with Disabilities | 2 | 5% | |
| White/Non Hispanic | 5 | 13% | |
| White/Hispanic | 3 | 8% | |
| Black/African American | 30 | 79% | |
| American Indian/Alaska Native | 0 | 0% | |
| Asian | 0 | 0% | |
| Native Hawaiian/Other Pacific Islander | 0 | 0% | |

Characteristics by Bedroom Size (Public Housing Only)

| | | | |
|-------|-----|-----|--|
| 1BR | N/A | N/A | |
| 2 BR | N/A | N/A | |
| 3 BR | N/A | N/A | |
| 4 BR | N/A | N/A | |
| 5 BR | N/A | N/A | |
| 5+ BR | N/A | N/A | |

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

If yes:

How long has it been closed (# of months)? 12 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

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

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 *NO CHANGE*

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
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

PHA shall increase the number of affordable housing units by:

- 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

- Employ admissions preferences aimed at families who are working
- 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 | <p>Need: Specific Family Types: Families with Disabilities</p> <p>PHA shall target available assistance to Families with Disabilities: <i>N/A</i></p> <p>Need: Specific Family Types: Races or ethnicities with disproportionate housing needs</p> <p>PHA shall increase awareness of PHA resources among families of races and ethnicities with disproportionate needs: <i>N/A</i></p> <p>PHA shall conduct activities to affirmatively further fair housing: <i>N/A</i></p> <p>Reason for Selecting Strategies</p> <ul style="list-style-type: none"> ▪ Funding constraints ▪ Staffing constraints ▪ Influence of the housing market on PHA programs ▪ Results of consultation with local or state government ▪ Results of consultation with residents and the Resident Advisory Board |
|------------|---|

| | |
|-------------|---|
| 10.0 | <p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals</p> <p>Brenham Housing Authority goals and objectives identified in the FY 2005 Five Year PHA Plan and progress made during 2005-2009.</p> <p>HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.</p> <p><input checked="" type="checkbox"/> PHA Goal: Expand the supply of assisted housing Objectives:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Reduce public housing vacancies: <input checked="" type="checkbox"/> Leverage private or other public funds to create additional housing opportunities: <i>BHA is considering establishing a non-profit entity</i> <input checked="" type="checkbox"/> Acquire or build units or developments <p><u>Progress Statement:</u> Established non-profit corporation in 2006. Through BHA's affiliated non-profit corporation, Northside Terrace Apartments, a multi-family property, was purchased in May 2009 to serve elderly, disabled/handicapped low-income persons.</p> <p><input checked="" type="checkbox"/> PHA Goal: Improve the quality of assisted housing Objectives:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Improve public housing management: (PHAS score) <input checked="" type="checkbox"/> Increase customer satisfaction: <input checked="" type="checkbox"/> Concentrate on efforts to improve specific management functions: |
|-------------|---|

10.0

- (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units: *The PHA housing stock is in need of major plumbing replacement. The PHA is considering approaching HUD for approval to request a loan against its capital funding to accomplish the replacement of plumbing to its housing stock.*
 - Other: (list below)
 - *BHA is considering establishing a non-profit entity.*

Progress Statement: All dwelling unit windows are in the process of being replaced with new thermal break windows. BHA is not requesting a long against its future CFP grants for plumbing work. The plumbing replacement is being completed as needed utilizing current CFP funds. BHA is now a standard performer under PHAS and the BHA financial position is greatly improved. Section 8 unit HQS inspections are now completed timely.

- PHA Goal: Increase assisted housing choices
Objectives:
 - Implement public housing or other homeownership programs:

Progress Statement: Not implemented at BHA. Currently referring households to multi-county homeownership program that serves Washington County.

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Other: (list below)
 - *Implement Site Improvement Program to improve the external appearance of the developments.*

Progress Statement: Resident groups and BHA staff are working on improving the landscaping at entrances to the developments and at development offices. BHA currently meets income deconcentration and income mixing requirements. Neighborhood watch programs were established or revitalized and BHA has renewed its Police Protection agreement with the City of Brenham.

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households

10.0

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.

Progress Statement: Added a Resident Services Coordinator to BHA staff to work with and enable residents to achieve self-sufficiency through the use of BHA and community programs and resources.

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: Meeting the above goal and continue to maintain the property to ensure a suitable living environment.

10.0

(b) Significant Amendment and Substantial Deviation/Modification *NO CHANGE*

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 \$50,000 (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 tx330e01

(g) Challenged Elements – No challenged elements

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

Provided as attachments tx330a01, tx330c01 and tx330d01.

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

Provided as attachment tx330b01

Attachment: tx330d01

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

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

| | |
|--|---|
| Part I: Summary | |
| PHA Name: <p style="text-align: center;">Brenham Housing Authority</p> | Grant Type and Number: Capital Fund Program No: TX24S330501-09 Replacement Housing Factor Grant No: Date of CFFP: |
| FFY of Grant: 2009 FFY of Grant Approval: 2009 | |

Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/09
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|----------|--|----------------------|-----------|---------------------|----------|
| | | Original | Revised 2 | Obligated | Expended |
| 1 | Total Non-Capital Funds | | | | |
| 2 | 1406 Operating Expenses (may not exceed 20% of line 20)3 | 0.00 | | 0.00 | 0.00 |
| 3 | 1408 Management Improvements | 0.00 | | 0.00 | 0.00 |
| 4 | 1410 Administration | 0.00 | | 0.00 | 0.00 |
| 5 | 1411 Audit | 0.00 | | 0.00 | 0.00 |
| 6 | 1415 Liquidated Damages | 0.00 | | 0.00 | 0.00 |
| 7 | 1430 Fees and Costs | 0.00 | | 0.00 | 0.00 |
| 8 | 1440 Site Acquisition | 0.00 | | 0.00 | 0.00 |
| 9 | 1450 Site Improvement | 26,624.00 | | 0.00 | 0.00 |
| 10 | 1460 Dwelling Structures | 493,226.00 | | 493,226.00 | 0.00 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0.00 | | 0.00 | 0.00 |
| 12 | 1470 Nondwelling Structures | 21,000.00 | | 0.00 | 0.00 |
| 13 | 1475 Nondwelling Equipment | 0.00 | | 0.00 | 0.00 |
| 14 | 1485 Demolition | 0.00 | | 0.00 | 0.00 |
| 15 | 1492 Moving to Work Demonstration | 0.00 | | 0.00 | 0.00 |
| 16 | 1495.1 Relocation Costs | 0.00 | | 0.00 | 0.00 |
| 17 | 1499 Development Activities 4 | 0.00 | | 0.00 | 0.00 |

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

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

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

| Part I: Summary | | | | | | |
|---|---|--|-----------|---|---|-------------|
| PHA Name: <p style="text-align: center;">Brenham Housing Authority</p> | | Grant Type and Number: Capital Fund Program No: TX24S330501-09 Replacement Housing Factor Grant No: Date of CFFP: | | | FFY of Grant: 2009 FFY of Grant Approval: 2009 | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | | |
| No. | | Original | Revised 2 | Obligated | Expended | |
| 18a | 1501 Collateralization or Debt Service Paid by the PHA | 0.00 | | 0.00 | 0.00 | |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | - | - | - | - | |
| | | 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 2-20) | \$540,850.00 | | \$493,226.00 | \$0.00 | |
| 21 | Amount of Line 21 Related to LBP Activities | 0.00 | | 0.00 | 0.00 | |
| 22 | Amount of Line 21 Related to Section 504 Compliance | 0.00 | | 0.00 | 0.00 | |
| 23 | Amount of Line 21 Related to Security - Soft Costs | 0.00 | | 0.00 | 0.00 | |
| 24 | Amount of Line 21 Related to Security - Hard Costs | 0.00 | | 0.00 | 0.00 | |
| 25 | Amount of Line 21 Related to Energy Conservation Measures | 467,206.00 | | 467,206.00 | 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.

Part II: Supporting Pages

| PHA Name: Brenham Housing Authority | | Grant Type and Number: Capital Fund Program No: TX24S330501-09 Replacement Housing Factor Grant No: CFFP (Yes/No) No Date of CFFP: | | | | | 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 | |
| | Sewer & Water System Repair or Replacement | 1450 | | 0.00 | | 0.00 | 0.00 | |
| | Gas System Repair or Replacement | 1450 | | 0.00 | | 0.00 | 0.00 | |
| | Drainage and Ditch Repair | 1450 | | 8,400.00 | | 0.00 | 0.00 | Not Started |
| | Repair or Replacement of Bulletin Boards | 1450 | | 0.00 | | 0.00 | 0.00 | |
| | New or Expanded Parking Lots | 1450 | | 0.00 | | 0.00 | 0.00 | |
| | Tree/Bush Trimming and Fence Repair or Replacement | 1450 | | 10,000.00 | | 0.00 | 0.00 | Not Started |
| | Recreational Site Maintenance | 1450 | | 0.00 | | 0.00 | 0.00 | |
| | ADA Accessibility Improvements | 1450 | | 0.00 | | 0.00 | 0.00 | |
| | Mailbox Repair or Replacement | 1450 | | 8,224.00 | | 0.00 | 0.00 | Not Started |
| | Vacancy Reduction Program | 1460 | | 0.00 | | 0.00 | 0.00 | |
| | ADA Accessibility Improvements | 1460 | | 0.00 | | 0.00 | 0.00 | |
| | Unit Cabinet Repair or Replacement | 1460 | | 0.00 | | 0.00 | 0.00 | |
| | Unit Doors Repair or Replacement | 1460 | | 0.00 | | 0.00 | 0.00 | |
| | Water Heater Replacement | 1460 | | 0.00 | | 0.00 | 0.00 | |
| | HVAC Replacement / Repair | 1460 | | 0.00 | | 0.00 | 0.00 | |
| | Wall Furnaces Replacement | 1460 | | 0.00 | | 0.00 | 0.00 | |
| | Exterior Painting, Roof, Fascia, Siding Repair or Replace of Units | 1460 | | 26,020.00 | | 26,020.00 | 0.00 | Not Started |
| | Installation of Garbage Disposals & Dishwashers | 1460 | | 0.00 | | 0.00 | 0.00 | |
| | Modernization/Conversion of Efficiency Units | 1460 | | 0.00 | | 0.00 | 0.00 | |
| | New HVAC Units & Installation | 1460 | | 0.00 | | 0.00 | 0.00 | |
| | Installation of Dryer Plugs & Vents | 1460 | | 0.00 | | 0.00 | 0.00 | |
| | Modernization/Conversion 1, 2, 3, 4, & 5 Bedroom Units | 1460 | | 0.00 | | 0.00 | 0.00 | |
| | Foundation Repair | 1460 | | 0.00 | | 0.00 | 0.00 | |
| | New Unit Construction | 1460 | | 0.00 | | 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

Attachment: tx330c01

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

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

| | |
|--|---|
| Part I: Summary | |
| PHA Name: <p style="text-align: center;">Brenham Housing Authority</p> | Grant Type and Number: Capital Fund Program No: TX24P330501-09 Replacement Housing Factor Grant No: Date of CFFP: |
| FFY of Grant: 2009 FFY of Grant Approval: 2009 | |

Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement (revision no: 2)
 Final Performance and Evaluation Report

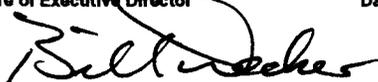
Performance and Evaluation Report for Period Ending: 12/31/09

| 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 | 85,345.00 | 85,345.00 | 85,345.00 | 85,345.00 |
| 3 | 1408 Management Improvements | 74,836.00 | 77,336.00 | 14,796.24 | 14,796.24 |
| 4 | 1410 Administration | 42,672.00 | 42,672.00 | 20,000.00 | 20,000.00 |
| 5 | 1411 Audit | 0.00 | 0.00 | 0.00 | 0.00 |
| 6 | 1415 Liquidated Damages | 0.00 | 0.00 | 0.00 | 0.00 |
| 7 | 1430 Fees and Costs | 0.00 | 0.00 | 0.00 | 0.00 |
| 8 | 1440 Site Acquisition | 0.00 | 0.00 | 0.00 | 0.00 |
| 9 | 1450 Site Improvement | 23,000.00 | 23,000.00 | 0.00 | 0.00 |
| 10 | 1460 Dwelling Structures | 166,990.00 | 164,490.00 | 86,326.44 | 86,326.44 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 19,500.00 | 19,500.00 | 4,015.00 | 4,015.00 |
| 12 | 1470 Nondwelling Structures | 0.00 | 0.00 | 0.00 | 0.00 |
| 13 | 1475 Nondwelling Equipment | 14,384.00 | 14,384.00 | 1,589.92 | 1,589.92 |
| 14 | 1485 Demolition | 0.00 | 0.00 | 0.00 | 0.00 |
| 15 | 1492 Moving to Work Demonstration | 0.00 | 0.00 | 0.00 | 0.00 |
| 16 | 1495.1 Relocation Costs | 0.00 | 0.00 | 0.00 | 0.00 |
| 17 | 1499 Development Activities 4 | 0.00 | 0.00 | 0.00 | 0.00 |

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 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 I: Summary | | | | | | |
|---|---|--|---------------------|--|---|--|
| PHA Name: Brenham Housing Authority | | Grant Type and Number: Capital Fund Program No: TX24P330501-09 Replacement Housing Factor Grant No: Date of CFFP: | | | FFY of Grant: 2009 FFY of Grant Approval: 2009 | |
| <input type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserved for Disasters/Emergencies | | <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) | | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:12/31/09 | | <input type="checkbox"/> Final Performance and Evaluation Report | | | | |
| No. | | Original | Revised 2 | Obligated | Expended | |
| 18a | 1501 Collateralization or Debt Service Paid by the PHA | 0.00 | 0.00 | 0.00 | 0.00 | |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | - - | - - | - - | - - | |
| 19 | 1502 Contingency (may not exceed 8% of Line 20) | 0.00 | 0.00 | 0.00 | 0.00 | |
| 20 | Amount of Annual Grant (sums of lines 2-20) | \$426,727.00 | \$426,727.00 | \$212,072.60 | \$212,072.60 | |
| 21 | Amount of Line 21 Related to LBP Activities | 0.00 | 0.00 | 0.00 | 0.00 | |
| 22 | Amount of Line 21 Related to Section 504 Compliance | 8,750.00 | 8,750.00 | 1,000.00 | 1,000.00 | |
| 23 | Amount of Line 21 Related to Security - Soft Costs | 48,000.00 | 48,000.00 | 10,000.00 | 10,000.00 | |
| 24 | Amount of Line 21 Related to Security - Hard Costs | 0.00 | 0.00 | 0.00 | 0.00 | |
| 25 | Amount of Line 21 Related to Energy Conservation Measures | 0.00 | 0.00 | 0.00 | 0.00 | |
| Signature of Executive Director  | | 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: Brenham Housing Authority | | Grant Type and Number: Capital Fund Program No: TX24P330501-09 Replacement Housing Factor Grant No: CFFP (Yes/No) No Date of CFFP: | | | | | | 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 | | 85,345.00 | 85,345.00 | 85,345.00 | 85,345.00 | | |
| HA Wide | Security | 1408 | | 48,000.00 | 48,000.00 | 10,000.00 | 10,000.00 | | |
| HA Wide | Software | 1408 | | 6,000.00 | 6,000.00 | 0.00 | 0.00 | | |
| HA Wide | Policy Development and Updates | 1408 | | 5,000.00 | 7,500.00 | 1,605.47 | 1,605.47 | | |
| HA Wide | Training and Travel | 1408 | | 15,836.00 | 15,836.00 | 3,190.77 | 3,190.77 | | |
| HA Wide | Non-technical Salaries/Benefits | 1410 | | 42,672.00 | 42,672.00 | 20,000.00 | 20,000.00 | | |
| HA Wide | Audit | 1411 | | 0.00 | 0.00 | 0.00 | 0.00 | | |
| HA Wide | Planning Fees & Costs | 1430 | | 0.00 | 0.00 | 0.00 | 0.00 | | |
| HA Wide | Land Adjacent to TX2, 3, 4, or 7 | 1440 | | 0.00 | 0.00 | 0.00 | 0.00 | | |
| HA Wide | Land in the City of Brenham | 1440 | | 0.00 | 0.00 | 0.00 | 0.00 | | |
| HA Wide | Sewer & Water System Repair or Replacement | 1450 | | 6,000.00 | 6,000.00 | 0.00 | 0.00 | | |
| HA Wide | Gas System Repair or Replacement | 1450 | | 5,000.00 | 5,000.00 | 0.00 | 0.00 | | |
| HA Wide | Drainage and Ditch Repair | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | | |
| HA Wide | Repair or Replacement of Bulletin Boards | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | | |
| HA Wide | New or Expanded Parking Lots | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | | |
| HA Wide | Tree/Bush Trimming and Fence Repair or Replacement | 1450 | | 6,000.00 | 6,000.00 | 0.00 | 0.00 | | |
| HA Wide | Recreational Site Maintenance | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | | |
| HA Wide | New Fence installation | 1450 | | 3,000.00 | 3,000.00 | 0.00 | 0.00 | | |
| HA Wide | ADA Accessibility Improvements | 1450 | | 3,000.00 | 3,000.00 | 0.00 | 0.00 | | |
| HA Wide | Mailbox Repair or Replacement | 1450 | | 0.00 | 0.00 | 0.00 | 0.00 | | |
| HA Wide | Vacancy Reduction Program | 1460 | | 74,000.00 | 74,000.00 | 51,638.80 | 51,638.80 | | |
| HA Wide | ADA Accessibility Improvements | 1460 | | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | | |
| HA Wide | Unit Cabinet Repair or Replacement | 1460 | | 2,000.00 | 2,000.00 | 2,000.00 | 2,000.00 | | |
| HA Wide | Unit Doors Repair or Replacement | 1460 | | 1,790.00 | 1,790.00 | 1,790.00 | 1,790.00 | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

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: Brenham Housing Authority | | Grant Type and Number: Capital Fund Program No: TX24P330501-09 Replacement Housing Factor Grant No: CFFP (Yes/No) No Date of CFFP: | | | | | 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 | Roof, Fascia, & Siding Repair or Replacement | 1460 | | 8,000.00 | 8,000.00 | 0.00 | 0.00 | |
| HA Wide | Water Heater Replacement | 1460 | | 9,700.00 | 9,700.00 | 6,252.70 | 6,252.70 | |
| HA Wide | HVAC Replacement / Repair | 1460 | | 34,000.00 | 34,000.00 | 17,844.94 | 17,844.94 | |
| HA Wide | Wall Furnaces Replacement | 1460 | | 4,000.00 | 4,000.00 | 4,000.00 | 4,000.00 | |
| HA Wide | Exterior Painting | 1460 | | 10,000.00 | 10,000.00 | 0.00 | 0.00 | |
| HA Wide | Modernization/Conversion of Efficiency Units | 1460 | | 5,000.00 | 2,500.00 | 0.00 | 0.00 | |
| HA Wide | New HVAC Units & Installation | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| HA Wide | Installation of Dryer Plugs & Vents | 1460 | | 2,500.00 | 2,500.00 | 0.00 | 0.00 | |
| HA Wide | Modernization/Conversion 1, 2, 3, 4, & 5 Bedroom Units | 1460 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| HA Wide | Foundation Repair | 1460 | | 15,000.00 | 15,000.00 | 1,800.00 | 1,800.00 | |
| HA Wide | Purchase New Stoves | 1465.1 | | 8,250.00 | 8,250.00 | 4,015.00 | 4,015.00 | |
| HA Wide | Purchase New Refrigerators | 1465.1 | | 11,250.00 | 11,250.00 | 0.00 | 0.00 | |
| HA Wide | Installation of Garbage Disposals | 1465.1 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| HA Wide | Installation of Dishwashers | 1465.1 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| TX3-Sunnyside | Roof & Fascia Replacement | 1470 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| HA Wide | HVAC Repair or Replacement | 1470 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| TX3-Sunnyside | Modernization/Conversion of Common Building | 1475 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| HA Wide | ADA Accessibility Improvements | 1475 | | 4,750.00 | 4,750.00 | 0.00 | 0.00 | |
| HA Wide | Purchase New Computer & Network Equipment | 1475 | | 5,000.00 | 5,000.00 | 1,589.92 | 1,589.92 | |
| HA Wide | Purchase New Office Equipment | 1475 | | 2,000.00 | 4,634.00 | 0.00 | 0.00 | |
| HA Wide | Purchase of Maintenance Heavy Equipment | 1475 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| HA Wide | Purchase of Maintenance Equipment | 1475 | | 2,634.00 | 0.00 | 0.00 | 0.00 | |
| HA Wide | Purchase of New Pickup, Van, Car, or SUV | 1475 | | 0.00 | 0.00 | 0.00 | 0.00 | |
| TOTAL 2009 CAPITAL FUNDS GRANT | | | | \$426,727.00 | \$426,727.00 | \$212,072.60 | \$212,072.60 | 50% Completed |

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 Five-Year Action Plan

Attachment: tx330b01

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. _____ |
|--|--|--|--|--|--|--|
| Brenham Housing Authority - TX330 | | Brenham, Washington Co., TX | | | | |
| A. | Development Number and Name HA-Wide | Work Statement for Year 1 FFY 2010 | Work Statement for Year 2 FFY 2011 | Work Statement for Year 3 FFY 2012 | Work Statement for Year 4 FFY 2013 | Work Statement for Year 5 FFY 2014 |
| B. | Physical Improvements | Annual Statement | - | - | - | - |
| | Subtotal | | 212,801.00 | 268,328.00 | 304,055.00 | 322,776.00 |
| C. | Management Improvements | | 55,000.00 | 112,672.00 | 70,000.00 | 50,000.00 |
| D. | PHA-Wide Non-dwelling Structures and Equipment | | - | - | - | - |
| | | | 30,909.00 | 0.00 | 10,000.00 | 11,279.00 |
| E. | Administration | | 42,672.00 | 3,000.00 | 42,672.00 | 42,672.00 |
| F. | Other | | 0.00 | 0.00 | 0.00 | 0.00 |
| G. | Operations | | 85,345.00 | 42,727.00 | 0.00 | 0.00 |
| 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 | | \$426,727.00 | \$426,727.00 | \$426,727.00 | \$426,727.00 |
| L. | Total Non-CFP Funds | | 0.00 | 0.00 | 0.00 | 0.00 |
| M. | Grand Total | | \$426,727.00 | \$426,727.00 | \$426,727.00 | \$426,727.00 |

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 I: Summary (Continuation) | | | | | | |
|---|-----------------------------|--|---|---|---|--|
| PHA Name/Number Brenham Housing Authority - TX330 | | | Locality (City/County& State) Brenham, Washington Co., TX | | | <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____ |
| A. | Development Number and Name | Work Statement for Year 1 FFY__2010 | Work Statement for Year 2 FFY__2011_____ | Work Statement for Year 3 FFY__2012_____ | Work Statement for Year 4 FFY__2013_____ | Work Statement for Year 5 FFY__2014_____ |
| | | Annual Statement | | | | |
| | | | | | | |
| | | | | | | |
| | HA Wide | | 395,818.00 | 426,727.00 | 416,727.00 | 415,448.00 |
| | TX2 - Sunnyside | | 0.00 | 0.00 | 0.00 | 0.00 |
| | TX3 - Fairview | | 30,909.00 | 0.00 | 0.00 | 11,279.00 |
| | TX4 - Crestview | | 0.00 | 0.00 | 10,000.00 | 0.00 |
| | TX7 - Northside | | 0.00 | 0.00 | 0.00 | 0.00 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | \$426,727.00 | \$426,727.00 | \$426,727.00 | \$426,727.00 |

Attachment: tx330a01

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

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

| | |
|--|---|
| Part I: Summary | |
| PHA Name: <p style="text-align: center;">Brenham Housing Authority</p> | Grant Type and Number: Capital Fund Program No: TX24P330501-10 Replacement Housing Factor Grant No: Date of CFFP: |
| FFY of Grant: 2010 FFY of Grant Approval: 2010 | |

Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Performance and Evaluation Report for Period Ending:

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost 1 | |
|----------|--|----------------------|-----------|---------------------|----------|
| | | Original | Revised 2 | Obligated | Expended |
| 1 | Total Non-Capital Funds | | | | |
| 2 | 1406 Operating Expenses (may not exceed 20% of line 20) ³ | 85,455.00 | | | |
| 3 | 1408 Management Improvements | 74,836.00 | | | |
| 4 | 1410 Administration | 42,727.00 | | | |
| 5 | 1411 Audit | 0.00 | | | |
| 6 | 1415 Liquidated Damages | 0.00 | | | |
| 7 | 1430 Fees and Costs | 0.00 | | | |
| 8 | 1440 Site Acquisition | 0.00 | | | |
| 9 | 1450 Site Improvement | 28,000.00 | | | |
| 10 | 1460 Dwelling Structures | 165,990.00 | | | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 19,500.00 | | | |
| 12 | 1470 Nondwelling Structures | 0.00 | | | |
| 13 | 1475 Nondwelling Equipment | 10,771.00 | | | |
| 14 | 1485 Demolition | 0.00 | | | |
| 15 | 1492 Moving to Work Demonstration | 0.00 | | | |
| 16 | 1495.1 Relocation Costs | 0.00 | | | |
| 17 | 1499 Development Activities ⁴ | 0.00 | | | |

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

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

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

| Part I: Summary | | | | | | |
|--|---|--|-----------|--|---|--|
| PHA Name: Brenham Housing Authority | | Grant Type and Number: Capital Fund Program No: TX24P330501-10 Replacement Housing Factor Grant No: Date of CFFP: | | | FFY of Grant: 2010 FFY of Grant Approval: 2010 | |
| <input checked="" type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserved for Disasters/Emergencies | | <input type="checkbox"/> Revised Annual Statement (revision no:) | | |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: | | <input type="checkbox"/> Final Performance and Evaluation Report | | | | |
| No. | | Original | Revised 2 | Obligated | Expended | |
| 18a | 1501 Collateralization or Debt Service Paid by the PHA | 0.00 | | | | |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | - | - | | | |
| | | 0.00 | | | | |
| 19 | 1502 Contingency (may not exceed 8% of Line 20) | 0.00 | | | | |
| 20 | Amount of Annual Grant (sums of lines 2-20) | \$427,279.00 | | | | |
| 21 | Amount of Line 21 Related to LBP Activities | 0.00 | | | | |
| 22 | Amount of Line 21 Related to Section 504 Compliance | 8,750.00 | | | | |
| 23 | Amount of Line 21 Related to Security - Soft Costs | 48,000.00 | | | | |
| 24 | Amount of Line 21 Related to Security - Hard Costs | 0.00 | | | | |
| 25 | Amount of Line 21 Related to Energy Conservation Measures | 0.00 | | | | |
| Signature of Executive Director <i>Bill Decker</i> | | Date 4/7/2010 | | Signature of Public Housing Director Date | | |

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

Part II: Supporting Pages

| PHA Name: Brenham Housing Authority | | Grant Type and Number: Capital Fund Program No: TX24P330501-10 Replacement Housing Factor Grant No: CFFP (Yes/No) No Date of CFFP: | | | | | 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 | Operations | 1406 | | 85,455.00 | | | | |
| HA Wide | Security | 1408 | | 48,000.00 | | | | |
| HA Wide | Software | 1408 | | 6,000.00 | | | | |
| HA Wide | Policy Development and Updates | 1408 | | 5,000.00 | | | | |
| HA Wide | Training and Travel | 1408 | | 15,836.00 | | | | |
| HA Wide | Non-technical Salaries/Benefits | 1410 | | 42,727.00 | | | | |
| HA Wide | Audit | 1411 | | 0.00 | | | | |
| HA Wide | Planning Fees & Costs | 1430 | | 0.00 | | | | |
| HA Wide | Land Adjacent to TX2, 3, 4, or 7 | 1440 | | 0.00 | | | | |
| HA Wide | Land in the City of Brenham | 1440 | | 0.00 | | | | |
| HA Wide | Sewer & Water System Repair or Replacement | 1450 | | 6,000.00 | | | | |
| HA Wide | Gas System Repair or Replacement | 1450 | | 5,000.00 | | | | |
| HA Wide | Drainage and Ditch Repair | 1450 | | 5,000.00 | | | | |
| HA Wide | Repair or Replacement of Bulletin Boards | 1450 | | 0.00 | | | | |
| HA Wide | New or Expanded Parking Lots | 1450 | | 0.00 | | | | |
| HA Wide | Tree/Bush Trimming and Fence Repair or Replacement | 1450 | | 6,000.00 | | | | |
| HA Wide | Recreational Site Maintenance | 1450 | | 0.00 | | | | |
| HA Wide | New Fence installation | 1450 | | 3,000.00 | | | | |
| HA Wide | ADA Accessibility Improvements | 1450 | | 3,000.00 | | | | |
| HA Wide | Mailbox Repair or Replacement | 1450 | | 0.00 | | | | |
| HA Wide | Vacancy Reduction Program | 1460 | | 74,000.00 | | | | |
| HA Wide | ADA Accessibility Improvements | 1460 | | 1,000.00 | | | | |
| HA Wide | Unit Cabinet Repair or Replacement | 1460 | | 2,000.00 | | | | |
| HA Wide | Unit Doors Repair or Replacement | 1460 | | 1,790.00 | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

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: Brenham Housing Authority | | | Grant Type and Number: Capital Fund Program No: TX24P330501-10 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____ | | | | 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 | Roof, Fascia, & Siding Repair or Replacement | 1460 | | 8,000.00 | | | | |
| HA Wide | Water Heater Replacement | 1460 | | 9,700.00 | | | | |
| HA Wide | HVAC Replacement / Repair | 1460 | | 38,000.00 | | | | |
| HA Wide | Wall Furnaces Replacement | 1460 | | 4,000.00 | | | | |
| HA Wide | Exterior Painting | 1460 | | 10,000.00 | | | | |
| HA Wide | Modernization/Conversion of Efficiency Units | 1460 | | 5,000.00 | | | | |
| HA Wide | New HVAC Units & Installation | 1460 | | 0.00 | | | | |
| HA Wide | Installation of Dryer Plugs & Vents | 1460 | | 2,500.00 | | | | |
| HA Wide | Modernization/Conversion 1, 2, 3, 4, & 5 Bedroom Units | 1460 | | 0.00 | | | | |
| HA Wide | Foundation Repair | 1460 | | 10,000.00 | | | | |
| HA Wide | Purchase New Stoves | 1465.1 | | 8,250.00 | | | | |
| HA Wide | Purchase New Refrigerators | 1465.1 | | 11,250.00 | | | | |
| HA Wide | Installation of Garbage Disposals | 1465.1 | | 0.00 | | | | |
| HA Wide | Installation of Dishwashers | 1465.1 | | 0.00 | | | | |
| TX3-Sunnyside | Roof & Fascia Replacement | 1470 | | 0.00 | | | | |
| HA Wide | HVAC Repair or Replacement | 1470 | | 0.00 | | | | |
| TX3-Sunnyside | Modernization/Conversion of Common Building | 1475 | | 0.00 | | | | |
| HA Wide | ADA Accessibility Improvements | 1475 | | 4,750.00 | | | | |
| HA Wide | Purchase New Computer & Network Equipment | 1475 | | 1,000.00 | | | | |
| HA Wide | Purchase New Office Equipment | 1475 | | 2,000.00 | | | | |
| HA Wide | Purchase of Maintenance Heavy Equipment | 1475 | | 0.00 | | | | |
| HA Wide | Purchase of Maintenance Equipment | 1475 | | 3,021.00 | | | | |
| HA Wide | Purchase of New Pickup, Van, Car, or SUV | 1475 | | 0.00 | | | | |
| TOTAL 2010 CAPITAL FUNDS GRANT | | | | | \$427,279.00 | | | |

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: tx330e01
Brenham Housing Authority
Resident Advisory Board Consultation Process and Comments – FYB 2010

1. Resident notification of appointment to the Advisory Board

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

2. Resident Advisory Board Selection

Selection made from resident/participant response - January 10, 2010

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan

Notify Resident Advisory Board of scheduled meeting - February 22, 2010

Hold Resident Advisory Board meeting - March 8, 2010

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad - December 21, 2009

Notify Resident Advisory Board - January 10, 2010

Hold Public Hearing meeting - March 9, 2010

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

Comment: Request for adding money to CFP grant to fix drainage problems near the intersection of Gay Hill St. and E. Blue Bell Rd.

Response: Moved \$5,000 to drainage and ditch repair account 1450 from account 1460 foundation repair